

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.gov.



AGENDA
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY
OXNARD FINANCING AUTHORITY
OXNARD HOUSING AUTHORITY

Meeting Location: Council Chambers, 305 West Third Street

July 29, 2025

Closed Session - 4:30 PM

Regular Meeting - 6:00 PM

Zoom details to call-in for public comment during a meeting:

1. Dial Phone Number: (888) 475-4499
2. Enter Meeting ID: 859 3306 8610
3. Passcode: 459646

If you wish to speak during public comments or a particular item on the agenda, please sign-on by following the zoom call-in steps listed above. Once the presiding officer calls for public speakers, press *9 to raise your hand to inform the City Clerk you would like to speak during the public speaking section for that particular item on the agenda, while in the zoom waiting room. Press *6 when asked to unmute. Listen to the instructions provided virtually on the phone while on hold in the zoom waiting room. Please note that there is a slight time delay when viewing the meeting via television.

IN ACCORDANCE WITH ASSEMBLY BILL 2449, MEMBERS OF THE LEGISLATIVE BODY MAY MEET IN-PERSON OR REMOTELY. TO PARTICIPATE REMOTELY VISIT WWW.OXNARD.GOV.

To find out how you may provide public comment, please refer to the instructions below or at [www.https://www.oxnard.org/city-meetings/](https://www.oxnard.org/city-meetings/).

The public may view the meeting from home on Spectrum channel 10, Frontier channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.youtube.com/oxnardnews). Video recordings of the meeting are typically available online following the meeting at the City's website at www.oxnard.org/city-meetings.

*Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card to the City Clerk.
2. EMAIL COMMENTS OR SIGN UP TO SPEAK REMOTELY BEFORE THE MEETING
 - a. Submit a request to speak remotely by 3 p.m. on the day of the meeting by using the form available at www.oxnard.org/citymeetings.
 - b. Submit an email to cityclerk@oxnard.org by 3 p.m. on the day of the meeting (indicate the agenda item number in the subject line). All email correspondence will be forwarded to the legislative body prior to the start of the meeting and made part of the legislative record.
 - c. Contact the City Clerk's Office at (805) 385-7803 to submit your request.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item Time Estimates include: (Minutes for Presentation + Council Discussion + Public Comment)

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3. PROVIDE PUBLIC COMMENT REMOTELY DURING THE MEETING

- a. Follow Zoom details listed above.
- b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public may register or otherwise be recognized for the purpose of providing public comment.

Please review the Zoom instructions on the registration page to help ensure there are no technical difficulties during your comments and help you understand public comment procedures using Zoom. Detailed participation instructions can be found at www.oxnard.org/city-meetings.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options are still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL, POSTING OF AGENDA

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council and Oxnard Financing Authority

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL
2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code section 54956.9(d)(1))
Name of case: OPV Coalition; et al. v. Fox Canyon Groundwater Management Agency; et al.
Santa Barbara Superior Court Case No. VENCI00555357
Legislative Body: City Council
2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code section 54956.9(d)(1))
Name of case: City of Oxnard v. County of Ventura, et al.
Ventura County Superior Court Case No. 2025CUWM040058
Legislative Body: City Council
3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Government Code section 54956.9(d)(1))
Name of case: Joan Johnson v. City of Oxnard
Ventura County Superior Court Case No. 56-2022-00566064-CU-OE-VTA
Legislative Body: City Council

D. OPENING CEREMONIES (6:00 PM)

Pledge of allegiance to the flag of the United States.

E. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND NON-ACTION ITEMS

A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body, and on non-action items such as ceremonial items, report of city manager / executive director / secretary, and city council/ housing authority / successor agency / financing authority business / committee reports. Speaker requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. After 30 minutes, if all speakers have not had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager / Executive Director / Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing.

F. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

G. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY BUSINESS/COMMITTEE REPORTS

At this time, a member of the legislative body may make a brief announcement, or make a brief report on his or her activities. Further, members of the legislative body may request to schedule consideration of whether to place an item on a future agenda. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. The member's report shall not exceed three minutes, unless additional time is granted by the presiding officer.

H. REVIEW OF INFORMATION/CONSENT AGENDA

The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.

I. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.

J. INFORMATION/CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the City Council approve the minutes of the July 1 and 15, 2025 regular meetings as presented.

Legislative Body: City Council

Contact: Luly Lopez, (805) 385-7805

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2. City Attorney Department

SUBJECT: Disposal of Confiscated, Impounded And Unclaimed Property Ordinance.

RECOMMENDATION: That the City Council adopt Ordinance 3066 titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING ARTICLE III OF CHAPTER 7 OF THE OXNARD CITY CODE REGARDING DISPOSAL OF CONFISCATED, IMPOUNDED AND UNCLAIMED PROPERTY."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

Legislative Body: City Council

Contact: Stephen Fischer, (805) 385-7483

3. City Attorney Department

SUBJECT: Prohibition of Nitrous Oxide Ordinance.

RECOMMENDATION: That the City Council adopt Ordinance 3065 titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING ARTICLE XXVII TO CHAPTER 7 TO THE OXNARD CITY CODE PERTAINING TO THE PROHIBITION OF NITROUS OXIDE."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

Legislative Body: City Council

Contact: Stephen Fischer, (805) 385-7483

4. City Attorney Department

SUBJECT: Regulation of Skateboard Parks Ordinance.

RECOMMENDATION: That the City Council adopt Ordinance No. 3067 titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE XXVIII TO CHAPTER 7 OF THE OXNARD CITY CODE PERTAINING TO THE REGULATION OF CITY SKATEBOARD PARKS."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

Legislative Body: City Council

Contact: Stephen Fischer, (805) 385-7483

5. Community Development Department

SUBJECT: Casa de Carmen/Oxnard Navigation Center Public Open Space Agreement (A-8596).

RECOMMENDATION: That the City Council approve and authorize the City Manager to execute a Public Plaza Operations Agreement between the City and 2nd & B LP for the provision of public open space for the Casa de Carmen project located at 241 West Second Street, Oxnard, CA.

(This item did not originate in Committee)

Legislative Body: City Council

Contact: Jeff Pengilley, (805) 385-8208

6. Finance Department

SUBJECT: Monthly Report and Accounting of All Receipts, Disbursements and Fund Balances.

RECOMMENDATION: That the City Council receive and file this report and accounting of all receipts, disbursements, and fund balances for the month of May 2025.

(This item did not originate in Committee)

Legislative Body: City Council

Contact: Javier Chagoyen-Lazaro, (805) 200-5400

7. Public Works Department

SUBJECT: Public Project Agreement 32600050 with Rainy Day Roofing for River Ridge Golf Course Clubhouse Roof Replacement (Rebid-2), Specification No. PW 24-79R2.

RECOMMENDATION: That the City Council approve and authorize:

1. A total of \$998,425.15 in Project funds for the River Ridge Golf Course Clubhouse Roof Replacement (Rebid-2), Specification No. PW 24-79R2;
2. The Mayor to Execute an Agreement with Rainy Day Roofing in the amount of \$768,019.15 for the Project and approve a Project contingency amount of \$153,604 (~20%) with Rainy Day Roofing for a total not to exceed value of \$921,623.15 for the Project; and
3. A Project allocation amount of \$76,802 (~10%) for engineering, inspection, survey, and project management (EISPM) for the Project.

(This item did not originate in Committee as this is a capital improvement project specifically listed in the City's Capital Improvement Program budget, which was previously approved by the City Council.)

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

K. PUBLIC HEARINGS1. Community Development Department

SUBJECT: Subdivision to combine three existing lots into one lot (1.3-acre parcel), vacating existing easements and right of way, and granting of new easements to the City of Oxnard to allow for adaptive reuse of an existing development into a 20-unit apartment complex, located at 2929-2931 Albany Drive (APN Nos: 221-0-061-035 & 221-0-061-195). (20 minutes)

RECOMMENDATION: That the City Council:

1. Conduct a public hearing regarding the property located at the intersection of Channel Islands Boulevard and Albany Drive; and
2. Find the project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15315 and 15332 (Minor Land Division & In-fill Development Projects) of the CEQA Guidelines; and,
3. Adopt a resolution approving Planning and Zoning Permit No. 24-300-03 for a Tentative Subdivision Map subject to required findings and conditions of approval.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/TBUpzOsw3lo>

Legislative Body: City Council

Contact: Jeff Pengilley, (805) 385-8208

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2. Community Development Department

SUBJECT: One lot subdivision of an approximately 3.21-acre lot for 22 industrial condominium purposes, located at 2360-2364 Sturgis Road (APN:216-0-194-215). (20 minutes)

RECOMMENDATION: That the City Council:

1. Conduct a public hearing regarding the property located at 2360-2364 Sturgis Road; and
2. Find the project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities); and
3. Adopt a Resolution approving Planning and Zoning Permit No. 24-300-02 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-02), subject to certain findings and conditions.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/1yGeChKEtAk>

Legislative Body: City Council

Contact: Jeff Pengilley, (805) 385-8208

L. REPORTS

1. Finance Department

SUBJECT: Authorizing the Issuance of 2025 Wastewater Revenue Refunding Bonds.

RECOMMENDATION: 1. That the Board of Directors of the Oxnard Financing Authority adopt a resolution authorizing proceedings and agreements relating to the refinancing of the City Wastewater System Improvements and Authorizing Official Actions, and

2. That the City Council:

- a) Adopt a resolution approving and authorizing the issuance and sale of 2025 Wastewater Revenue Refunding Bonds in an amount not to exceed \$55,000,000; and
- b) Authorizing execution of an Indenture of Trust; and
- c) Authorizing the execution of and approving related agreements required in connection therewith; and
- d) Authorizing the taking of all other actions necessary to the consummation of the transaction contemplated by the resolution.

(Finance and Governance Committee approved 3-0 on June 24, 2025.)

(Presentation will be live at the request of the consultant.)

Legislative Body: City Council, Oxnard Financing Authority

Contact: Javier Chagoyen-Lazaro, (805) 200-5400

2. City Attorney Department

SUBJECT: Candidate Processing Fee Ordinance. (10 minutes)

RECOMMENDATION: That the City Council:

1. Approve the first reading by title only and waive further reading of an ordinance titled:

"ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING SECTION 1-52 TO CHAPTER 1 ARTICLE IV OF THE OXNARD CITY CODE ESTABLISHING A CANDIDATE PROCESSING FEE FOR THE FILING OF NOMINATION PAPERS PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10228"; and

2. Authorize the City Clerk to process refunds to candidates who paid a \$25 candidate processing fee since 2018, provided a written refund request is submitted to the City Clerk within one year of the ordinance's effective date.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/Lj8A_LDnnE4

Legislative Body: City Council

Contact: Stephen Fischer, Luly Lopez, (805) 385-7483, (805) 385-7805

3. Finance Department

SUBJECT: FY 2025-26 General Fund Budget City Treasurer's Department. (10 minutes)

RECOMMENDATION: That the City Council approve a budget appropriation in the amount of \$72,818 from the General Fund (101) available fund balance to increase the City Treasurer's annual budget from \$409,182 to \$482,000 for Fiscal Year 2025-26.

(This item did not originate in Committee)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/A8kXmc8G638>

Legislative Body: City Council

Contact: Javier Chagoyen-Lazaro, (805) 200-5400

M. ADJOURNMENT



CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. J.1

DATE: July 29, 2025
TO: City Council
FROM: Luly Lopez, City Clerk, (805) 385-7805, luly.lopez@oxnard.org
SUBJECT: Approval of Minutes.

RECOMMENDATION

That the City Council approve the minutes of the July 1 and 15, 2025 regular meetings as presented.

BACKGROUND

Approval of minutes.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the five strategic priorities adopted by City Council on March 16, 2021.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Luly Lopez, City Clerk

ATTACHMENTS

1. City Council meeting of July 1 2025
2. City Council meeting of July 15 2025

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
July 1, 2025

A. ROLL CALL, POSTING OF AGENDA

At 4:33 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council convened in the Council Chambers at 305 West Third Street, Oxnard, California. Councilmembers Luis A. Mc Arthur; Bert E. Perello; Michaela Perez; Gabriela Rodriguez; Aaron Starr; Gabriel Teran and Gabriela Basua were present. The City Clerk stated that the agenda was posted on Thursday, June 19, 2025 and the amended agenda on Thursday, June 26th at the Library, City Hall kiosk, City Administrative Offices and on the website.

Staff members present were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Eric Sonstegard, Assistant City Manager; Stephen Fischer, City Attorney; Steve Naveau, Human Resources Director and Lourdes A. López, City Clerk.

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO
ASSEMBLY BILL 2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

No public comments were received

C. CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH LABOR NEGOTIATORS (Government Code section 54957.6)
Agency designated representatives: Ashley Golden, Assistant City Manager and Steve Naveau, Director of Human Resources
Employee organizations: Service Employees International Union CTW, CLC, Local 721 (SEIU Local 721); International Union of Operating Engineers AFL-CIO, Local No. 501 (IUOE Local 501); Oxnard Mid-Managers Association (OMMA);
International Association of Firefighters, AFL-CIO (IAFF), Local 1684
Legislative Body: City Council
2. PUBLIC EMPLOYEE ANNUAL PERFORMANCE EVALUATION (Government Code section 54957)
Title: City Manager
Legislative Body: City Council
3. PUBLIC EMPLOYEE ANNUAL PERFORMANCE EVALUATION (Government Code section 54957)
Title: City Attorney
Legislative Body: City Council

At 4:35 p.m., the City Council recessed to a closed session. At 5:22 p.m., the City Council reconvened in an open session in the Council Chambers. City Attorney announced that no reportable actions resulted from the closed session for Agenda Item C.1 and that the City Council will reconvene at the end of open session for Agenda Item Nos. C.2 and C.3

public employee evaluations.

D. APPOINTMENT ITEMS (5:00 PM)

1. Public Works Department

SUBJECT: Parks, Recreation & Community Services Commission Annual Report.
(15 minutes)

RECOMMENDATION: That the City Council receives the Parks, Recreation & Community Services Commission Annual Report.

Chair Angela Whitecomb introduced the Parks, Recreation and Community Services Commissioners and provided an update on the activities the Commission has been working on and the goals for 2025. Public comment was received from Eric Andrist. Discussion ensued among the City Council and Chair Whitecomb. The item was received and file, no action was required.

2. SUBJECT: Presentation by the County of Ventura on the 2025 Homeless Point in Time Count. (30 minutes)

Kimberlee Albers, Deputy Executive Officer/Homelessness Solutions Director with the County of Ventura provided an update on the efforts to address homelessness and the results of the 2025 Homeless Point in Time Count. Supervisory Vianey Lopez thanked the City Council for the partnership to address homelessness. No public comments were received. Discussion ensued among the Councilmembers and Ms. Albers. The item was received and file, no action was required.

E. OPENING CEREMONIES (6:00 PM)

At 6:20 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. Councilmembers Gabriela Basua, Luis Mc Arthur, Bert E. Perello, Michaela Perez, Gabriela Rodriguez, Aaron Starr and Gabriel Teran were present. The City Clerk stated that the agenda was posted on Thursday, June 19, 2025 and the amended agenda on Thursday, June 26th at the Library, City Hall kiosk, City Administrative Offices and on the website.

The meeting opened with the pledge of allegiance to the flag of the United States led by Councilman Starr.

Staff members present were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Stephen Fischer, City Attorney; Kenneth Rozell, Chief Assistant City Attorney; Javier Chagoyen-Lázaro, Chief Financial Officer; Michael Wolfe, Public Works Director; Tamara Flynn, Project Manager; Jason Benites, Police Chief and Lourdes A. López, City Clerk.

F. CEREMONIAL ITEMS

1. SUBJECT: Presentation of a Commendation to Isaiah Chavez for Winning the 2025 USA Boxing Junior Olympics.

Councilwoman Perez read the commendation and presented it to Isaiah Chavez who thanked the City Council for the recognition.

G. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND NON-ACTION ITEMS

Public comments were received from Mario Riley, Sr. (investigation into Manuel Herrera, vendetta against Aaron Starr), Aten Dannh (diversity, was disrespected at the Plaza park), Kevin Brannon (public access TV), Manuel Herrera (council activities, press conference at the County of Ventura, deportation and immigration) and Vanessa Valdez (ICE).

H. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager commented on various items, including: fireworks, Durley Park, free Drop-Off days at Del Norte, and Park and Recreation month. Olympia Hugo gave an overview of all the activities that are planned for the month.

I. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY BUSINESS/COMMITTEE REPORTS

The members of the Council provided brief announcements regarding their various activities.

J. REVIEW OF INFORMATION/CONSENT AGENDA

Item No. L-3 was reviewed and discussed among the Council and staff.

K. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

No public comments were received.

L. INFORMATION/CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the City Council approve the minutes of the June 17, 2025 regular meeting as presented.

2. Cultural & Community Services Department

SUBJECT: Agreement with the Ventura County Area Agency on Aging for the Administration of the Senior Nutrition Program.

RECOMMENDATION: That the City Council:

1. Approve and authorize the City Manager to execute an agreement with the County of Ventura in an amount not to exceed \$420,000 in grant revenue for the administration of the Senior Nutrition Program; and
2. Approve a Fiscal Year 2025-26 budget appropriation and corresponding grant revenue recognition in the amount of \$420,000 to the Federal Grants Fund (200).

(This item did not originate in Committee.)

3. Finance Department

SUBJECT: City's Monthly Investment Report for the period ending May 2025.

RECOMMENDATION: This is an information item for the City Council to receive and file.

(This item did not originate in Committee.)

Consent Item L-1

It was moved by Councilmember Perello, seconded by Councilmember Rodriguez, to approve the Information/Consent item as presented. VOTE: Mc Arthur, Perello, Perez, Rodriguez, Starr, Teran, and Basua voted in favor; the motion carried 7-0.

Consent Item L-2

It was moved by Councilmember Perello, seconded by Councilmember Rodriguez, to approve the Information/Consent item as presented. VOTE: Mc Arthur, Perello, Perez, Rodriguez, Starr, and Basua voted in favor; the motion carried 6-0-1. Mayor Pro Tem Teran recused himself due to his professional relationship with the County of Ventura.

Consent Item L-3

This item was received and file. Councilman Starr requested that the Chief Financial Officer and Treasurer investigate whether it would make sense to modify the agreement with Bank of America to earn interest on our cash balances rather than receiving an earnings credit that only offset bank charges. No action was required.

M. PUBLIC HEARINGSN. REPORTS1. Public Works Department

SUBJECT: Public Project Agreement 32600042 with Toro Enterprises, Inc. for the Neighborhood Street Resurfacing – La Colonia Phase III Project, the Colonia Rd. and Juanita Ave. Sidewalk Improvement Project, and the Ramona Elementary School Pedestrian Crossing Enhancements Project, Specification No. PW 24-30. (10 minutes)

RECOMMENDATION: That the City Council approve and authorize:

1. A total of \$10,398,673.15 in Project funds for the Neighborhood Street Resurfacing – La Colonia Phase III Project, the Colonia Rd and Juanita Ave Sidewalk Improvement Project, and the Ramona Elementary School Pedestrian Crossing Enhancements Project, Specification No. PW 24-30;
2. The Mayor to Execute an Agreement with Toro Enterprises, Inc. in the amount of \$8,665,561.15 for the Project and approve a Project contingency amount of \$866,556 (~10%) with Toro Enterprises, Inc. for a total not to exceed value of \$9,532,117.15 for the Project;
3. A Project allocation amount of \$866,556 (~10%) for engineering, inspection, survey and project management for the Project; and
4. Approve project budget appropriations of \$1,200,000 for the Neighborhood Street

Resurfacing Project (C2209), consisting of a budget transfer of \$1,000,000 within the Community Development Block Grant (CDBG) Fund (201), \$100,000 from the available fund balance in the Water Operating Fund (601), and \$100,000 from the available fund balance in the Wastewater Operating Fund (611) as well as the corresponding Capital Outlay Fund (301) appropriation increase in the same amounts.

(This item did not originate in Committee as this is a capital improvement project specifically listed in the City's Capital Improvement Program budget, which was previously approved by the City Council.)

The Public Works Director and Project Manager Flynn were available to answer questions. Discussion ensued among the Council and staff. Public comments were received from Eric Andrist and Manuel Herrera.

It was moved by Councilmember Rodriguez, seconded by Councilman Starr, to approve the recommended action as presented. VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua, and Mc Arthur voted in favor; the motion carried 7-0.

2. City Manager Department

SUBJECT: Agreement A-8587 with Blue Star Operations Services, LLC (Dallas Cowboys) for 2026 - 2030 Dallas Cowboys Training Camp. (10 minutes)

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute an agreement with Blue Star Operations Services, LLC (Dallas Cowboys) [A-8587] for the Use of City Facilities for the 2026 - 2030 Dallas Cowboys Training Camp.

(This item did not originate in Committee.)

The City Manager was available to answer questions. Discussion ensued among the Council and staff. Public comments were received from Tom Cady, Brittney Hendricks, Greg Runyon, Eric Andrist, Bryan Wansley, Phillip Molina, Manuel Herrera and Levi Duarte.

It was moved by Mayor Mc Arthur, seconded by Councilmember Perello, to approve the recommended action as presented. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Mc Arthur, and Perello voted in favor; the motion carried 7-0.

3. Finance Department

SUBJECT: City of Oxnard Annual Investment Policy for Fiscal Year 2025-26. (10 minutes)

RECOMMENDATION: That City Council adopt **Resolution No. 15,994** approving the FY 2025-26 Investment Policy for the City of Oxnard, and provide direction regarding delegation of investment authority.

(This item was considered by the Finance and Governance Committee on May 27, 2025, and has been revised to reflect comments received at the Committee meeting.)

Chief Financial Officer and Assistant City Manager Sonstegard were available to answer questions. Discussion ensued among the Council and staff. Public comment was received from Phillip Molina. Councilman Starr suggested that staff consider proposing that the Treasurer select one of several staff-approved investment professionals to contract with for professional investment services and that this professional answer to the Treasurer, with the understanding that the Treasurer would need to approve in writing any investment purchase recommend to him. Staff said they would investigate that option.

It was moved by Mayor Mc Arthur, seconded by Mayor Pro Tem Teran, to approve the recommended action as presented. VOTE: Rodriguez, Starr, Teran, Basua, Mc Arthur, Perello, and Perez voted in favor; the motion carried 7-0

It was moved by Councilmember Perello, seconded by Mayor Pro Tem Teran, to extend the meeting past 10:00 p.m. VOTE: Perello, Perez, Rodriguez, Starr, Teran, and Mc Arthur voted in favor; the motion carried 6-0-1. Councilmember Basua was absent.

At 9:08 p.m., the City Council recessed into a closed session. At 11:46 p.m., the City Council reconvened in an open session in the Council Chambers. Mayor Mc Arthur announced that no reportable actions resulted for items C.2 and C.3.

O. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Mc Arthur adjourned the meeting at 11:46 p.m.

LOURDES A. LÓPEZ
City Clerk

LUIS A. MC ARTHUR
Mayor

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
July 15, 2025

A. ROLL CALL, POSTING OF AGENDA

At 4:32 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council convened in the Council Chambers at 305 West Third Street, Oxnard, California. Councilmembers Luis A. Mc Arthur; Bert E. Perello; Gabriela Rodriguez; Aaron Starr and Gabriel Teran were present. Councilwoman Michaela Perez joined the meeting virtually. The City Clerk stated that the agenda was posted on Wednesday, July 2, 2025 and the amended agenda on Thursday, July 10, 2025 at the Library, City Hall kiosk, City Administrative Offices and on the website.

Staff members present were Alexander Nguyen, City Manager, Ashley Golden, Assistant City Manager; Stephen Fischer, City Attorney; Steve Naveau, Human Resources Director; Javier Chagoyen-Lázaro, Chief Financial Officer; Brenda Lopez, Interim Housing Director; Albert Ramirez, Assistant Housing Director and Lourdes A. López, City Clerk.

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO
ASSEMBLY BILL 2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

No public comments were received. At 4:35 p.m., the City Council recessed to a closed session. At 4:58 p.m. Councilwoman Gabriela Basua was present.

At 6:15 p.m., the City Council reconvened in an open session in the Council Chambers. City Attorney announced that no reportable actions resulted from the closed session.

C. CLOSED SESSION (4:30 PM)

1. CONFERENCE WITH LABOR NEGOTIATORS—(Government Code section 54957.6)

Agency designated representatives: Ashley Golden, Assistant City Manager and Steve Naveau, Director of Human Resources

Employee organizations: Service Employees International Union CTW, CLC, Local 721 (SEIU Local 721); International Union of Operating Engineers AFL-CIO, Local No. 501 (IUOE Local 501); Oxnard Mid-Managers Association (OMMA); International Association of Firefighters, AFL-CIO (IAFF), Local 1684
Legislative Body: City Council

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS—(Government Code section 54956.8)

Property: Property designated as APN 132-0-33-010 located between U.S. 101 and Riverpark Boulevard, west of the East Vineyard Avenue and Riverpark Boulevard

intersection

Agency Negotiator: Brenda Lopez, Interim Housing Director

Negotiating Party: Dynamic Retail Partners, LLC

Under Negotiation: Price and terms of payment

Legislative Body: City Council

3. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Government Code Section 54956.9(d)(1))

Name of case: Salvador Olea Rodriguez v. City of Oxnard

Workers' Compensation Case No.: ADJ18967126

Legislative Body: City Council

4. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Government Code Section 54956.9(d)(1))

Name of case: David Walker v. City of Oxnard

Workers' Compensation Case Nos.: ADJ14083086 and ADJ15688978

Legislative Body: City Council

5. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
(Government Code Section 54956.9(d)(1))

Name of case: Bo Espinoza v. City of Oxnard

Workers' Compensation Case Nos.: ADJ19938324, ADJ19938325, and
ADJ19938326

Legislative Body: City Council

D. OPENING CEREMONIES (6:00 PM)

At 6:16 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council concurrently with the Oxnard Housing Authority in the City Hall Council Chambers at 305 W. Third Street, Oxnard, California. Councilmembers Gabriela Basua, Luis Mc Arthur, Bert E. Perello, Gabriela Rodriguez, Aaron Starr and Gabriel Teran were present. Councilwoman Michaela Perez joined the meeting virtually. The City Clerk stated that the agenda was posted on Wednesday, July 2, 2025 and the amended agenda on Thursday, July 10th at the Library, City Hall kiosk, City Administrative Offices and on the website.

The meeting opened with the pledge of allegiance to the flag of the United States led by Councilwoman Rodriguez, followed by a moment of silence in honor of Jaime Alanis Garcia and all that is happening around our country.

Staff members present were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Stephen Fischer, City Attorney; Kenneth Rozell, Chief Assistant City Attorney; Andrew Gonzalez, Deputy City Attorney; Mira Saleh, Deputy City Attorney; Javier Chagoyen-Lázaro, Chief Financial Officer; Michael Wolfe, Public Works Director; Anthony Miller, Special Districts Manager; Jason Benites, Police Chief; Dale McAlpine, Police Commander; Andrew Dickinson, Code Compliance Manager and Lourdes A. López, City Clerk.

E. CEREMONIAL ITEMSF. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND NON-ACTION ITEMS

Public comments were received from Martina Gallegos (various issues); Ava Schmidt (national night out); Paul Scott (fireworks); Fabio Vitale (fireworks); Ray Blattel (fireworks); Dalilah and Emily (Ventura County fair poster); Victor Solis (recent ICE events); Veronica Miranda (recent ICE incident); Doug Partello (fireworks); Leonard Castillo (SEIU); Ren Studinarz (SEIU); Adriana Olivas (SEIU); Emily Santiago (Glass Farm incident); Cynthia Salas (prevention plan); KC Rodriguez; Elidet Reyes Bordon; Greg Runyon (events that transpired); Vanessa Valdez (Glass House incident); Angel Garcia (Glass House incident); Odette Moran (Glass Farm incident); Red Wolf; Julie Peña; Juan Carlos Villagomez (recent ICE incident); Alex Auclair (donations); Eric Andrist (video).

G. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARYH. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The members of the Council provided brief announcements regarding their various activities.

Councilwoman Perez requested that we have a vetted, credible immigration expert or entity come in person to a future City Council meeting with legal resources and Know-Your-Rights information. She also requests that the City join the City of Los Angeles in their lawsuit against the DHS.

1. City Clerk Department

SUBJECT: Appointment of a Member to Serve on the City's Citizen Advisory Groups (CAGs). (5 minutes)

RECOMMENDATION: That the Mayor, with the approval of the City Council, appoint Henry Barcena to the Planning Commission representing District 3.

(This item did not originate in Committee.)

Public comment was received from Henry Barcena. Discussion ensued among the Council.

It was moved by Mayor Mc Arthur, seconded by Councilmember Perello, to approve the appointment of Henry Barcena to the Planning Commission. VOTE: Mc Arthur, Perello, Perez, Rodriguez, Starr, Teran and Basua voted in favor; motion carried 7-0.

I. REVIEW OF INFORMATION/CONSENT AGENDA

The City Clerk announced that Item K-1, City Council minutes of July 1, 2025 were being removed from the agenda and will be rescheduled.

Item Nos. K-3 and K-6 were discussed among the Council and staff.

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comments were received from Greg Runyon (K-3); Dawn Durazo (K-6); Maria Navarro (K-6); Barbara Macri-Ortiz (K-6); Olivia Lopez (K-6); Yoselyn Gomez (K-6); Jocelyn Lucas (K-6) and Marbely Cruz (K-6).

K. INFORMATION/CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes.

RECOMMENDATION: That the City Council approve the minutes of the June 26, and July 1, 2025 regular meeting as presented.

2. City Manager Department

SUBJECT: List of City Manager Approved Contracts - Informational Only.

RECOMMENDATION: That the City Council receive and file the list of City Manager approved contracts for the period December 6, 2024 through June 30, 2025.

(This item did not originate in Committee.)

3. Community Development Department

SUBJECT: Planning Commission Stipend Ordinance.

RECOMMENDATION: That the Oxnard City Council:

Adopt **Ordinance 3064** titled “AN ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA AMENDING CHAPTER 2 ARTICLE II DIVISION 7 SECTIONS 2-96 AND 2-97 OF THE OXNARD CITY CODE ESTABLISHING A STIPEND FOR SERVICE ON THE OXNARD PLANNING COMMISSION”

(The Finance & Governance Committee approved 2-1 on March 11, 2025.)

6. Housing Department

SUBJECT: Adoption of the Tenant Anti-Harassment Ordinance.

RECOMMENDATION: That the City Council adopt **Ordinance 3057** titled: ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING ARTICLE

III TO CHAPTER 27 OF THE OXNARD CITY CODE ESTABLISHING TENANT ANTI-HARASSMENT PROTECTIONS

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on March 25, 2025.)

7. Public Works Department

SUBJECT: Annual Purchase Orders with Astra Backflow, Inc. for Backflow Equipment and Supplies.

RECOMMENDATION: The City Council approve and authorize the Purchasing Agent to execute annual purchase orders with Astra Backflow, Inc. (Astra) for an initial term of one year from July 1, 2025, to June 30, 2026, with an option for four consecutive one-year period extensions ending June 30, 2030, for a total contract amount not to exceed \$860,000 for backflow equipment and supplies.

(Public Works and Transportation Committee approved 3-0 on June 24, 2025)

9. Public Works Department

SUBJECT: Agreement 32600002 with Pirate California Holdings, LLC dba Pirate Staffing for Temporary and Supplemental Labor Services at the Del Norte Regional Recycling and Transfer Station.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute an agreement with Pirate California Holdings, LLC dba Pirate Staffing with an initial term of three years from July 16, 2025 through July 15, 2028, with an option for two one-year extensions ending July 15, 2030 for a total amount not to exceed \$1,250,000, for temporary and supplemental labor services at the Del Norte Regional Recycling and Transfer Station (Del Norte).

(Public Works and Transportation Committee approved 3-0 on June 24, 2025)

10. Public Works Department

SUBJECT: Agreement 32500487 with Cragoe Pest Services, Inc. for Landscape Pest Control Services.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute an agreement with Cragoe Pest Services, Inc. with an initial term of three years from July 16, 2025 to July 15, 2028, with an option for two consecutive one-year period extensions ending July 15, 2030, and for a total amount not to exceed \$660,000 for landscape pest control services at City parks and other City landscaped areas.

(Public Works and Transportation Committee approved 3-0 on June 24, 2025)

11. Cultural & Community Services Department

SUBJECT: Ordinance Revising the Cultural Arts Commission Powers & Duties.

RECOMMENDATION: That the City Council adopt **Ordinance 3061** titled:

"ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING SECTION 2-131 TO THE OXNARD CITY CODE UPDATING THE POWERS AND DUTIES OF THE CULTURAL ARTS COMMISSION"

Consent Items K-1, K-2, K-4, K-7, K-8, K-9, K-10, and K-11

It was moved by Mayor Pro Tem Teran, seconded by Councilwoman Rodriguez, to approve the Information/Consent item as presented (with the removal of the City Council minutes of July 1, 2025). VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua and Mc Arthur voted in favor; motion carried 7-0.

OXNARD HOUSING AUTHORITY

At 8:55 p.m., the joint meeting with the Oxnard Housing Authority concluded.

Consent Item K-3

It was moved by Mayor Pro Tem Teran, seconded by Councilmember Perello, to approve the Information/Consent K-3 item as presented. VOTE: Perez, Rodriguez, Teran, Basua, Mc Arthur and Perello voted in favor; motion carried 6-1 with Councilman Starr voting no.

Consent Item K-6

It was moved by Mayor Mc Arthur, seconded by Councilwoman Basua, to approve the Information/Consent K-6 item as presented. VOTE: Rodriguez, Teran, Basua, Mc Arthur, Perello and Perez voted in favor; motion carried 6-1 with Councilman Starr voting no.

It was moved by Mayor Pro Tem Teran, seconded by Councilmember Perello, to extend the meeting past 10:00 p.m. VOTE: Basua, Mc Arthur, Perello, Perez, Rodriguez, Starr and Teran voted in favor; the motion carried 7-0.

RECESS

At 9:43 p.m., the City Council recessed and at 9:53 p.m., the City Council reconvened.

L. **PUBLIC HEARINGS**

1. **Public Works Department**

SUBJECT: Public Hearing and Election on Modification of the City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay) and Approval of Amendment to Funding and Acquisition Agreement. (20 minutes)

RECOMMENDATION: That the City Council, acting as the legislative body of the City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay):

1. Hold a public hearing to receive public testimony regarding the proposed

- changes to Community Facilities District No. 9 (Northshore at Mandalay Bay);
2. Adopt **Resolution No. 15,995** Calling a Special Election to Modify the Rate and Method of Apportionment of the Special Tax Relating to the City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay), Increase Certain Special Tax Rates, Add a New Special Tax, Increase the Maximum Bonded Indebtedness, and Revise the Appropriations Limit of Said Community Facilities District;
 3. Conduct an Election;
 4. Adopt **Resolution No. 15,996** Canvassing the Results of the Change Proceedings Election Held within the City of Oxnard Community Facilities District No. 9 (Northshore at Mandalay Bay); and
 5. Adopt **Resolution No. 15,997** of Approving Certain Modifications to the City of Oxnard Community Facilities District No. 9 (Northshore At Mandalay Bay), and Approving the Execution and Delivery of An Amendment to Funding and Acquisition Agreement A-8376 in Connection Therewith.

The City Clerk announced the affidavit of publication published in Vida Newspaper on July 3, 2025 in accordance with the Mello-Roos Community Facilities Act of 1982 and stated there were no written communications received on this item.

The Public Works Director and Special Districts Manager were available to answer questions. Discussion ensued among the Council and staff.

Mayor Mc Arthur opened the public testimony portion of the public hearing.

No public comments were received.

Without objection, the Council approved closing the public testimony portion of the public hearing.

Discussion ensued among the Council and staff. Bill Myers representative for the developer Fifth Harbor Owner presented and answered questions from the Council as they relate to the non-profit.

Resolution Calling a Special Election to Modify the Rate and Method of Apportionment

It was moved by Councilmember Perello, seconded by Councilwoman Rodriguez, to approve the recommended action. VOTE: Teran, Basua, Mc Arthur, Perello, Perez and Rodriguez voted in favor; the motion carried 6-1 with Councilman Starr voting no.

The City Clerk tabulated the ballots and announced 100% in support of the propositions.

Resolution Canvassing the Results of the Election

It was moved by Councilwoman Basua, seconded by Mayor Pro Tem Teran, to approve the recommended action. VOTE: Basua, Mc Arthur, Perello, Perez, Rodriguez and Teran voted in favor; the motion carried 6-1 with Councilman Starr voting no.

Resolution of Change Approving the Modifications

It was moved by Mayor Pro Tem Teran, seconded by Councilwoman Basua, to approve the recommended action. VOTE: Mc Arthur, Perello, Perez, Rodriguez, Teran and Basua voted in favor; the motion carried 6-1 with Councilman Starr voting no.

M. REPORTS**1. Public Works Department**

SUBJECT: Adoption of Resolution Establishing a Maintenance and Funding Policy for Landscape Maintenance Districts for the City of Oxnard. (30 minutes)

RECOMMENDATION: That the City Council Adopt **Resolution No. 15,998** Establishing a Maintenance and Funding Policy for Landscape Maintenance Districts managed by the City of Oxnard.

(Public Works and Transportation Committee approved 3-0 on March 25, 2025)

At 10:10 p.m. Mayor Mc Arthur (LMD 54) and Councilmember Perello (LMD 13) recused themselves because they live within an LMD. Councilman Starr recused himself because of his employer located in LMD 30. All three Councilmembers left the dias.

Mayor Pro Tem Teran presided. No public comments were received. The Public Works Director and Special Districts Manager were available to answer questions. Discussion ensued among the Council and staff.

It was moved by Councilwoman Basua, seconded by Councilwoman Rodriguez, to approve the recommended action. VOTE: Basua, Perez, Rodriguez and Teran voted in favor; motion carried 4-0-3 with Councilmembers Perello (LMD No. 13), Mc Arthur (LMD No. 52) and Starr (LMD No. 30) recusing themselves because of conflict of interests.

At 10:18 p.m., Mayor Mc Arthur presided and Councilmember Perello and Councilman Starr were present.

2. Public Works Department

SUBJECT: Response to Grand Jury Report - Prioritizing Best Practice Street Maintenance. (10 minutes)

RECOMMENDATION: That the City Council authorize the Mayor to sign on behalf

of the City Council, the City of Oxnard's response to the 2024-2025 Ventura County Grand Jury Report - Prioritizing Best Practice Street Maintenance.

(This item did not originate in Committee.)

No public comments were received. The Public Works Director was available to answer questions. Discussion ensued among the Council and staff.

It was moved by Councilmember Perello, seconded by Councilwoman Rodriguez, to approve the recommended action. VOTE: Mc Arthur, Perello, Perez, Rodriguez, Teran and Basua voted in favor; motion carried 6-1 with Councilman Starr voting no.

3. City Attorney Department

SUBJECT: Prohibition of Nitrous Oxide Ordinance. (10 minutes)

RECOMMENDATION: That the City Council approve the first reading by title only and waive further reading of the proposed **Ordinance No. 3065** titled:

“ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING ARTICLE XXVII TO CHAPTER 7 TO THE OXNARD CITY CODE PERTAINING TO THE PROHIBITION OF NITROUS OXIDE.”

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

No public comments were received. Written comments were received from Arielle, Brian Schumacher, Yaderi Salazar, Heather Schmidt, Esperanza Gómez and Vicky Gonzales. Deputy City Attorney Gonzalez and Commander McAlpine were available to answer questions. Discussion ensued among the Council and staff.

It was moved by Councilmember Perello, seconded by Mayor Pro Tem Teran, to approve the recommended action. VOTE: Perello, Perez, Rodriguez, Teran, Basua and Mc Arthur voted in favor; motion carried 6-1 with Councilman Starr voting no.

4. City Attorney Department

SUBJECT: Disposal of Confiscated, Impounded And Unclaimed Property Ordinance. (10 minutes)

RECOMMENDATION: That the City Council approve the first reading by title only and waive further reading of the proposed **Ordinance No. 3066** titled:

“ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING ARTICLE III OF CHAPTER 7 OF THE OXNARD CITY CODE REGARDING DISPOSAL OF CONFISCATED, IMPOUNDED AND UNCLAIMED PROPERTY.”

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

No public comments were received. Deputy City Attorney Gonzalez and Code Compliance Manager were available to answer questions. Discussion ensued among the Council and staff.

It was moved by Councilman Starr, seconded by Councilwoman Rodriguez, to approve the recommended action. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Mc Arthur and Perello voted in favor; motion carried 7-0.

5. City Attorney Department

SUBJECT: Regulation of Skateboard Parks. (10 minutes)

RECOMMENDATION: That the City Council approve the first reading by title only and waive further reading of an **Ordinance No. 3067** titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE XXVIII TO CHAPTER 7 OF THE OXNARD CITY CODE PERTAINING TO THE REGULATION OF CITY SKATEBOARD PARKS."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

No public comments were received. Deputy City Attorney Saleh was available to answer questions. Discussion ensued among the Council and staff.

It was moved by Councilman Starr, seconded by Mayor Pro Tem Teran, to approve the recommended action. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Mc Arthur and Perello voted in favor; motion carried 7-0.

N. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Mc Arthur adjourned the meeting at 11:35 p.m.

LOURDES A. LÓPEZ
City Clerk

LUIS A. MC ARTHUR
Mayor



CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. J.2

DATE: July 29, 2025
TO: City Council
FROM: Stephen Fischer, City Attorney, (805) 385-7483, stephen.fischer@oxnard.org
SUBJECT: Disposal of Confiscated, Impounded And Unclaimed Property Ordinance.

RECOMMENDATION

That the City Council adopt Ordinance 3066 titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING ARTICLE III OF CHAPTER 7 OF THE OXNARD CITY CODE REGARDING DISPOSAL OF CONFISCATED, IMPOUNDED AND UNCLAIMED PROPERTY."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

BACKGROUND

On July 15, 2025, the Oxnard City Council introduced and waived further reading of an ordinance amending Article III of Chapter 7 of the Oxnard City Code regarding the disposal of confiscated, impounded, and unclaimed property. The Oxnard City Council approved the introduction of the ordinance by a 7 to 0 vote. If adopted, the ordinance would become effective in thirty days.

Senate Bill 946 ("SB 946"), which took effect in 2019, and Senate Bill 972 ("SB 972"), which took effect in 2023, allows sidewalk vending to occur on public sidewalks and within parks and precludes cities from regulating such vendors, except for specific circumstances. Cities may adopt local regulations pertaining to time, place, and manner restrictions that directly relate to objective health, safety, or welfare concerns, but may not prohibit sidewalk vending activities.

As such, in 2019, the City Council adopted Ordinance 2952, which created Section 8-47 of the Oxnard Municipal Code to establish certain regulations for sidewalk and street vendors. Although the City Council adopted Ordinance 2952, SB 946 and SB 972 together only allow Oxnard Code Compliance to issue administrative citations to unpermitted food vendors within the City because SB 946 and SB 972 prevent the City from handling vendor-related violations as misdemeanor or infraction offenses. Additionally, as a result of SB 946 and SB 972, there are little to no consequences if an individual simply ignores the previously mentioned administrative citation or refuses to provide identification.

To mitigate the public safety risks of unpermitted food vendor operations, in January 2024, the City launched the Operation HERO (Hazard Elimination and Reduction Operation) Program, which brings together staff from Oxnard Fire, Police, and Code Compliance to conduct after-hours enforcement activities under the authority of the California Fire Code. The program focuses on identifying, citing, and removing unpermitted vendors that pose fire or other safety hazards, all while remaining compliant with SB 946 and 972. Created with the approval of the City Attorney's Office, the HERO program addresses these safety hazards while also providing education and guidance to vendors on how to secure the necessary permits for lawful operation.

The HERO program is deployed an average of five times per month, with activities scheduled on varied nights to ensure effective coverage. These operations are carefully balanced with other public safety responsibilities. For example, around the Fourth of July, resources are temporarily shifted from the HERO program to concentrate on fireworks enforcement. Once that period ends, resources are redirected back to HERO. As a result of the HERO enforcement program, after

educating and advisements on initial contact, the Fire Department impounds propane tanks used for gas grills on the second Fire Code violation and propane tanks, hoses, open flame grills, gas-powered generators, and other hazardous items on the third and fourth Fire Code violations.

The following are some examples of the incidents that Operation HERO has encountered caused by improper placement, use, storage, and handling of propane and open flame ranges when dealing with unpermitted food vendors within the City:

On March 29, 2022, a taco van caught on fire, causing propane tanks to explode and rip through the roof and sides of the van. SB 101 Freeway shut down on the Conejo Grade for two hours.

On June 26, 2022, an unpermitted food vendor's propane tank exploded and injured two people. One victim who was critically injured was sent to the Grossman Burn Center in Los Angeles, and the other was sent to St. John's Regional Medical Center in Oxnard.

On November 29, 2023, a customer of an unpermitted food vending operation was struck and killed by a hit-and-run driver as he was crossing Hueneme Road at Perkins Road.

On March 22, 2024, a drunk driver collided with an unpermitted food vendor stand on a sidewalk near the Channel Islands Boulevard bus stop at the Centerpoint Mall, just West of Saviers Road. The Oxnard Police Department ("OPD") responded, and the driver was arrested for a DUI, and two were injured.

On January 4, 2025, there was a traffic Collision involving a food vendor: a vehicle failed to stop at a red light and collided with several patrons outside of Ruby's Cafe at 348 South Oxnard Boulevard. The vehicle collided with a hot dog cart and careened into a tree. A total of three pedestrians, including the hot dog vendor and one of the vehicle occupants, were injured and transported to VCMC and Los Robles hospitals with minor to moderate injuries.

On March 26, 2025, an unpermitted food stand vendor was struck by debris from a train vs. semi truck collision at Rice Avenue and Fifth Street. The vendor was taken to an area hospital in critical condition. Officials said while severe, her injuries are not considered life-threatening.

Additionally, over the last several years, there have been numerous reports to Ventura County Environmental Health of our Oxnard residents being sickened with foodborne illnesses. This is directly related to the unsafe and unhygienic food preparation associated with these unpermitted food operations.

In fiscal year 2024 - 2025 HERO enforcement efforts resulted in the removal of the following items:

- 32 gas-powered generators,
- 53 open flame grills removed,
- 111 propane bottles impounded, and
- 89 civil citations have been issued.

Since the coordinated education and enforcement efforts began in January 2024, the HERO program has resulted in: 78 night inspections, 162 civil citations, removal of 126 gas and charcoal open flame grills from public sidewalks, removal of 259 propane bottles, 80 gas-powered generators and the reduction of unpermitted food vendor operations from 35 to 3-4 on any given evening.

Currently, items impounded as hazards under the City of Oxnard Fire Code are held for safekeeping for sixty (60) days or until reclaimed by the owner under California Civil Code Section 2080.10. Additionally, under state law, if impounded items remain unclaimed after sixty (60) days, the City may dispose of these items to the City's benefit. However, the Oxnard City Code does not provide a procedure for disposing of impounded, confiscated, and unclaimed property. The proposed additions of sections 7-65 and 7-66 will provide a procedure for both the removal and disposal of impounded, confiscated, and unclaimed property.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

This agenda item supports Public Safety strategy. The purpose of the Public Safety strategy is to restore and modernize the delivery of public safety services to provide for the safety of our neighborhoods and health of our community.

FINANCIAL IMPACT

The financial impact is unknown. However, it is estimated that minor costs may be incurred in relation to storage and disposal of hazardous items.

COMMITTEE OUTCOME

The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025, to approve the staff recommendation and to forward the item for Council approval.

Prepared by: Andrew Gonzalez, Deputy City Attorney, Michelle McCarron, Assistant City Attorney

ATTACHMENTS

1. Disposal of Impounded Personal Property Ordinance No. 3066 -7.17.25

CITY COUNCIL OF THE CITY OF OXNARD
ORDINANCE NO. 3066

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD, AMENDING ARTICLE III OF CHAPTER 7 OF THE OXNARD CITY CODE PERTAINING TO THE DISPOSAL OF CONFISCATED, IMPOUNDED AND UNCLAIMED PROPERTY

WHEREAS, the Oxnard Fire Department has responded to numerous burn incidents caused by improper placement, use, storage and handling of propane and open flame ranges; and

WHEREAS, the Oxnard Fire Department has cited unpermitted food vendors within the City for such burn incidents pursuant to the City of Oxnard Fire Code and California Health and Safety Code violations; and

WHEREAS, on the second violation the Oxnard Fire Department has impounded five-gallon propane tanks used for gas grills and, on the third and fourth violations, impounded grills, gas-powered generators, and other items; and

WHEREAS, items impounded as hazards under the City of Oxnard Fire Code are held for safekeeping for sixty (60) days or until reclaimed by the owner under California Civil Code Section 2080.10; and

WHEREAS, under state law, if impounded items remain unclaimed after sixty (60) days the City may dispose of these items to the City's benefit; and

WHEREAS, the Oxnard City Code does not provide a procedure for disposing of impounded, confiscated and unclaimed property and desires to create such.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES ORDAIN AS FOLLOWS:

Part 1. Incorporation of Recitals. The findings and determinations reflected above are true and correct, and are incorporated by this reference as though fully set forth herein as the cause and foundation for the action taken by and through this Ordinance.

Part 2. Codified Amendment. The City Clerk is directed to request that the publisher of the City Code add thereto the amendments listed in Part 3 and 4 of this Ordinance to Chapter 7, Article III as set forth below.

Part 3. The title of Article III of Chapter 7 is amended to read as follows:

“ARTICLE III. CIVIL FINES AND PROPERTY DISPOSAL”

Part 4. Sections 7-65 through 7-66 are hereby added to Article III to read as follows:

“SEC. 7-65. DISPOSAL OF CONFISCATED, IMPOUNDED AND UNCLAIMED PROPERTY

When the city confiscates, impounds or takes possession of property as a result of an enforcement action pursuant to the city code, the city will follow the notification, storage, documentation, and disposition procedure outlined below in accordance with Section 2080.10 of the California Civil Code.

SEC. 7-66. REMOVAL PROCEDURE

(A) **Notice of Removal.** At the time of removal of any confiscated property, any city enforcement personnel or officer (Fire, Police or Code Compliance) shall provide the individual from whom property is being taken or otherwise asserts ownership, or control of the property, with a notice of removal that includes instructions and timeframes of the retrieval of the property. The notice shall advise the individual of the right to appeal the removal of the property with fourteen (14) calendar days of removal.

(1) If the owner or other person in possession or control of the property leaves the scene or otherwise refuses to accept the notice, the city enforcement personnel or officer shall mail the notice via first class mail to the person from whom the property was removed or who otherwise asserts possession and control of the items within twenty-four (24) hours of removal, if the person provided his or her name and contact information to the city enforcement personnel or officer.

(2) If the city enforcement personnel or officer is not provided with the owner contact information to deliver or mail the notice, then the property shall be held by the City for 60 days and then disposed of in accordance with State Law and this Section.

(B) **Inventory.** The enforcement official shall document the following information (as applicable):

(1) The time period when the city enforcement personnel or officer observed sidewalk vending items;

(2) The location where the Sidewalk Vending Items were located prior to removal;

(3) Any reasonable attempt to locate the owner of the Sidewalk Vending Items – including any person’s refusal to provide identification;

(4) The circumstances that support the city enforcement personnel or officer’s determination of the grounds or bases for removal – including the vendor’s failure to comply with a city enforcement personnel or officer’s instructions to remove the Sidewalk Vending Items from the sidewalk, park, or other public right-of-way;

(5) The date and time of removal of the Items;

(6) An inventory with a complete description of Sidewalk Vending Items removed – including any items that were disposed of pursuant to Subsection 7-66(C) hereinbelow. The inventory should also state the basis for disposing of any removed Item.

(i) If, based upon a totality of the circumstances, the Enforcement Official cannot complete an inventory of each Item being removed at the time of removal due to safety concerns, the Enforcement Official may relocate the Sidewalk Vending Items to a safe location and complete the inventory and description of Items thereat. No Item shall be disposed of prior to completion of the inventory of that Item.

(C) **Storage or Disposal of Removed Sidewalk Vending Items.** After storing the property for sixty (60) days, if the confiscated or impounded property remains unclaimed the City will dispose of the property as follows:

(1) The City Manager or his designee shall determine the disposition of the property as follows:

- (a) Items which can be re-used will be disposed of as follows:
 - (i) Use by the city upon a determination by the city manager that the item offers a benefit to the public;
 - (ii) Donation of the item to a non-profit organization; or
 - (iii) Sale of the item(s) through a public auction or bid process.
- (2) If the City does not retain the property, or it cannot be sold or donated, then the city will dispose of the property in the same manner as refuse, in accordance with any applicable state or local regulation.
- (D) Proceeds from the sale of any items shall be deposited in the fund associated with the City Department responsible for storing and preserving the property.
- (E) In the event the owner of the property appears one (1) day before the date the property is sold or gifted to a nonprofit organization, provides satisfactory proof of ownership to reclaim the property, and reimburses the city for all expenses incurred in the care and preservation of the property, the property shall then be restored to the owner. An appeal is not required to reclaim removed items.
- (F) As used in this section, "property" does not include animals or vehicles.
- (G) This section does not apply to:
 - (1) Unclaimed property that is perishable, soiled, contaminated, fouled, polluted or hazardous in nature, that has been determined by a Director to pose a health or safety risk to persons or the environment, may be destroyed as soon as possible through a certified and licensed Vendor or other city provider; or
 - (2) Lost or unclaimed property in the possession of the Oxnard Police Department.
- (H) Appeal of Removal of Sidewalk Vending Items. Any person to whom a Notice of Removal was provided or other person asserting ownership of Sidewalk Vending Items removed by the City may contest/appeal the removal of Sidewalk Vending Items by filing a written Request for Appeal with the Community Development Department - Code Compliance Division within fourteen (14) calendar days of removal. Any Request for Appeal shall contain, at a minimum, the following information:
 - (1) The date and time the Items were removed by the City.
 - (2) The location from which the Items were removed by the City.
 - (3) A description of the confiscated items sought to be reclaimed by the owner.
 - (4) If appellant is not the person to whom a Notice of Removal was issued, proof of ownership of the Items that were removed by the City.
 - (5) A brief statement explaining why the removal was improper in sufficient detail to enable the Hearing Officer to understand the nature of the controversy."

Part 5. Severability. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

Part 6. The City Council exercises its independent judgment and made findings herein above, that this ordinance is not subject to CEQA, because the activity is covered by the general rule

that CEQA applies only to projects that will have a significant effect on the environment. There is no possibility that the passage of this ordinance will have a significant effect on the environment and adoption of this ordinance is exempt from CEQA.

Part 7. Pursuant to Cal. Gov. Code Section 36933(c)(1), the City Attorney was designated to prepare, and the City Clerk published, a summary of this ordinance, and a certified copy of the ordinance was posted in the Office of the City Clerk a minimum of five days before the City Council's adoption of the ordinance.

Part 8. The City Clerk shall certify as to the adoption of this ordinance and shall cause the summary thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code Section 36933. Ordinance No. 3066 was first read on July 15, 2025, and finally adopted on July 29, 2025 to become effective thirty days thereafter.

APPROVED AND ADOPTED this _____ day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Luis A. Mc Arthur, Mayor

ATTEST:

Lourdes A. López, City Clerk

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney



CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. J.3

DATE: July 29, 2025
TO: City Council
FROM: Stephen Fischer, City Attorney, (805) 385-7483, stephen.fischer@oxnard.org
SUBJECT: Prohibition of Nitrous Oxide Ordinance.

RECOMMENDATION

That the City Council adopt Ordinance 3065 titled: "ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING ARTICLE XXVII TO CHAPTER 7 TO THE OXNARD CITY CODE PERTAINING TO THE PROHIBITION OF NITROUS OXIDE."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

BACKGROUND

On July 15, 2025, the Oxnard City Council introduced and waived further reading of an ordinance adding Article XXVII to Chapter 7 of the Oxnard City Code regarding the regulation of nitrous oxide. The Oxnard City Council approved the introduction of the ordinance by a 6 to 1 vote. If adopted, the ordinance would become effective in thirty days.

Nitrous Oxide is an odorless, colorless chemical that can be inhaled for legitimate purposes associated with medical or dental procedures in a clinical setting, and is legitimately used for industrial purposes and as a propellant for food products. While nitrous oxide has legitimate purposes in certain professional and controlled settings, the improper inhaling or ingesting as an intoxicant causes serious harm to those who misuse it recreationally. Nitrous Oxide is subject to recreational misuse and abuse, in part, because it is easy to purchase from retail vendors and relatively inexpensive.

Access by those who improperly abuse Nitrous Oxide for recreational purposes can cause short-term dangers through intoxicating the brain, such as illogical thinking or irrational behaviors, permanent vitamin deficiencies in the blood, as well as causing long-term physical, neurological, and psychological damage, including paralysis and death in severe cases. This serious and growing problem of the abuse of nitrous oxide causes lasting negative impacts on individuals, their families, and our local communities.

The incidence of Nitrous Oxide recreational misuse and abuse has been on the rise both within the City and internationally over the past decade, with multiple medical studies noting significant increases in recreational misuse in the past five years, as well as a broader medical understanding of the long-term hematological and neurological impacts of Nitrous Oxide misuse and abuse. Nitrous Oxide recreational misuse and abuse has been associated with multiple traffic incidents and criminal incidents throughout the City in the past several years. Penal Code section 381b specifically makes the following a misdemeanor: (1) possessing nitrous oxide, or any substance containing nitrous oxide, for the purpose of intoxication or (2) being under the influence of nitrous oxide or any material containing nitrous oxide. Within the past twenty-four months, the Oxnard Police Department has issued 35 citations for violations of Penal Code section 381(b). Additionally, a citation for a violation of Penal Code section 381e was issued to one smoke shop for failing to record sales transactions for Nitrous Oxide as required under the Penal Code.

However, Penal Code section 381b does not prevent the sale of nitrous oxide; rather, it criminalizes the abuse of Nitrous

Oxide. Currently, the City seeks to regulate the sale of Nitrous Oxide and finds and declares that, in the absence of City regulations, Nitrous Oxide creates a significant risk to the public through the sale of Nitrous Oxide to individuals who intend to misuse or abuse the product. The City desires to regulate the sale of Nitrous Oxide in order to preserve and protect the community from individuals that use the products for illegal purposes. This proposed Ordinance specifically prohibits the sale or distribution of regular and flavored nitrous oxide. The Ordinance was drafted to ensure there is no confusion that flavored nitrous oxide is also prohibited.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

This agenda item supports Public Safety strategy. The purpose of the Public Safety strategy is to restore and modernize the delivery of public safety services to provide for the safety of our neighborhoods and health of our community.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025, to approve the staff recommendation and to forward the item for Council approval.

Prepared by: Andrew Gonzalez, Deputy City Attorney, Michelle McCarron, Assistant City Attorney

ATTACHMENTS

1. Nitrous Oxide Ordinance No. 3065

CITY COUNCIL OF THE CITY OF OXNARD
ORDINANCE NO. 3065

ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING ARTICLE
XXVII TO CHAPTER 7 OF THE OXNARD CITY CODE PERTAINING TO THE
REGULATION OF NITROUS OXIDE

WHEREAS, Nitrous Oxide is an odorless, colorless chemical that can be inhaled for legitimate purposes associated with medical or dental procedures in a clinical setting, and is legitimately used for industrial purposes and as a propellant for food products; and

WHEREAS, Nitrous Oxide is also subject to recreational misuse and abuse, in part, because it is easy to purchase from retail vendors and relatively inexpensive; and

WHEREAS, Penal Code section 381b specifically makes the following a misdemeanor: (1) possessing Nitrous Oxide, or any substance containing Nitrous Oxide for the purpose of intoxication or (2) being under the influence of Nitrous Oxide or any material containing Nitrous Oxide. However, Penal Code section 381b does not prevent the possession of Nitrous Oxide in general; and

WHEREAS, the recreational misuse and abuse of Nitrous Oxide can cause permanent vitamin deficiencies in the blood, and can cause long-term neurological effects, including paralysis and death; and

WHEREAS, the incidence of Nitrous Oxide recreational misuse and abuse has been on the rise both within the City and internationally over the past decade, with multiple medical studies noting significant increases in recreational misuse in the past five years, as well as a broader medical understanding of the long-term hematological and neurological impacts of Nitrous Oxide misuse and abuse; and

WHEREAS, Nitrous Oxide recreational misuse and abuse has been associated with multiple traffic incidents and criminal incidents throughout the City in the past several years; and

WHEREAS, the City does not currently regulate the sale of Nitrous Oxide and finds and declares that in the absence of local regulation, Nitrous Oxide remains subject to significant risk of misuse and abuse through sale to individuals who intend to misuse or abuse the product; and

WHEREAS, the City desires to regulate the sale of Nitrous Oxide in order to preserve and protect public health and to dissuade sellers of Nitrous Oxide products from selling to individuals which they know or have reason to know intend to use the products for illegal purposes (i.e., recreational ingestion and/or inhalation).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES ORDAIN
AS FOLLOWS:

Part 1. Incorporation of Recitals. The findings and determinations reflected above are true and correct, and are incorporated by this reference as though fully set forth herein as the cause and foundation for the action taken by and through this Ordinance.

Part 2. Codified Amendment. The City Clerk is directed to request that the publisher of the City Code add thereto the amendments listed in Part 3 of this Ordinance to Chapter 7, Article XXVII and sections 7-370 through 7-375 as set forth below.

Part 3. Article XXVII sections 7-370 through 7-375 are hereby added to Chapter 7 of the Oxnard City Code to read as follows:

“ARTICLE XXVII. REGULATION OF NITROUS OXIDE

Sec. 7-370 Authority and Purpose

This article is enacted to protect the public safety, health and welfare by eliminating retail access for recreational use of nitrous oxide which is a dangerous gas that is illicitly used as an intoxicant.

Sec. 7-371 Definitions

For purposes of this article, the following definitions apply.

(A) "Device" means any cartridge, compressed gas cylinder, apparatus, container, balloon, attachment, nozzle, or other object used to contain, dispense or administer nitrous oxide.

(B) "Nitrous Oxide" means the colorless nonflammable gas sometimes identified as N₂O, which is sometimes used in aerosols and sometimes used as an anesthetic, and which, when inhaled, produces loss of sensibility to pain, often preceded by exhilaration and laughter and often used as an anesthetic in dentistry. Nitrous oxide is often informally or colloquially referred to as "laughing gas," "NOX," "galaxy gas," "whippits," amongst others.

(C) "Person" means any individual or legal entity however constituted or organized.

(D) "Wholesale capacity" means sale of or distribution of nitrous oxide or a device to dispense nitrous oxide to a person that will use nitrous oxide or the device in service or products for resale. Examples include, but are not limited to, commercial sale of dentistry supplies to dentists or dentistry offices, commercial sale of devices for the use in food production or in a commercial kitchen, and/or commercial sale of nitrous oxide for the purpose of producing food products for commercial sale (e.g., whipped cream canisters).

(E) "Flavored Nitrous Oxide" means any nitrous oxide product that contains a taste or smell, other than the taste or smell of nitrous oxide, that is distinguishable by an ordinary consumer either prior to, or during the consumption of, a nitrous oxide product, including, but not limited to, any taste or smell relating to fruit, menthol, mint, wintergreen, chocolate, cocoa, vanilla, honey, or any candy, dessert, alcoholic beverage, herb, or spice. A public statement or claim, whether express or implied, made or disseminated by the manufacturer of a nitrous oxide product, or by any person authorized or permitted by the manufacturer to make or disseminate public statements concerning such products, that a product has or produces a taste or smell other than a taste or smell of nitrous oxide will constitute presumptive evidence that the product is a flavored product.

Sec. 7-372 Prohibition on Sale or Distribution of Nitrous Oxide

Except as otherwise authorized by law or allowed under this article, it is unlawful for any person to sell, attempt to sell, offer, distribute or otherwise provide to any person nitrous oxide, a device to dispense or administer nitrous oxide, or any device that contains any quantity of nitrous oxide.

Sec. 7-373 Prohibition on Sale or Distribution of Flavored Nitrous Oxide

Except as otherwise authorized by law or allowed under this article, it is unlawful for any person to sell, attempt to sell, offer, distribute or otherwise provide to any person flavored nitrous oxide, a device to dispense or administer flavored nitrous oxide, or any device that contains any quantity of flavored nitrous oxide.

Sec. 7-374 Exceptions to Prohibition

This article does not apply to the sale, attempt to sell, distribution, or other manner of providing nitrous oxide, or a device containing nitrous oxide, in the following circumstances:

- (A) If the nitrous oxide is contained in a food product for use as a propellant.
- (B) If the nitrous oxide or device is being sold, attempted to be sold, offered, or distributed in a wholesale capacity, for uses similar to those described in subsection (D) of section 7-371. This exemption only applies if the wholesaler does not know or have reason to know that the recipient intends to use the nitrous oxide or device in violation of sections 7-372 or 7-373.
- (C) If the nitrous oxide or device that is being sold, attempted to be sold, offered, or distributed is specifically designed for use in a vehicle to enhance the performance of the vehicle.
- (D) If the nitrous oxide is being sold, attempted to be sold, offered, or distributed specifically for the purpose of providing medical or dental care, by or at the direction and under the supervision of, a medical or dental practitioner licensed by the State of California and in accordance with all applicable rules and regulations.
- (E) If the nitrous oxide or device is being sold, attempted to be sold, offered, distributed, or dispensed by a pharmacist, pharmacist intern, or pharmacy as defined by California Business & Professions Code §§ 4030, 4036, and 4037, as may be amended, in the course of their duties as a pharmacist or pharmacist intern, or wholesalers licensed by the Board of Pharmacy.
- (F) Or any other circumstances exempted under law.

Sec. 7-375 Violations and Penalties

Any person who violates this Article is guilty of a misdemeanor and upon conviction thereof may be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment in the County Jail for a period of not more than six (6) months or by both such fine and imprisonment. This section shall not serve to limit any other legal remedies or actions that the City may have to address violations of this Article. A violation of sections 7-372 or 7-373 is grounds for a revocation of a business license, pursuant to section 11-25(A) of the Oxnard City Code.”

Part 4. Severability. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one

or more sections, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

Part 5. The City Council exercises its independent judgment and made findings herein above, that this ordinance is not subject to CEQA, because the activity is covered by the general rule that CEQA applies only to projects that will have a significant effect on the environment. There is no possibility that the passage of this ordinance will have a significant effect on the environment and adoption of this ordinance is exempt from CEQA.

Part 6. Pursuant to Government. Code Section 36933(c)(1), the City Attorney was designated to prepare, and the City Clerk published a summary of this ordinance, and a certified copy of the ordinance was posted in the Office of the City Clerk a minimum of five days before the City Council's adoption of the ordinance.

Part 7. The City Clerk shall certify as to the adoption of this ordinance and shall cause the summary thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code Section 36933. Ordinance No. 3065 was first read on July 15, 2025, and finally adopted on July 29, 2025 to become effective thirty days thereafter.

APPROVED AND ADOPTED this _____ day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Luis A. Mc Arthur, Mayor

ATTEST:

Lourdes A. López, City Clerk

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney



CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. J.4

DATE: July 29, 2025
TO: City Council
FROM: Stephen Fischer, City Attorney, (805) 385-7483, stephen.fischer@oxnard.org
SUBJECT: Regulation of Skateboard Parks Ordinance.

RECOMMENDATION

That the City Council adopt Ordinance No. 3067 titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING ARTICLE XXVIII TO CHAPTER 7 OF THE OXNARD CITY CODE PERTAINING TO THE REGULATION OF CITY SKATEBOARD PARKS."

(The Community Services, Public Safety, Housing & Development Committee approved 3-0 on June 24, 2025.)

BACKGROUND

On July 15, 2025, the Oxnard City Council introduced and waived further reading of an ordinance adding Article XXVIII to Chapter 7 of the Oxnard City Code regarding the regulation of skateboard parks. The Oxnard City Council approved the introduction of the ordinance by a 7 to 0 vote. If adopted, the ordinance would become effective in thirty days.

In anticipation of the new council-approved skatepark project in the La Colonia neighborhood, the City Attorney's Office drafted a proposed ordinance aimed at further enhancing public safety at skatepark facilities in Oxnard. This ordinance establishes a new Article in Chapter 7 of the Oxnard City Code. The purpose of the ordinance is twofold.

For the protection of persons utilizing skatepark facilities in Oxnard, especially young children, this ordinance requires, among other restrictions, that any person riding a skateboard or other wheeled recreational device at a facility or park owned or operated by the City to wear a helmet, elbow pads, and knee pads and requires the City to post signs stating that any person riding a skateboard or other wheeled recreational device at a facility or park owned or operated by the City must wear a helmet, elbow pads, and knee pads. The proposed signage is intended to help inform the public on how to protect their children's safety while enjoying the skatepark.

Moreover, existing law provides qualified immunity to public agencies and public employees for injuries suffered by individuals engaged in "hazardous recreational activities," which the law identifies as an activity "that creates a substantial, as distinguished from a minor, trivial, or insignificant, risk of injury to a participant or a spectator," such as rock climbing. (Gov. Code Section 831.7.) Skateboarding at a facility or park owned or operated by a public entity is categorized as a hazardous recreational activity for which public agencies can receive qualified immunity, so long as (1) the person riding the skateboard (or other wheeled recreational device) was 12 years of age or older and engaged in a stunt, trick, or luge riding and (2) the public agency prohibited riding at the skate park unless that person is wearing a helmet, elbow pads, and knee pads. (Health and Safety Code § 115800).

A public agency can meet the second requirement at a facility not supervised regularly by: (1) adopting an ordinance that requires a person riding a skateboard to wear a helmet, elbow pads, and knee pads; and (2) posting signs giving reasonable notice about these safety requirements and warning persons that noncompliance will subject them to citation.

Accordingly, under this proposed ordinance:

1. No person may enter skatepark facilities outside the hours of operation;
2. Every person under the age of 12 years old using skatepark facilities in Oxnard must be supervised by a parent or guardian and shall wear a helmet, elbow pads, and knee pads;
3. No person shall place, position, erect, or use any outside equipment, obstacles, ramps, rails, or other similar materials or devices at skatepark facilities;
4. No person shall operate any type of motorized vehicle, motorized scooter, e-bicycle, motorized bicycle, bicycle, or motorcycle on or about skatepark facilities;
5. Any person injured at skatepark facilities shall report the injury to City personnel and shall complete an injury report form; and
6. Any person who fails to comply with the regulations set forth will be subject to immediate eviction from skatepark facilities and/or citation and prosecution as an infraction.

These regulations will assist with the orderly operation of the City's skatepark facilities.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the five strategic priorities adopted by City Council on March 16, 2021.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

The Community Services, Public Safety, Housing, and Development Committee approved the staff recommendation 3-0 on June 24, 2025, to forward the item for Council approval.

Prepared by: Mira Saleh, Deputy City Attorney, Michelle McCarron, Assistant City Attorney

ATTACHMENTS

1. Skateboard Park Regulation Ordinance No. 3067

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 3067

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
OXNARD ADDING ARTICLE XXVIII TO CHAPTER 7 OF THE
OXNARD CITY CODE PERTAINING TO THE REGULATION OF
CITY SKATEBOARD PARKS

WHEREAS, there is one operable Skateboard park facility in the City, and the City is in the process of constructing another Skateboard park larger in size and comprised of different features that are not available in the current skatepark and desires to create regulations pertaining to the orderly function of City owned Skateboard park facilities; and

WHEREAS, the purpose of the Chapter is to promote the public peace, health, safety, and welfare by establishing rules and regulations for the use and enjoyment of City Skateboard parks, which are designed and maintained for recreational skateboard or similar device use; and

WHEREAS, riding a skateboard or other wheeled recreational device at a facility or park owned or operated by a public entity as a public skateboard park is deemed a hazardous recreational activity within the meaning of California Government Code Section 831.7 under certain conditions described in the California Health and Safety Code Section 115800; and

WHEREAS, the City deems it necessary to enact rules and regulations for the City owned Skateboard parks.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES
ORDAIN AS FOLLOWS:**

Part 1. Incorporation of Recitals. The findings and determinations reflected above are true and correct, and are incorporated by this reference as though fully set forth herein as the cause and foundation for the action taken by and through this Ordinance.

Part 2. Codified Amendment. The City Clerk is directed to request that the publisher of the City Code add thereto the amendments listed in Part 3 of this Ordinance to Chapter 7, Article XXVIII and sections 7-376 through 7-380 as set forth below.

Part 3. Article XXVIII sections 7-376 through 7-380 are hereby added to Chapter 7 of the Oxnard City Code to read as follows:

ARTICLE XXVIII. CITY SKATEBOARD PARK REGULATIONS

Section 7-376 Purpose and intent.

The purpose of this Article is to acknowledge that riding a skateboard or other wheeled recreational device at any facility or park owned by a public entity as a public skateboard park is a hazardous recreational activity within the meaning of Government Code section 831.7, and to initiate regulations that comply with California Health and Safety Code Section 115800 by requiring all persons of any age riding a skateboard or other wheeled recreational device at City of Oxnard skateboard park to wear a helmet, elbow pads and knee pads and appropriate signage.

Section 7-377. Definitions.

(A) As used in this chapter:

“Director” means the Recreation and Community Services Director, the Recreation and Community Services Director’s designee, the City Manager, or the City Manager’s designee.

“Eviction” means expulsion from the skatepark.

“Skate” or *“skating”* means to ride, operate, or use a skateboard, non-motorized scooter, wheelchair, rollerskates or in-line skates.

“Skateboard” means any platform of any composition or size to which two or more wheels are attached and which is intended to be ridden or propelled by one or more persons standing or kneeling upon it and to which there is not affixed to it any seat or any device or mechanism to turn and control the wheels.

“Skate area” means the paved surfaces, obstacles, and features of the skateboard park specifically designed for skating, including platforms, transitions, banks, bowls, hips, ledges, coping, decking, rails, flat bars, stairs, and adjacent concrete surfaces, but excluding the picnic tables, public restrooms, and pathways.

“Skateboard park” means any City of Oxnard designated skateboarding facility as determined by the recreation and community services director, the recreation and community services director’s designee, the city manager, or the city manager’s designee.

Section 7-378. Skate rules and regulations.

(A) The following rules and regulations shall apply to skating in skateboard parks:

1. No person shall enter or be upon Skateboard parks at any time other than the established and posted hours of operation or at any time when the Director has closed the skateboard parks.
2. Every person under the age of 12 using skateboard parks must be supervised by a parent or guardian and shall wear a helmet, elbow pads and knee pads.
3. In accordance with California Health and Safety Code Section 115800(b), all persons of any age riding a skateboard, scooter, wheelchair, roller skates or in-line skates at the skateboard park shall wear a helmet, elbow pads, and knee pads.

4. The skateboard park is designed for use without the introduction of any outside obstacles, ramps, rails, or other similar materials or devices. No person shall place, position, erect, or use any outside equipment, obstacles, ramps, rails, or other similar materials or devices at skateboard parks.
5. No person shall use the Skatepark outside the hours of operation. Skatepark hours of operation shall be displayed on signage posted in accordance with Section 7-379.
6. The Director or designee may, in his or her sole discretion, regulate the hours of operation at the Skateparks for specified groups of users or events. The City shall post such regulations or notice thereof, as required by this section, on appropriate signage at the Skateparks.
7. No person shall operate any type of motorized vehicle, motorized scooter, e-bicycle, motorized bicycle, bicycle or motorcycle on or about the Skateboard Park.
8. Any person who is injured at skateboard parks shall report the injury to City personnel and shall complete an injury report form.

Section 7-379. Notice–Posted signs.

Posted signs. Signs shall be posted in one or more conspicuous and visible area(s) at skateboard parks to afford reasonable notice of the provisions of this chapter, and that pursuant to California Health and Safety Code Section 115800, any person riding a skateboard, scooter, wheelchair, roller skates or inline skates at skateboard parks must wear a helmet, elbow pads, and knee pads, and that any person failing to do so shall be subject to citation.

Section 7-380. Effect, enforcement, and penalties.

- (A) The privilege of any person to use the skateparks is expressly conditioned upon compliance by that person or a parent or guardian of a person under 12 with the provisions of this chapter as they apply to such use. It is unlawful to violate the provisions of this Article and any violations will be subject to a citation or punishment in accordance with this Code for any person or parent or guardian of a minor 12 years or younger to violate or fail to comply with any provision of this chapter.
- (B) Eviction. Any violation of any provision of this chapter shall subject the violator to immediate eviction from skateboard parks and/or citation and prosecution as an infraction.

Part 4. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

Part 5. The City Council exercises its independent judgment and made findings herein above, that this ordinance is not subject to CEQA, because the activity is covered by the general rule that CEQA applies only to projects that will have a significant effect on the environment. There is no possibility that the passage of this ordinance will have a significant effect on the environment and adoption of this ordinance is exempt from CEQA.

Part 6. Pursuant to Government Code Section 36933(c)(1), the City Attorney was designated to prepare, and the City Clerk published, a summary of this ordinance, and a certified copy of the ordinance was posted in the Office of the City Clerk a minimum of five (5) days before the City Council's adoption of the ordinance.

Part 7. The City Clerk shall certify as to the adoption of this ordinance and shall cause the summary thereof to be published within fifteen (15) calendar days of the adoption and shall post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code Section 36933. Ordinance No. 3067 was first read on July 15, 2025, finally adopted on July 29, 2025, to become effective thirty days thereafter.

APPROVED AND ADOPTED this _____ day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Luis A. McArthur, Mayor

ATTEST:

Lourdes A. López, City Clerk

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney



CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. J.5

DATE: July 29, 2025
TO: City Council
FROM: Jeff Pengilley, Community Development Director, (805) 385-8208, jeff.pengilley@oxnard.org
SUBJECT: Casa de Carmen/Oxnard Navigation Center Public Open Space Agreement (A-8596).

RECOMMENDATION

That the City Council approve and authorize the City Manager to execute a Public Plaza Operations Agreement between the City and 2nd & B LP for the provision of public open space for the Casa de Carmen project located at 241 West Second Street, Oxnard, CA.

(This item did not originate in Committee)

BACKGROUND

On July 30, 2019, the City Council adopted Ordinance No. 2963, which amended the Oxnard City Code Chapter 16, Division 10 and instituted a new "Downtown Code," and associated Zone Changes. The Downtown Code is a Form Based code and therefore does not include some of the key of the development restrictions that are seen in traditional zoning codes, such as density limitations or floor area ratios. A form based code allows for a potentially higher development potential on each lot.

In order to provide more public open space opportunities in the downtown area, the Downtown Code as adopted, included a requirement that new developments over 20,000 square feet provide public open spaces onsite in the form of Plazas, Pocket Parks, or Paseos as a percentage of the lot (20,000 square feet to 2 acres - 7 percent or >2 acres - 10 percent). The requirement does not require the dedication of the public open space to the City, and therefore will remain privately owned by the property owner. The spaces are meant to collectively function as a comprehensive system of public open spaces. So, while a plaza, pocket park, or paseo may be relatively small, in the larger context of the redevelopment of downtown, these spaces will collectively improve the civic opportunities downtown.

On November 30, 2020, pursuant to Oxnard City Code (OCC) Section 16-148, the Community Development Director approved a request for a Major Downtown Design Review Permit to authorize the construction of a 60,194-square foot 5-story, 56-unit mixed use apartment building. The development included shelter space and parking on the ground level, with an additional 4 levels of residential units (for a 5 story building) (Oxnard Navigation Center, later renamed Casa de Carmen). Based on the size of the lot the project was conditioned to provide a public plaza of approximately 1,464 square feet minimum.

ANALYSIS

As approved the project was to provide 1,944 square-feet of public plaza on a 0.48-acre project site. The condition required the developer to provide an easement or enter into an agreement to ensure the provision of the open space in compliance with the OCC prior to the issues of the final Certificate of Occupancy.

Condition of Approval No. 72 (below) requires the provision of public open spaces pursuant to the OCC.

72. Pursuant to Oxnard City Code (OCC) Section 16-153 Public Open Space, the Developer shall provide a public open space in the form of a Public Plaza onsite. The Developer/Property Owner shall enter into an agreement with the City and/or provide a public easement, as determined by and to the satisfaction of the City Attorney, prior to the issuance of a Certificate of Occupancy. The agreement shall ensure the public availability, appropriate signage, and long term maintenance of the public open space.

As noted above, the OCC provides for the plaza to remain private property, and the public shall just have access to the plaza, for recreational purposes. The agreement generally includes two key sections. The first establishes the term of the agreement. Per the OCC the agreement establishes that the public open space shall remain for the life of the development project, as it is a project requirement. Therefore, the requirement must remain in place until the site is redeveloped and the approved use is no longer in existence. The future redevelopment would be subject to the requirement in place at that time. The second section of the agreement focuses on the operational component, to ensure the site remains open to the public and is maintained by the property owner. The agreement generally outlines that the plaza shall be open from Dawn to Dusk, however alternative hours may be proposed by the property owner. Any changes to the hours shall be subject to approval by the Community Development Director or Designee. This section also outlines that the plaza shall be kept clean and signage shall be maintained. Lastly, the agreement establishes the procedures for maintenance of the plaza, and requirements for City notification and approval of intermittent closures for maintenance. Closures shall also be subject to approval by the Community Development Director or Designee.

STRATEGIC PRIORITIES

This agenda item supports Economic Development strategy. The purpose of Economic Development strategy is to focus on the retention and expansion of Oxnard businesses by increasing the skills and employability of our local workforce, invite new business investments, and target site-based redevelopment opportunities.

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

There is no financial impact to the City. The Plaza shall be owned and maintained by the property owner.

COMMITTEE OUTCOME

This item did not originate in Committee. The project and associated condition was originally approved by the Community Development Director and the requirement stems from the requirements of the Downtown Code section of the OCC.

Prepared by: Joe Pearson II, AICP, Planning & Environmental Services Manager

ATTACHMENTS

1. Director Hearing Staff Report (without attachments)
2. Director Resolution No. 20-200-13 & 20-310-08
3. Draft Casa de Carmen/Oxnard Navigation Center Public Plaza Agreement

**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Jeff Pengilley, Interim Community Development Director

FROM: Joe E. Pearson II, Senior Planner

DATE: November 30, 2020

SUBJECT: **Project Name: Navigation Center;** Planning and Zoning Permit Nos. 20-200-13 (Major Downtown Design Review Permit), 20-535-04 (Density Bonus), and 20-310-08 (Lot Line Adjustment (Merger)) to allow for the construction of a 5-story, 56-unit mixed use apartment building with approximately 16,200 square-feet of commercial space, located at 241 West Second Street (APNs: 202-0-054-075 & -080).

- 1) **Recommendation:** That the Community Development Director (“**Director**”) finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), adopt the Resolutions approving Planning and Zoning Permit Nos. 20-200-13 (Development Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request for a Major Downtown Design Review (DDR) Permit to authorize the construction of a 60,194-square foot 5-story, 56-unit mixed use apartment building with 10 parking spaces, 2,640 square feet of leasing and community services office space, 13,078 square-feet of commercial space, a private outdoor courtyard, and 1,944 square-feet of public plaza on a 0.48-acre project site. Proposed development includes commercial space and parking for the residential and/or commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 44 one bedroom units and 12 two bedroom units. The DDR will also allow for the demolition of the existing 7,500 square foot vacant building. The project site currently consists of two properties. The applicant is also processing a Lot Line Adjustment (Merger) to merge the two properties and create the 0.48 acre project parcel. The project shall be conditioned to process and finalize the Merger prior to the issuance of building permits for the Project.

The application also includes a ministerial request for a Density Bonus to allow for Parking Standard Modification pursuant to State Density Bonus Law and OCC Section 16-410P, and subject to the approval of the Planning Commission. Pursuant to State Density Bonus Law (Government Code 65915), a city shall not impose any minimum vehicular parking requirement on a supportive housing development, as defined in Section 50675.14 of the

Health and Safety Code. As a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring the residential units be maintained as supportive housing in compliance with Section 50675.14.

The applicant is concurrently processing a Special Use Permit (SUP) request to allow for Homeless Shelter and Resource Center as permitted under OCC Section 16-148 Allowed Uses. The SUP is being processed pursuant to Division 3 of OCC Chapter 16 Article VII. The Oxnard Planning Commission is the decision maker on the SUP pursuant to Section 16-531 of the OCC. The SUP is currently scheduled for the Planning Commission in mid-December. As such, the Homeless Shelter and Resource Center are not under consideration by the Director. A Separate notice and report will be prepared for that hearing.

The Project is located at 241 W. Second Street in the Downtown General (DT-G) zone (Attachment A). For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Brittany Seniff, of Community Development Partners (“Applicant”), 3416 Via Oporto, Suite 301, Newport Beach, California, 92663.

Please see the reduced Project plans (Attachment B) for more details.

- 3) Existing & Surrounding Land Uses:** The Project site is located on a developed lot, which currently contains a 7,500 square foot vacant building proposed to be demolished. The Project site is located on the northeast corner West Second Street and South B Street. The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Downtown (DT)	Downtown General (DT-G)	Vacant Building
North	Downtown (DT)	Downtown General (DT-G)	Vacant Building
South	Downtown (DT)	Downtown Core (DT-C)	Civic Center - City Hall
East	Downtown (DT)	Downtown General (DT-G)	Vacant Building
West	Downtown (DT)	Downtown General (DT-G)	Public Parking Lot

4) Background Information:

- a) The Project site was originally constructed with three residences and associated buildings, which were demolished to allow for the construction of the existing office building in 1953. Since its construction various permits have been issued for minor interior and exterior changes. The property was later acquired by the City of Oxnard to be used as City offices, however the building has since become vacant.
- b) On July 30, 2019, the City Council adopted Ordinance No. 2963, which amended the Oxnard City Code Chapter 16, Division 10 and instituted a new "Downtown Code," and associated Zone Changes. The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant impacts.

5) Environmental Determination: In accordance with Sections 15332 (Class 32, In-Fill Development) and 15305 (Minor Alterations in Land Use Limitations) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA.

This Project includes the demolition of the existing building, Merger, and the construction of a mixed-use apartment building with commercial space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The proposed development is located on a 0.48-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) **General Discussion:** As discussed below, the Project has been found to be consistent with both the General Plan and the Downtown Code. In accordance with the Downtown Code, construction of the Project is subject to approval of a Major Downtown Design Review permit by the Community Development Director.
- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Downtown (DT) uses which allows retail, commercial, government and residential uses in the urban context of the downtown area, regulated by form-based development and performance standards to encourage pedestrian-oriented design, diverse and high-quality housing choices and transit utilization. The proposed mixed use residential / commercial building includes commercial space on the ground floor and

residential units on the top four floors. The building includes limited parking on the ground floor that is consistent with pedestrian-oriented design. Approval of this Major Downtown Design Review Permit has been determined to be consistent with the General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-19.1	I	Unique Downtown Identity Ensure that downtown Oxnard occupies a niche in the marketplace as a civic center supported by businesses, retail, residential components, arts, and entertainment.	Project is consistent with Downtown Code to provide mixed uses to revitalize downtown.
CD-19.2	I	Complementary Development Seek a complementary rather than competitive role with other areas of the City for the continued economic development of the City's downtown.	Project will provide needed housing opportunities to support economic development throughout the City.
CD-19.4	I	Revitalization and Redevelopment As part of the City's redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	Project is a mixed use in-fill development that will revitalize the Downtown area.
CD-1.2		Infill Development, Priority to Mixed Use	

		Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	
CD-19.5	I	Attract Downtown Investment Encourage investors to purchase downtown property and help property owners lease space.	Project includes 56 residential units and 15,622 sq ft of commercial/office space that could be offered for lease.
CD-1.7	I	Compact Development Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	Project is designed as a mixed use style building with tuck under parking for efficient use of space on the lot.
CD-8.1	I	Limiting Development Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	Project is in-fill development that will be served by existing services.
CD-18.1 CD-18.2	I	Attract New Business Identify and attract a range of commercial, retail and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment. Small Business Recognize the job creation potential of small business and promote entrepreneurial development and small business expansion.	Project includes commercial and office space that can be divided into small spaces for new startup businesses.

ICS-8.1	I	Improved Bicycle and Pedestrian Safety Promote safety by minimizing conflicts between automobiles, bicycles, and pedestrians with special attention to lighting resources on commercial corridors.	Project includes improvements to the adjacent alleyway. The project will also provide sidewalk improvements and the provision of bike racks which will promote pedestrian and bicycle use. The Project will also provide a public plaza at the corner of Second Street and B Street, enhancing the public environment.
ICS-8.5		Public Sidewalks and Pedestrian Orientation Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works projects, especially for public sidewalks.	
ICS-11.7 ER-10.1	I	Water Wise Landscapes Promote use of Native and Water Wise Plants	The Project is conditioned to install street trees to assist in screening the building. The trees require very little watering once established. The proposed shrubs and groundcovers in the landscape plan are all low water use plants.
CD-3.4 CD-10.1 CD-10.2 CD-14.1 CD-14.3	II	Neighborhood Quality of Life Human-Scale Development Neighborhood Themes Design Review Process Quality of Design	The application review process led to changes in the project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

As conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) **Conformance with Zoning Development Standards:** Pursuant to the Downtown Code, the proposed development is located in the Downtown General (DT-G) zone. In accordance with the Downtown Code, the building may be permitted with an approved Major Downtown Design Review Permit (16-146.1.B). Applicable development standards of the Downtown General zone have been compared with the proposed project in Attachment D.

Pursuant to the Downtown Code, the maximum development potential is as follows:

Maximum Development Potential

(Table 16-145.2.J)

Residential	2,284 Units
Non-Residential	3,025,370 Gross Square-Feet

The project includes 56 residential units and 2,375 gross square-feet of non-residential development. Thus, the remaining maximum development potential in the Downtown area is as follows:

Remaining Maximum Development Potential

Residential	2,173 Units ¹
Non-Residential	3,012,740 Gross Square-Feet ²

- d) **Density Bonus:** As noted in the Project Description above, the proposed Project includes an administrative request for a parking standard modification pursuant to Section 65915(p)(4) of the Government Code. Under Section 65915(p)(4), if a development consists solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families, as provided in Section 50052.5 of the Health and Safety Code, and the development is a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code, then, upon the request of the developer, a city, county, or city and county shall not impose any minimum vehicular parking requirement. As proposed, the residential units will be designated as 100% affordable permanent supportive housing and will target those experiencing some form of homelessness. On site services will be provided by the operator to assist residents in a variety of ways. The Project will be conditioned to obtain Planning Commission approval of the Density Bonus request (PZ 20-535-04). As conditioned, and in compliance with state law the project is not required to provide any parking for the residential units.

¹ 2,284 available units less: Proposed 56 units (PZ 20-200-13); Approved 55 units; and Constructed 0 units.

² 3,025,370 available square feet less: Proposed 8,122 net new square feet (15,622-7,500=8,122 square feet) (PZ 20-200-13); Approved 4,508 square feet; and Constructed 0 square feet.

- e) **Site Design:** The proposed mixed use apartment / commercial building is designed as a vertical mixed use building. The ground floor and part of the second floor is commercial and office space. The ground floor includes a parking area off of the alleyway that will be screened by the building from the street frontage. The top four floors include residential units and office space (second floor only). The entry to each unit faces the interior of the site. The middle of the second floor includes an outdoor common area with seating areas that are available for the enjoyment of all the residents. The floor plan is designed to include an open area in the middle to allow sunlight down to the second floor common area (Attachment B).
- f) **Circulation and Parking:** The proposed apartment building includes frontage on, and pedestrian access from, West Second and South B Street. The east side of the building faces the adjacent alleyway. Vehicular access to the parking spaces is provided from the alleyway, consistent with the Downtown Code. The parking area off of the alley provides access to a total of 10 vehicle parking spaces (6 standard spaces and 4 ADA accessible spaces). Pursuant to the Downtown Code, the proposed development must include a minimum of 0.5 spaces for each residential unit on-site, and must include payment of an in-lieu fee for a minimum of 50% of the required commercial parking and payment of an in-lieu fee for 0.5 to 0.99 spaces provided for each residential unit. The project includes a total of 10 spaces that count toward the required parking. As noted, in the project description the project includes a ministerial parking reduction provided under Section 65915(p)(4) of the Government Code, based on the proposed 100% affordable supportive housing residential project type. The state's regulations override the City of Oxnard's regulations, and consequently, the project's required residential parking is zero spaces per state law. The project will be conditioned to comply with the requirements of Section 65915(p)(4) of the Government Code.

The proposed project is subject to two conditions of approval to require 1) create a Parking Management Plan to designate residential and / or commercial parking spaces, which will be used to calculate the applicable in-lieu parking fees, and 2) obtain a SUP for the Homeless Shelter and Resource Center, or pay applicable parking in-lieu fees for the commercial/office portions of the building (Attachment E).

- g) **Building Design:** The proposed project includes the construction of a 5-story mixed use apartment / commercial building that has frontage on both West Second Street and South B Street. The proposed building is designed as a vertical mixed use building with commercial/office on the first floor and residential and resident services above. The parking area for both the commercial space is located on the ground floor behind the commercial space off of the alley.

The commercial space is designed with a Shopfront frontage. The Shopfronts feature full length windows. The first floor features a grey vertical metal siding and stucco facade and the top four floors mostly feature a smooth stucco facade. The building also features wood lap siding as the railing above the second story, and along the roof line. The

residential floors feature vertically proportioned windows that are aligned over the ground floor Shopfronts. The building is designed as a flat roof structure. The building features multiple projections in the form of various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The proposed building colors are generally more subdued, featuring tones of gray, with natural materials such as CMU, wood, and metal. The brighter blue is used as a window trim only.

The entrance to the residential portion of the building is emphasized with a recessed Common Entry located within the public plaza facing the South B Street frontage. The Common Entry will serve as the entrance to both the residential units and office space on the second floor. The commercial space will be accessed through multiple doorways facing both West Second and South B Streets. The vehicle entrance to the building is located off the alleyway, with the 10 parking spaces accessed directly from the alley.

The approximately 16,200 square-foot of commercial/office space on the ground floor and part of the second floor can be used as a large commercial or office space. The residential units are designed as either 541 square-foot 1-bedroom and 1-bathroom units (44 units) or 699 square-foot 2-bedroom and 1-bathroom units (12 units).

The top four floor plans for the building are generally the same, with the exception of the second floor which contains 2,094 square feet of office space. The entrance of each apartment faces the interior of the building, either opening to the interior courtyard or walkway. The second floor features an approximately 3,772-square foot landscaped courtyard for the use of all residents.

- h) Landscaping and Open Space:** The project site includes landscaping in the parkway along the both frontages (facing West Second Street and South B Street) and partially along the east side (facing the alleyway). The parkway on the front includes eight new street trees that will provide canopy and shading to be consistent with the Oxnard Downtown Code.

Pursuant to the Downtown Code, the project includes private open space. The second floor of the building includes a common area that will be landscaped with fruitless olive trees, shrubs, and ground cover. The common area includes bench seating, tables, decorative hardscape, and a community garden area.

- 7) Development Advisory Committee:** The Project was reviewed by the Development Advisory Committee (DAC) on September 2, 2020. Conditions of approval from DAC are included in the attached Resolution.
- 8) Community Workshop and Public Input:** The project site is located within the Wilson Neighborhood. On October 19, 2020, the project was presented to the public during a Community Workshop meeting. The meeting was attended by 13 members of the public to

provide comments regarding the project. As the Project was presented along with the SUP for the Homeless Shelter and Resources Center, the primary concern expressed during the meeting was in regard to the shelter use. The availability of parking was also expressed. As discussed above the project includes a ministerial parking reduction provided under Government Code Section 65915 for the 100% residential project type. For the Commercial portion, the Project will be conditioned to either obtain a SUP for the Homeless Shelter and Resource Center or pay applicable in-lieu fees pursuant to the Downtown Code. Lastly, comments were made regarding the building architecture. The building has been designed in compliance with the objective design standards of the Downtown Code, and thus is representative of the high quality of design called for under the Downtown Code. Other than those concerns the comments were generally supportive of the project and indicated that the proposed Project is a major improvement to the Downtown area. Consistent with public noticing requirements, the Community Director Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments from the public regarding the proposed project.

- 9) Appeal Procedure:** In accordance with Section 16-525 of the City Code, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Downtown Code Consistency Table
- E. Downtown Design Review and Lot Line Adjustment Resolution

RESOLUTION NOS. 20-200-13 & 20-310-08

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 20-200-13 (MAJOR DOWNTOWN DESIGN REVIEW PERMIT) AND 20-310-08 (LOT LINE ADJUSTMENT (MERGER)) FOR CONSTRUCTION OF A 5-STORY, 56-UNIT (100% AFFORDABLE PROJECT) MIXED USE APARTMENT BUILDING WITH APPROXIMATELY 16,200 SQUARE FEET OF COMMERCIAL / OFFICE SPACE WITH 10 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.48-ACRE PROJECT SITE LOCATED AT 241 WEST SECOND STREET (APNs: 202-0-054-075 & -080), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BRITTANY SENIFF, OF COMMUNITY DEVELOPMENT PARTNERS, ON BEHALF OF PROPERTY OWNER CITY OF OXNARD.

WHEREAS, on August 10, 2020, Brittany Seniff (the “**Applicant**” and/or “**Permittee**”), submitted a request to allow the construction a 5-story, mixed use affordable housing apartment building with 56-units and approximately 16,200-square feet of commercial/office space, located at 241 West Second Street (APNs: 202-0-054-075 & -080); and

WHEREAS, on November 30, 2020, the Community Development Director of the City of Oxnard (“**Director**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)) to authorize the construction of a 5-story, 56-unit mixed use apartment building with 10 parking spaces, approximately 16,200-square-feet of commercial/office space, private open space and 1,944 square-foot public open space plaza on a 0.48-acre project site, located at 241 W. Second Street (APNs: 202-0-054-075 & -080) (the “**Project**”) in accordance with Section 16-146.1 of the Oxnard City Code; and

WHEREAS, in accordance with City Council Ordinance No. 2980, of the 56 total units, 3 units are required to be affordable low-income units and 3 are required to be affordable very-low income units; and

WHEREAS, Section 16-146.1.B of the Oxnard City Code authorizes the Community Development Director to approve a new building within the Downtown area with the issuance of a Major Downtown Design Review Permit; and

WHEREAS, Section 15-11 and 15-267 of the Oxnard City Code authorizes the Community Development Director to approve a Lot Line Adjustment (Merger); and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 32 Categorical

Exemption (Section 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Downtown and a zoning designation of Downtown (DT-G). The project is mostly surrounded on all four sides by urban development (there is one partially vacant lot to the north of the project site). The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed mixed use apartment / commercial and office building is consistent with the General Plan, Downtown Code and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan, Downtown Code and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed mixed use apartment / commercial and office building will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential and commercial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District as determined by the 1981 Historic Survey Area: Historic District Survey Area. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Community Development Director Staff Report and all attachments thereto, the Community Development Director finds:

- (1) **The project represents high quality urban infill architecture and pedestrian-oriented design.**

This proposal includes the construction of a mixed-use apartment building with commercial and office space that is consistent with the General Plan land use designation of Downtown and the Downtown Code zoning designation of Downtown (DT-G). The building represents a contemporary/modern style of architecture, employing many of the defining characteristics. These are emphasized through the use of simple materials including the use of concrete veneer panels, wood lap siding, and vertical metal siding. The heavy use of windows, including the floor to ceiling windows along the ground floor, and

asymmetrical design on upper floors helps to create the modern feel to the building. The minimalist design again employs the features of modern architecture through the use of simple window treatments and simple but identifiable entrances. The horizontal and vertical architectural projections with the flat roofs helps to provide visual interest through simple massing as opposed to the more ornamental designs of other architectural styles. Thus, the project contains many of the defining characteristics of the Contemporary/Modern style, and represents quality infill architecture.

The proposed mixed use building site is located on a corner and has two street frontages. The ground floor of the building includes a public plaza, that also serves as the entrance to the residential units, shopfronts along each street frontage provide for pedestrian access. The vertically proportioned shopfronts and set back second story help to provide a human scale.

Furthermore, the infill project site will take advantage of and be served by existing water and sewer lines found within the public rights-of-way located adjacent to the property. Stormwater systems are integrated into the project design. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The staff report contains a detailed discussion on the project's high quality urban infill architecture and pedestrian-oriented design in the Analysis subsections e (Site Design) and g (Building Design). Thus, the project represents high quality urban infill architecture and pedestrian-oriented design.

(2) The project will improve the human scale urban character of the surrounding built environment.

The proposed mixed use building, as conditioned, features a steady building line at the ground floor to define a walkable street. The shopfront on the ground floor are 12 feet high, and will improve the aesthetic of the pedestrian environment. The shopfront entries are located within each window bay along the building frontage. The primary residential entrance is located off of the public plaza located at the corner of the building. The building features horizontal and vertical projections throughout the facades to convey a more human scale to the five story building. The building has recessed facades to allow light and airflow into the center courtyard. The recessed facade areas provide balcony areas for residents creating a more human scale to the building frontage.

The project includes both public open space and private open space. The project provides public open space in the form of a public plaza located at the corner of West Second and South B Street. The plaza will provide for an improved pedestrian experience for both the visitors of the building and general public. The

plaza will contain landscaping and seating areas for people to congregate. The second floor of the building includes a common area that will be landscaped with fruitless olive trees, a community garden, and decorative planters. The common area includes bench seating, tables, and decorative hardscape.

The staff report contains a detailed discussion on how the project will improve the human scale urban character of the surrounding built environment in the Analysis subsections e (Site Design), g (Building Design) and h (Landscaping and Open Space) and f (Building Design). Therefore, the project will improve the human scale urban character of the surrounding built environment.

(3) The project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence.

The proposed mixed use building has a strong ground floor base element in the form of shopfronts with a facade of stucco, CMU, wood and metal. The proposed building is designed as a vertical mixed use building with commercial/office on the first floor and residential and resident services above. The parking area for both the commercial space is located on the ground floor behind the commercial space off of the alley.

The commercial space is designed with a Shopfront frontage. The Shopfronts feature full length windows. The first floor features a grey vertical metal siding and stucco facade and the top four floors mostly feature a stucco facade. The building also features wood lap siding as the railing above the second story, and along the roof line. The residential floors feature vertically proportioned windows that are aligned over the ground floor Shopfronts. The building is designed as a flat roof structure. The building features multiple projections in the form of various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The proposed building colors are generally more subdued, featuring tones of gray, with natural materials such as CMU, wood, and metal. The brighter blue is used as a window trim only.

The primary entrance to the building is emphasized with a public plaza located at the corner of West Second and South B Street. The Common Entry will serve as the entrance to both the residential units and office space on the second floor. The commercial space will be accessed through multiple doorways facing both West Second and South B Streets. The recessed entries and second floor balcony along Second Street and upper story setback along South B Street modulates the frontage of the building.

The project building includes materials that age well over time such as concrete, metal, block, wood and glass, that convey solidarity and permanence. The material and color changes reinforce the building massing and organization.

The staff report contains a detailed discussion on how the project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence in the Analysis subsections e (Site Design) and g (Building Design). Therefore, the project appropriately modulates the massing and facades of the building, employing materials and detailing that convey solidarity and permanence.

(4) The project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.

The proposed building, as conditioned, features a simple design with a distinct ground floor made of metal, stucco, CMU, and wood and upper floor windows of apartments stacked above them on a stucco facade. The project building includes materials that age well over time such as CMU, Concrete, and metal siding. The staff report contains a detailed discussion on how the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials in the Analysis subsection g (Building Design). Therefore, the project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.

(5) The project generally and/or substantially conforms to the Architectural Design Guidelines of Part 2 of this Code.

The proposed mixed use building, as conditioned, includes architectural projections in the form of various building pop-outs, an awning over the commercial entrances, a pop-out over the primary residential lobby and entrance, window frames, balconies that simply project from the facade. The building features a commercial shopfront on the ground floor of the primary frontage that is made of clear glass in metal frames. The public and visitor building entrances to the upper floors are easily visible from the street and distinguishable from the first floor by being located at the street corner integrated into the public plaza. Other entries along the primary frontage, are recessed with awnings. The ground floor has active commercial uses fronting the primary street frontage and the building includes windows that are vertical in proportion that are generally stacked vertically. The staff report contains a detailed discussion on how the project conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code in the Analysis subsections e (Site Design), g (Building Design), and h (Landscaping and Open Space) . Thus, the project substantially conforms to the Architectural Design Guidelines of Part 2 of the Downtown Code.

SECTION 2. The Community Development Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15332 (Class 32) of the State CEQA Guidelines. This section pertains to projects characterized as in-fill development, meeting certain conditions.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The project has a General Plan designation of Downtown (DT) and a zoning designation of Downtown General (DT-G). The project is consistent with the General Plan Designation, zoning designation and applicable policies and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project site is located within the downtown area of the City of Oxnard, within city limits. The project site is approximately 0.48 acres and is substantially surrounded by urban uses.

- (c) The project site has no value as habitat for endangered, rare or threatened species.**

The project site is currently developed with an office building, and a parking lot. The project site has been previously disturbed, is substantially surrounded by urban development and thus is unlikely to be suitable habitat for endangered or threatened species.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The Downtown Code allows for a maximum development of 2,284 residential units and 3,025,370 square-feet of commercial space. The development allowed within the Downtown Code was evaluated in the 2030 General Plan Addendum No. 5, and it was determined to not result in any new significant impacts. The proposed project is significantly less development than was previously evaluated and thus will not result in any significant effects relating to traffic, noise, air quality, or water quality.

- (e) The site can be adequately served by all required utilities and public services.**

The project site is located in Downtown, where all required utilities and public services are available. The Project is consistent with the level of development identified under the General Plan and Downtown Code, and therefore are within the anticipated level of development. The project is not anticipated to result in any significant impacts to utilities and public services.

The Community Development Director has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Community Development Director hereby approves Planning and Zoning Permit No. 20-200-13 (Major Downtown Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)), subject to the attached conditions of approval.

SECTION 5. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans stamped approved November 30, 2020, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Downtown Design Review Permit to the plans is approved by the Community Development Director ("Director"). Minor field changes may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans and the original intent of the Project. Substantial conformance shall be determined by the Planning and Environmental Services Manager.(PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

15. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)
18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit for the life of the project. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)
19. Prior to the issuance of a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, *PK-7.1*)
22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)
23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans.

- Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)
24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)
 25. After Developer installs irrigation and landscape improvements on the project property or on Caltrans freeway right-of-way, but before the City's final acceptance thereof, Developer shall provide the Planning Division or designee with one set of mylar (minimum 3 mil) original drawings, which shall accurately reflect all "as-built" conditions. (PK, *PK-16*)
 26. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to enter into an agreement with the City to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property. In the event that such an assessment district is not formed, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, *PK-18*)
 27. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
 28. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, *PK-23*)
 29. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, *PK-24*)

30. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and off site trees which are to be removed to accommodate the project. The Tree Tabulation Chart shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. The full value of the removed tree(s) are to be put back into new trees on the project site and in the public right-of-way under the direction of the Community Development Director and Public Works Director. (PK)

PLANNING DIVISION STANDARD CONDITIONS

31. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
32. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
33. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, PL-3)
34. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
35. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
36. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the

development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

37. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
38. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
39. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
40. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)
41. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)
42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
43. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
45. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, *PL-17*)
46. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
48. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
49. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
50. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)
51. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)
52. Developer shall pay Parks and Recreation Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)

53. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
54. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
55. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
56. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
57. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, *PL-49*)

PLANNING DIVISION SPECIAL CONDITIONS

58. This permit is granted subject to approval of Planning and Zoning Permit No. 20-535-04, Density Bonus, by the Planning Commission. (PL)
59. The Project approval for PZ 20-200-13 is not in effect until such time as implementation of the Lot Line Adjustment (Merger). Prior to building permit issuance, the applicant and property owner shall complete final recordation of a Lot Line Adjustment (Merger) and copies of the associated recorded documents and deed are filed with the Planning Division. This Lot Line Adjustment (Merger) filed with Planning and Zoning Permit No. 20-310-08, Lot Line Adjustment (Merger), is approved in concept by the Community Development Director. (PL)
60. The property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses (i.e., residential or commercial). Parking spaces shall be physically demarcated with a space number, which shall be assigned to individual tenants through their rental lease agreement. The Parking Management Plan shall be submitted to the Planning Division for review and approval

prior to the issuance of Certificate of Occupancy. The Parking Management Plan shall be used to calculate any applicable in-lieu parking fees.

61. Developer shall either obtain a SUP for the Homeless Shelter and Resource Center or pay required in-lieu parking fee pursuant to the Downtown Code (Section 16-147.4.C.7). The in-lieu fee is required for a minimum of 50% of the required commercial parking spaces and up to a maximum of 50% of each required residential space. The current in-lieu parking fee is \$10,000 per mitigated space and is tied to the Engineering News-Record (ENR) Construction Cost Index (CCI) for Los Angeles. The in-lieu parking fee is subject to fee adjustments adopted by the City Council.
62. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
63. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
64. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
65. Prior to building permit issuance, the developer shall provide a public improvement plan which identifies, and includes, a connection to the city fiber optic infrastructure according to city specifications pursuant to the Fiber Network Master Plan as adopted by the City Council on May 5, 2020. Initial installation of fiber optic infrastructure shall be the responsibility of the Developer and shall occur at the time that roadways are constructed unless a mutually agreed upon process is determined in consultation with the City's Information Technology Department.
66. All dining establishments with cooking operations shall implement best management practices to minimize the potential release of food processing facility odors and smoke outside the building as could be detected at the property line. Such best practices could include changing operating practices, improving maintenance of cooking equipment, installing odor control equipment, and/or upgrading venting systems to control unnecessary, excessive and annoying odors or smoke which in the judgement of the City of Oxnard or the Ventura County Air Pollution Control District is determined to be a public nuisance or to be detrimental to the public health and welfare.

67. No alcohol use of any type is approved as a part of this action. A separate alcohol use request must receive a Special Use Permit approved by the City and Alcohol Beverage Control prior to inauguration of the use.
68. Developer shall record a notice to appear in all deeds of property within the project that the project is within or proximate to the Oxnard Airport Sphere of Influence and inhabitants may be affected by the airport and aircraft operations. Before the City issues building permits, Developer shall provide evidence of recordation of such notice with the Ventura County Recorder's Office. (PL)
69. Developer shall grant to the County of Ventura an aviation easement that includes the elements of the Federal Aviation Administration's (FAA) Model Aviation Easement. (PL)
70. Developer shall file with FAA a Form 7460, "Notice of Construction or Alteration," that enables the FAA to review the development for any hazards to airport/aviation operations. The FAA's review shall result in a finding of "no objection." (PL)
71. The Developer shall adhere to any recommendations from the FAA for marking or lighting. (PL)
72. Pursuant to Oxnard City Code (OCC) Section 16-153 Public Open Space, the Developer shall provide a public open space in the form of a Public Plaza onsite. The Developer/Property Owner shall enter into an agreement with the City and/or provide a public easement, as determined by and to the satisfaction of the City Attorney, prior to the issuance of a Certificate of Occupancy. The agreement shall ensure the public availability, appropriate signage, and long term maintenance of the public open space
73. The project is conditioned for the following details to be added to the construction plans to be consistent with the Downtown Code requirements. The construction plans shall include the following prior to the project being submitted for the initial plan check to Building and Engineering.
 - a. Window Recess
 - b. Exterior Lighting
 - c. Lap Siding Length

Air Quality

74. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
75. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)

76. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
77. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
78. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)
79. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
80. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
81. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)
82. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Cultural Resources

83. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of

the project site. Upon completion, the Phase I survey report shall be submitted to the Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (MND, E-1)

84. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. The frequency of reports may be adjusted by the Planning Manager upon request in writing from the Developer. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

85. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
86. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
87. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
88. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

89. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
90. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
91. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
92. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
93. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
94. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
95. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
96. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)

97. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
98. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
99. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
100. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
101. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
102. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
103. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
104. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
105. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)

106. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)
107. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
108. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
109. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
110. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
111. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
112. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
113. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, utilities and street appurtenances as directed by the Development Services Director. City will name all streets in accordance with adopted City guidelines. (DS-49)
114. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)
115. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

116. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS-69)
117. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
118. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
119. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
120. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
121. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
122. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater

Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)

123. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
124. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)

STORMWATER QUALITY CONDITIONS

125. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

126. Developer shall design this project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("TGM"). (DS)
127. Developer's preliminary drainage report claims that the site is technically infeasible to provide onsite infiltration due to low site permeability. Developer shall provide site specific infiltration testing demonstrating that the site infiltration rate is less than 0.3 inches per hour in order to claim infeasibility due to low infiltration potential. (DS)

128. Developer also claims technical infeasibility to provide onsite infiltration due to the density and low income nature of the development. The project's drainage and stormwater quality report shall step through the process outlined in the stormwater quality TGM in section 3.2 under the title "Determining Maximum Volume Feasibly infiltrated and/or Biofiltered" starting on page 3-10 (including Table 3-1) of the TGM. (DS)
129. Developer shall revise the project Stormwater Quality Report (and associated project improvements) to comply with Section 2.8 (Step 7) of the TGM by providing treatment of runoff from the 5% EIA and pervious areas of the site prior to discharge into the public right-of-way. (DS)
130. The percolation tests for this project shall include implementation of the reduction factor specified in the "Guidelines for Design, Investigation, and reporting for Low Impact Development Stormwater Infiltration" published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the safety factor specified in the Technical Guidance Manual. (DS)
131. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the project civil engineer. (DS)
132. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS)
133. Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. Abandonment shall occur at the City main. (DS)
134. This project will likely result in an increase in wastewater discharge from the site. The City is currently processing applications for additional projects that also have the potential to increase discharge to the same downstream wastewater lines. If not already completed by another project, Developer shall arrange to have the Oxnard Public Works Department run the City's wastewater computer model to determine the ability of the existing downstream pipelines to convey the additional wastewater from these current project applications. Developer will be responsible for providing all downstream wastewater improvements determined necessary to provide capacity for this project. (DS)

135. If another development project constructs downstream sewer line improvements that benefit this project, this project will be required to reimburse a pro-rata share of the sewer construction costs, as determined by the City Engineer, to the project developer that constructed the downstream sewer improvements. (DS)
136. The City will not be responsible to construct or pay for any of the costs of the downstream sewer improvements unless they are determined by the City Engineer to be Master Planned Improvements and subject to the Master Planned Improvement reimbursement policy. (DS)
137. The proposed commercial spaces shall be metered independently from the residential uses. (DS)
138. Developer shall remove the adjacent public alley and reconstruct it with concrete. The reconstruction shall include a new 4 foot wide concrete ribbon gutter (per plate 117) with no construction joints. The concrete alley shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. (DS)
139. Developer shall remove and reconstruct the full width of the concrete alley entrance (curb cut and adjacent sidewalk, curb, and gutter) to provide an new ADA compliant pedestrian path along the public sidewalk. Final design of the new entrance is subject to approval of the City Engineer. (DS)
140. Developer shall remove and replace all sidewalks along the B Street and Second Street frontages of the project. Sidewalks shall be designed and constructed to provide a 8-foot wide (minimum) ADA compliant path along the public sidewalk. Replacement shall include complete reconstruction of the disabled access ramp at the adjacent intersection. (DS)
141. Developer shall remove the existing driveway curb cut and replace it with standard curb, gutter, and sidewalk. (DS)
142. Developer shall remove and replace all broken, missing, or lifted curb and gutter along the project frontage. Replacement shall include reworking of the adjacent roadway surface as required to join the reconstructed curb and gutter. This requirement includes removal of all drainage curb cores not used by the project. (DS)
143. Prior to issuance of a grading/site improvement permit, Developer shall provide evidence of recordation of a lot merger combining the underlying parcels (APN 202-0-054-075 and 202-0-054-080) into a single legal lot. (DS)
144. Developer shall remove the existing power poles along the project's alley frontage and place the existing overhead utility lines underground. Undergrounding shall extend to the nearest non-frontage existing power pole. (DS)
145. Developer shall design the project trash bin storage room in general conformance with the dimensions, door configuration, and other standards found on the City's trash enclosure

standard plates. The design, locking system and opening mechanism for the doors is subject to approval of the City's Refuse Division. (DS)

146. Prior to issuance of a site improvement permit, Developer shall provide (or update as appropriate) the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18inch by 24inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS)
147. Developer shall retrofit two (2) existing High Pressure Sodium Vapor (HPSV) street light heads along B Street and two (2) along Second Street project frontages with LED heads to enhance pedestrian safety. The LED street light heads shall be per current standard. Final location and design of the street light shall be approved by the City Traffic Engineer. (TR)
148. Developer shall install short-term bicycle parking stalls. Racks shall be located close to the main building entrance, in a lighted, high visibility area protected from the elements. Use of ribbon type bicycle racks is highly discouraged. (TR)
149. Developer shall provide a transportation information center stocked with bus schedules, rideshare information and related information on alternative methods of transportation at the proposed building lobby. Developer or owner and its tenants shall update such information at least once a month. (TR)

HOUSING DEPARTMENT

150. If affordability covenants will be recorded against the property to satisfy other affordable housing requirements, that will require that at least three (3) 1-bedroom units in the development be offered for rent to households at or below 50% of the area median income (AMI), a minimum of two (2) additional 1-bedroom units and one (1) 2-bedroom unit be offered for rent to households at or below 80% AMI for a period of at least 20 years then the City of Oxnard's inclusionary housing requirement may be satisfied pending satisfaction of condition number # 151 below. (Units may be offered at a lower AMI but these are the minimum requirements).
151. Prior to submitting their first building permit application, the owner/developer must submit for review and approval a copy of the recorded affordability covenants for the property and any other related information, as requested, to the Housing Director. Upon approval of the affordability covenants, the Housing Director will provide a letter to the owner/developer confirming approval of the affordability covenants. If the Housing Director does not approve the recorded affordability covenants then the owner/developer must satisfy conditions #152 through #159 prior to submitting their first building permit application.
152. If condition number #150 is not applicable to this project then the following conditions must be satisfied prior to the owner/developer submitting their first building permit application.

153. Based on the unit count proposed, six (6) of the 56 units being developed must be affordable units. Applicant may elect to restrict units at a lower level of affordability but this is the minimum requirement.
154. The owner/developer must offer at least three (3) of the six (6) affordable units for rent at or below 50% AMI and the additional three (3) units must be offered for rent at or below 80% AMI. (Per Section 4 and 5 of Ordinance 2980)
155. The affordable units must include: Five (5) 1-bedroom units and one (1) 2-bedroom unit (Per section 4 of Ordinance 2980)
156. Prior to offering the affordable units for rent, the developer/owner must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.
157. Owner/Developer must record affordability covenants approved as to form by the Housing Director prior to submitting their first building permit application. Units shall remain affordable for at least 20 years. Applicant must contact the Housing Department for review and approval of affordability covenants prior to recordation.
158. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.
159. When determining the rent amount, the developer/owner must take into account that the rent may not be more than 30% of 80 % AMI for the 80% AMI units and the rent for the 50% AMI units, the rent may not be more than 30% of 50% AMI.

ENVIRONMENTAL RESOURCES DIVISION

160. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826 and SB 1383) and must make provisions to manage three material streams (organics, recycling, trash) in any waste enclosure(s) constructed. Plans dated October 12, 2020 include appropriate food waste, recycling and trash containers for the anticipated capacity needs. Applicants must maintain these material capacities and enclosure design.
161. A Construction and Demolition Waste Management Plan ("C&D Plan") must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill.
162. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

163. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383); how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.
164. Any/all areas that provide waste collection to residents (waste enclosures/rooms, public collection points, etc.) must have an equitable distribution of containers for organics/food waste, recycling and residual trash that are easily accessible. Restrooms are exempt from this requirement. Applicant has indicated interest in working with Oxnard's Environmental Resources Division staff to investigate the feasibility of installing on-site composting.
165. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
166. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via a third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.

FIRE DEPARTMENT STANDARD CONDITIONS

167. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
168. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)
169. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
170. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests.

Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)

171. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
172. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
173. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)
174. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
175. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
176. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, F-12)
177. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, F-13)

FIRE DEPARTMENT SPECIAL CONDITIONS

178. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
179. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
180. Class I standpipe is required in each stairwell.
181. Alley shall be maintained without obstructions and a minimum clear width of 20 feet.
182. All elevators are required to be Gurney size elevators.
183. Fire sprinkler coverage is required for:

- a. Patios, overhangs or any other projections that are 48" or more from the structure.
- b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
- c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

184. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

POLICE DEPARTMENT STANDARD CONDITIONS

185. All exterior lighting shall be in compliance with the Outdoor Lighting Code & Guideline as follows:

- a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
- b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - 1) Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - 2) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
- c) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
- d) Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting scheme.
- e) LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

186. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
187. Parking facilities shall be illuminated between 5 and 15 foot-candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Walls, ceilings and supporting posts or pillars shall be painted white or off-white to provide maximum reflectivity.
188. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
189. All common outdoor lighting shall operate from dusk to dawn and shall be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
190. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
191. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above the walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.
192. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
193. A security camera system shall be installed to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c. Cameras shall have low light capability to facilitate the later identify persons involved in criminal or problem activities.
 - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.

- f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground.
 - h. The parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality to be able to identify individuals loitering or accessing parked vehicles.
 - i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - j. A camera shall be dedicated to capture an image of any person accessing the call system at the exterior of the primary entrance.
 - k. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
 - l. Prior to the issuance of the Certificate of Occupancy the developer shall submit via specialprojects@oxnardpd.org one daytime and one nighttime still image generated from camera monitoring a pedestrian or vehicular entrance to the site illustrating the image of a person or vehicle entering the site. The intent of this provision is to illustrate that each camera is properly mounted and focused to capture images required under subsections "g" and "h" of this condition.
194. The site shall be equipped with an access control system that shall restrict human and vehicle access to semi-public areas of the site. The areas considered "semi-public" shall include: the building lobby, shared hallways, laundry rooms, activity rooms, pool and physical fitness facilities.
195. The access control system shall utilize instruments such as cards, fobs, QR decals or other devices that can be individually programmed to provide access as appropriate to the individual user. The system shall have the capability to add or subtract an access instrument assigned to a particular residential unit in the event of adding or subtracting a user.
196. The access control system shall include "Click-2-Enter" to provide access to all first responders to all semi-public areas of the site.
197. The access control system shall include a call system at exterior of the site's primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.
198. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

199. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The plan shall include:
 - a. The Security Site Plan that identifies the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Site Plan shall include a chart shall identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).
 - c. The Security Site Plan shall identify any area which is served by an intrusion/burglary alarm system.
 - d. The Security Site Plan shall identify all the components of the access control system their location and a chart that identifies each instrument with an alpha-numeric with the device name, make and model.
200. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
 - a. Site management shall establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management shall send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and the person managing the site.
 - b. A sign posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.
 - c. Site management shall participate in crime prevention programs designed for multi-unit residential housing facilities.
 - d. The property owner shall inform the Oxnard Police Department changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.
201. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.
202. Any intrusion alarm system installed at the site shall utilize motion and infrared technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.
203. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.

204. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.
205. Creeping fig or similar climbing vine shall be used to dissuade the application of graffiti on CMU walls.
206. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.
207. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.
208. Developer/owner shall inform owners and renters via CC&Rs, HOA, or tenant rules, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events. And, that should police respond to a disturbance multiple times, a service charge may be incurred up to \$500.
209. Developer/owner/site management will enroll project in and comply with the Oxnard Police Department "Crime Free Multi-Housing Program" as applicable to this housing development. For enrollment information, contact the Crime Prevention Officer at (805) 385-8349.
210. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.
211. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply a paint to match the building's exterior color scheme.
212. The residential site manager shall work with the shelter operator to address any issues that may develop over the shared use of the building.
213. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
214. The property management firm responsible for managing the site shall post a minimum of two signs, each visible from the public right of way, identifying the management company's name, phone number and email address dedicated to the specific site.

215. A sign shall be posted at each entrance to the site and in the parking area stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".
216. Mail and parcel delivery shall be in an area controlled by the building's access control system. This area shall also be monitored by the site's security camera system. This area shall have these features:
- a. Provide access for USPS to the lobby/mailroom area. The developer shall contact the Oxnard Postmaster for specific requirements.
 - b. A secure mailbox shall be provided for each residential unit.
 - c. A secure system for receiving parcel deliveries shall be established and maintained.
 - d. Site management shall provide rules in tenant agreements outlining the safe and secure management of parcel deliveries. These rules shall include, but are not limited to: management's role in mail and parcel delivery, size limitation for parcels, process for handling oversized parcels, and other mail and parcel related matters.
- (PD/USPS)

PASSED, APPROVED, AND ADOPTED by the Community Development Director of the City of Oxnard on this 30th day of November, 2020.

 12/4/20

Jeff Pengilley
Interim Community Development Director

PUBLIC PLAZA OPERATIONS AGREEMENT

This Agreement is entered into between 2nd & B LP, a California limited partnership (“Partnership”) and the City of Oxnard, a municipal corporation (the “City”) as of July __, 2025 (the “Effective Date”). The Partnership and City are sometimes referred to collectively herein as the “Parties” or each as a “Party”).

A. Partnership is the owner of a leasehold interest in real property located in the City of Oxnard, Ventura County, California, which is more particularly described in attached Exhibit "A" (the "Property"). The Partnership has developed the Property with a five (5) story building consisting of: (i) fifty-five (55) units of permanent supportive housing for low-income individuals and families, plus a manager’s unit, and ancillary uses on the upper four (4) floors, and (ii) a one hundred and ten (110) bed 24-hour emergency homeless shelter with office space for the provision of supportive and clinical services consisting of 12,620 square feet (the “Shelter Space”) located in the ground floor (collectively the “Project”).

B. As a condition of approval (condition 72 of Resolution Nos. 20-200-13 and 20-310-08 of the Community Development Director) of the development of the Project, the City required the Partnership to provide a public open space in the form of a Public Plaza onsite and enter into an agreement with the City to ensure public availability, appropriate signage, as determined by the City, and long term maintenance of the public open space. The location of the Public Plaza is depicted in attached Exhibit "B" as “Entry Plaza”.

The Project is now nearing completion, and the Parties wish to enter into this Agreement to memorialize the rights, obligations, and duties of each in regard to the Public Plaza.

1. Effective Dates/Term. This Agreement is effective as of the Effective Date and shall remain in effect for the duration of the Project, including any component thereof, for as long as then building containing the Project remains in existence, unless and until terminated by the City in its sole discretion. The obligation set forth herein shall continue for as long as the building exists, regardless of any changes in use, occupancy, or any operation of any portion of the Project, including the residential component, unless earlier terminated by the City.

2. Operation. The Partnership shall ensure that the Public Plaza is open to the general public daily from dawn to dusk. Alternate hours, proposed by the Partnership, may be approved in writing at the sole discretion of the Community Development Director or Designee. A sign shall be posted at the primary entry point to the Public Plaza stating the approved hours of public use of the Public Plaza. The Partnership shall ensure that the Public Plaza shall remain in a clean, safe, and sanitary condition, including the maintenance of signage and other conditions in compliance with the conditions of approval for the Project and any and all provisions of the Oxnard City Code applicable to public open space of the type and nature of the Public Plaza. Notwithstanding the foregoing, the Partnership may close the Public Plaza to the general public for reasonable periods and at reasonable times to perform repairs or maintenance it reasonably determines is necessary for the health and safety of the tenants of the Project or the general public and/or to maintain compliance with the above referenced conditions of approval or Oxnard City Code. In order to effectuate such closure the Partnership shall provide written notice and receive written approval from the Community Development Director or Designee, which shall not be unreasonably withheld, within ten (10) business days of receipt of such written notice. Failure of the City to respond in writing within such period shall constitute approval.

3. Default. In the event the Partnership defaults in the performance of its obligations under this Agreement, the City shall notify the Partnership of such breach and the Partnership shall have thirty (30) days from the date of such notice to cure said breach or, if the breach is of a nature that it cannot be cured within such thirty (30) day period then so long as the Partnership has commenced cure within such thirty day period and is diligently pursuing said cure then the Partnership shall have such additional time as is reasonably necessary to effectuate such cure. If the Partnership fails to cure any breach of this Agreement pursuant to this Section 3, the City's sole remedy shall be to obtain an order of specific performance.

4. Notice. Notice to Parties. Any notice, demand, request, consent, approval, designation, or other communication which either party is required to or desires to give or make or communicate to the other Party shall be in writing and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested, at the following addresses:

If to Partnership: 2nd & B LP
3416 Via Oporto, Suite 301
Newport Beach, CA 92663
Attention: Kyle Paine

If to City: City of Oxnard
300 W. Third Street
Oxnard, CA 93030
Attention: City Clerk

5. Successors. This Agreement shall be binding upon the parties hereto and upon their administrators, representatives, successors, and assigns, and shall inure to the benefit of said parties and each of them and to their administrators, representatives, successors and assigns.

6. Severability. Should any provision of this Agreement be declared or determined by an arbitrator or any court of competent jurisdiction to be wholly or partially illegal, invalid, or unenforceable, the legality, validity, and enforceability of the remaining parts, terms, or provisions shall not be affected thereby, and said illegal, unenforceable, or invalid part, term, or provision shall be deemed not to be a part of this Agreement.

7. Entire Agreement. This Agreement sets forth the entire agreement between the parties hereto and fully supersedes any and all prior agreements or understandings, written or oral, between the parties hereto pertaining to the subject matter hereof. This Agreement supersedes and replaces the Original Agreement in its entirety.

8. Controlling Law. This Agreement shall in all respects be governed and construed in accordance with the laws of the State of California.

9. Plain Meaning. This Agreement shall be interpreted in accordance with the plain meaning of its terms and not strictly for or against any of the parties hereto.

10. Amendment. Any amendment to this Agreement shall be effective only if in writing and signed by the parties hereto. No oral amendment shall be enforceable by any party.

[Signatures on Following Page]

PARTNERSHIP:

2nd & B LP,
a California limited partnership

By: 2nd & B CDP LLC,
a California limited liability company
Its: Administrative General Partner

By: Community Development Partners,
a California corporation
Its: Sole Managing Member

By: _____
Kyle Paine
Its: President

By: 2nd & B Mercy House CHDO, LLC,
a California limited liability company
Its: Managing General Partner

By: Mercy House CHDO, Inc.,
a California nonprofit public benefit corporation
Its: Sole Managing Member

By: _____
Lawrence G. Haynes, Jr.
Its: Chief Executive Officer

CITY:

City of Oxnard,
a municipal corporation

By: _____
Alexander Nguyen
Its: City Manager

EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OXNARD IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A leasehold estate as created by that certain Lease dated June 3, 2022, executed by and between 2nd & B, LP, a California limited partnership, as Landlord, and Mercy House Living Centers, a California nonprofit public benefit corporation, as Tenant, as evidenced by that certain "Memorandum of Lease" recorded concurrently with this document in the Official Records of the County of Ventura, California, in and to the first floor of the building located on the following described real property:

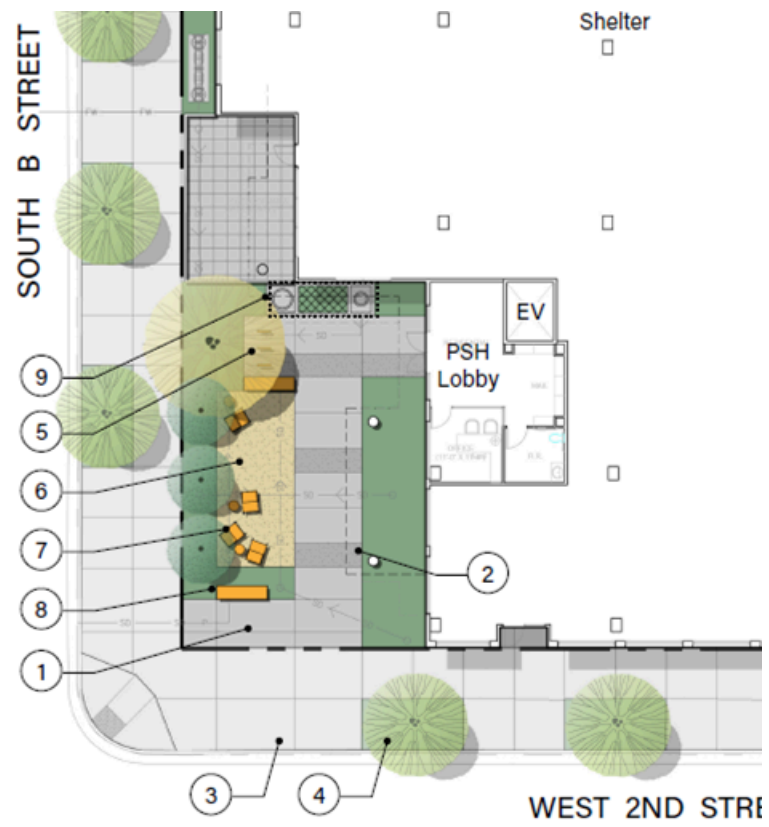
PARCEL 1 AS SHOWN ON LOT MERGER PZ 20-310-08, RECORDED ON MAY 24, 2022 AS INSTRUMENT NO. 2022000060527 OF OFFICIAL RECORDS, COUNTY OF VENTURA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10 AND 11 OF BLOCK 12, AS SHOWN ON A MAP OF THE NORTH ADDITION TO THE TOWN OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, RECORDED IN BOOK 5, PAGE 7, OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL URANIUM, THORIUM AND OTHER FISSIONABLE MATERIALS, ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS AND MINERAL ORES OF EVERY KIND AND CHARACTER, WHETHER SIMILAR TO THESE HEREIN SPECIFIED OR NOT, WITHIN OR UNDERLYING, OR WHICH MAY BE PRODUCED FROM THE HEREINBEFORE DESCRIBED LAND, TOGETHER WITH THE RIGHT TO USE THAT PORTION ONLY OF SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, FOR THE PURPOSE OF PROSPECTING FOR, DEVELOPING AND/OR EXTRACTING SAID URANIUM, THORIUM, AND OTHER FISSIONABLE MATERIALS, OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER MINERAL OR HYDROCARBON SUBSTANCES FROM SAID LAND, IT BEING EXPRESSLY UNDERSTOOD AND AGREED THAT SAID ASSOCIATED SOUTHERN INVESTMENT COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF SAID LAND, OR TO USE SAID LAND OR ANY PORTION THEREOF TO SAID DEPTH OF FIVE HUNDRED (500) FEET, FOR ANY PURPOSE WHATSOEVER, AS EXCEPTED AND RESERVED IN THAT CERTAIN DEED FROM ASSOCIATED SOUTHERN INVESTMENT COMPANY TO THE CITY OF OXNARD, DATED JUNE 20, 1974 AND RECORDED JUNE 28, 1974, IN BOOK 4281, PAGE 515 OF OFFICIAL RECORDS.

APN: 202-0-054-145

EXHIBIT B





CITY COUNCIL AGENDA REPORT

INFORMATION/CONSENT AGENDA

AGENDA ITEM NO. J.6

DATE: July 29, 2025

TO: City Council

FROM: Javier Chagoyen-Lazaro, Chief Financial Officer, (805) 200-5400, javier.chagoyenlazaro@oxnard.org

SUBJECT: Monthly Report and Accounting of All Receipts, Disbursements and Fund Balances.

RECOMMENDATION

That the City Council receive and file this report and accounting of all receipts, disbursements, and fund balances for the month of May 2025.

(This item did not originate in Committee)

BACKGROUND

California Government Code Section 41004 requires the City Treasurer to submit to the City Clerk and to file with the City's legislative body each month, a written report and accounting of all receipts, disbursements and fund balances. City Finance staff and the City Treasurer have worked together on the formatting of these reports and staff is presenting it to comply with the requirements of California Government Code Section 41004.

DISCUSSION

The Chief Financial Officer and Finance Department currently post reports to the City's public website showing a detailed accounting of all receipts (revenues), disbursements (expenses) and fund balances on a monthly basis. In addition, the Chief Financial Officer and Finance Staff maintain on the City's public website a link to an interactive financial reporting tool containing a variety of detailed reports as well as a customizable, searchable and downloadable database containing current and historical records of all revenue, expenditures, cash balances and accounts payable transactions. These reports and tools will continue to be made available to the City Council and members of the public; however, this report and accounting is also being submitted to comply with California Government Code section 41004.

The percentage of the current fiscal year elapsed is 91.6% through May 2025. Please note that due to seasonal factors and fluctuations in the timing of inflows and outflows, cash and fund balances can change significantly from month to month. Specifically, revenues are not received and expenditures are not paid uniformly throughout the fiscal year. Certain revenue sources are received in two (2) large single payments such as Property Taxes which are received in April and December. The data provided in these reports and in the online financial reporting tool are unaudited as of the time the reports were created. For audited financial reports, Council and the public should refer to the City's audited Annual Comprehensive Financial Report (ACFR). It should be noted that the revised budget amounts shown on the revenue and expense reports do not include prior year carryover for projects. This will be added when the prior fiscal year is finalized.

The attached Revenue Reports lists by fund, and by account within each fund, the fiscal year to date and monthly revenues for May 2025. The report includes the original fiscal year budget appropriation and the current revised budget as well as the amount of budget remaining and the percent of budget recognized to date. The "Encumbrances" column does not apply to revenues. This report is generated by the City's ERP financial system which recognizes revenue entries as a credit per accounting standards, which is why they appear on the report preceded by a "minus" symbol.

The attached Expense Report lists by fund, and by object code (i.e., expense category) within each fund, the monthly and fiscal year to date expenditures for May 2025. A list of the City's object codes can be found in the Online Financial Reporting Tool on the City's website at the following link: [chart of accounts](#). As with the Revenue Report, this report also includes the current year's adopted budget and current revised budget as well as amounts that have been encumbered (committed) against a particular expense object, the amount of budget remaining for the year, and the percent of budget used to date.

The attached Balance Sheet Report lists by fund, and where applicable, by sub-fund, the total assets, liabilities (if any) and fund balance as of the end of each month once all accounting entries for that month have been posted. This report includes the current balance for each account type (asset, liability, fund balance) as well as the change from the prior month. Following the accounting standard of assets = liabilities + equity (equity = fund balance for a city), the normal account balance dictates the sign of the entry: assets are debits (+), liabilities are credits (-), and fund balance either debit or credit with (-) indicating a positive fund balance and (+) indicating a negative fund balance.

The monthly unaudited financial reports can be found in the City's website scrolling down to the Monthly Financial Report section after opening the following link: <https://www.oxnard.gov/finance/financial-reporting>

Finance Department staff has also prepared the attached summary of the year to date data as of May 31, 2025 for the General Fund, Enterprise Funds, and All Funds.

Notable areas of interest include:

- Interest Income
 - Interest income of pooled investments is recorded initially in the General Fund and allocated quarterly to all the other funds based on the daily average cash balance for each fund as recorded in the City's accounting system.

General Fund-By Department

- Investment Income
 - Investment income is currently at 189.2% of the budgeted annual amount and will be adjusted down after the quarterly allocation to all other funds. Additionally, investment income for the fiscal year 2024-2025 was budgeted under the assumptions that interest rates would decrease in the current fiscal year.
- Miscellaneous
 - Miscellaneous revenue is currently at 169.1% of the budgeted annual amount. The main drivers of this revenue are continued monthly contributions being made for Ormond Beach development and increased Mutual Aid funds received to date.
- Non-Departmental Expenditures
 - This category includes the City Council approved payments (\$20 million) toward long term pension debt that will be reflected in the June 2025 report. The contributions to the 115 trusts and CalPERS will be reflected in the June 2025 report.

General Fund-By Expenditure

- Capital Expenditures
 - Overall expenses in Capital expenditures are currently at 20.8% of the budgeted annual amount. Difficulties in vehicle and equipment acquisition have led to reduced costs in this area.
- Financing
 - This category includes debt service for which the principal is paid in the last quarter of the fiscal year.

Enterprise Funds

- Debt Proceeds
 - The budgeted amount includes the State Revolving Fund (SRF) loan proceeds for Wastewater projects. The City has received reimbursement of \$20.9 million from SRF loans up to May 2025, with the remaining amount expected to be received in subsequent months as the project execution progresses.
- Capital Expenditures

- This category includes appropriations for multi-year projects that have not yet begun and/or been completed.

All Funds

- Grant Revenue
 - The budgeted amount includes the full appropriation for the Rice avenue overpass in the amount of \$98 million. This grant will be received over the multiple years as the project is executed.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the five strategic priorities adopted by City Council on March 16, 2021.

FINANCIAL IMPACT

There is no financial impact.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Eric Sonstegard, Assistant City Manager

ATTACHMENTS

1. May 2025 Monthly Financial Reports
2. FY 2024-25 Revenue for May 2025
3. FY 2024-25 Expense for May 2025
4. FY 2024-25 Fund Balance for May 2025



City of Oxnard
Monthly Financial Reports
May – 2025

City of Oxnard

General Fund-Revenues & Expenditures by Department

As of 5/31/2025 – 91.6% of Fiscal Year Elapsed

Report as to	May 31, 2025	Unaudited Financial Report			
Fund	General Fund				
Current Year Elapsed		91.67%			
		2024-25 Revised Budget	FY 2024-25 up to May 31, 2025	Actual vs Budget %	FY 2023-24 Actuals
Revenues					
Taxes					
Property Taxes		73,192,898	68,699,313	93.9%	72,350,255
Sales Tax		112,516,933	91,900,532	81.7%	114,732,996
Transient Occupancy Tax		5,735,000	4,366,604	76.1%	5,384,870
Franchise Tax		4,768,000	3,276,777	68.7%	4,848,912
Buisness License Tax		6,970,000	7,004,735	100.5%	7,691,735
Other Taxes		1,500,000	1,209,670	80.6%	1,008,325
License and Permits		2,932,196	2,546,839	86.9%	3,359,277
Special revenues		2,728,788	2,404,609	88.1%	2,484,759
Fees and Charges		7,714,379	6,847,637	88.8%	7,350,238
Recreation Revenues		278,012	360,977	129.8%	370,523
Investment Income		2,509,860	4,748,089	189.2%	4,171,960
Miscellaneous		5,402,605	9,136,217	169.1%	6,623,755
Total Revenues		226,248,671	202,501,999	89.5%	230,377,605
Expenditures					
General Government					
City Council		642,900	529,209	82.3%	585,559
City Clerk		577,511	424,856	73.6%	410,731
City Manager		3,901,341	2,917,727	74.8%	2,688,389
City Attorney		2,571,847	2,165,271	84.2%	2,423,109
Finance		8,340,288	6,653,030	79.8%	7,221,414
Human Resources		3,510,751	2,901,604	82.6%	3,170,918
Police		76,314,696	69,841,867	91.5%	71,811,865
Fire		36,289,462	33,818,168	93.2%	32,285,497
Public Works		25,641,489	20,980,152	81.8%	22,709,507
Community Development		14,973,167	10,843,961	72.4%	11,338,519
Culture, Leisure and Library Services		12,802,665	11,083,932	86.6%	11,020,430
Housing		5,226,998	3,738,347	71.5%	2,957,335
Non Departmental		27,421,480	1,996,424	7.3%	4,432,007
Total Expenditures		218,214,595	167,894,548	76.9%	173,055,280
Excess of Revenue Over/(Under) Expenditures		8,034,076	34,607,451	430.8%	57,322,325
Other Financing Sources					
Net transfers		(22,741,208)	(20,730,582)	91.2%	(29,899,525)
Total Other Financing Sources		(22,741,208)	(20,730,582)	91.2%	(29,899,525)
Net Change in Fund Balance		(14,707,132)	13,876,869	-94.4%	27,422,800

City of Oxnard

General Fund-Revenues & Expenditures by Nature

As of 5/31/2025 – 91.6% of Fiscal Year Elapsed

Report as to May 31, 2025
Fund General Fund
Current Year Elapsed

Unaudited Financial Report

91.67%

Revenues

Taxes

Property Taxes	73,192,898	68,699,313	93.9%	72,350,255
Sales Tax	112,516,933	91,900,532	81.7%	114,732,996
Transient Occupancy Tax	5,735,000	4,366,604	76.1%	5,384,870
Franchise Tax	4,768,000	3,276,777	68.7%	4,848,912
Buisness License Tax	6,970,000	7,004,735	100.5%	7,691,735
Other Taxes	1,500,000	1,209,670	80.6%	1,008,325
License and Permits	2,932,196	2,546,839	86.9%	3,359,277
Special revenues	2,728,788	2,404,609	88.1%	2,484,759
Fees and Charges	7,714,379	6,847,637	88.8%	7,350,238
Recreation Revenues	278,012	360,977	129.8%	370,523
Investment Income	2,509,860	4,748,089	189.2%	4,171,960
Miscellaneous	5,402,605	9,136,217	169.1%	6,623,755

Total Revenues

226,248,671	202,501,999	89.5%	230,377,605
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Expenditures

Employment	169,429,022	139,929,167	82.6%	138,944,041
Supplies	5,437,607	3,810,407	70.1%	4,908,153
Services	27,661,921	16,206,978	58.6%	19,246,264
Utilities and Energy	5,314,817	4,354,591	81.9%	4,634,981
Maintenance	533,108	250,291	46.9%	357,023
Capital Expenditures	1,265,747	263,830	20.8%	637,016
Financing	8,572,373	3,079,286	35.9%	4,327,801

Total Expenditures

218,214,595	167,894,550	76.9%	173,055,279
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Excess of Revenue Over/(Under) Expenditures

8,034,076	34,607,449	430.8%	57,322,326
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Other Financing Sources

Net transfers

(22,741,208)	(20,730,582)	91.2%	(29,899,525)
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Total Other Financing Sources

(22,741,208)	(20,730,582)	91.2%	(29,899,525)
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Net Change in Fund Balance

(14,707,132)	13,876,867	-94.4%	27,422,801
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Page 1

City of Oxnard
Enterprise Funds-Revenues & Expenditures
As of 5/31/2025 – 91.6% of Fiscal Year Elapsed

Report as to **May 31, 2025**
Fund **Enterprise Funds**
Current Year Elapsed

**Unaudited Financial
Report**

91.67%

	2024-25 Revised Budget	FY 2024-25 up to May 31, 2025	Actual vs Budget %	FY 2023-24 Actuals
Revenues				
Fees and Charges	1,378,450	1,445,869	104.9%	1,366,263
Recreation Revenues	6,500,000	4,846,932	74.6%	7,292,577
Utilities	169,462,087	148,857,366	87.8%	151,919,542
Investment Income	4,538,719	2,256,540	49.7%	5,849,463
Debt Proceeds	83,185,792	20,883,126	25.1%	0
Miscellaneous	2,424,159	975,294	40.2%	2,419,468
Total Revenues	267,489,207	179,265,127	67.0%	168,895,517
Expenditures				
Employment	51,118,365	44,648,385	87.3%	47,078,292
Supplies	9,923,032	7,540,128	76.0%	7,703,142
Services	113,663,292	34,292,348	30.2%	54,211,975
Utilities and energy	48,423,044	37,780,673	78.0%	43,205,574
Maintenance	750,052	281,064	37.5%	304,892
Capital expenditures	59,259,221	2,142,927	3.6%	2,209,218
Financing	31,173,434	26,508,649	85.0%	27,819,952
Insurance	126,000	67,081	53.2%	123,159
Total Expenditures	314,436,440	153,261,255	48.7%	182,656,204
Excess of Revenue Over/(Under) Expenditures	(46,947,233)	26,003,872	-55.4%	(13,760,687)
Other Financing Sources				
Net transfers	(28,998,043)	(17,017,104)	58.7%	(9,258,986)
Total Other Financing Sources	(28,998,043)	(17,017,104)	58.7%	(9,258,986)
Net Change in Fund Balance	(75,945,276)	8,986,768	-11.8%	(23,019,673)

City of Oxnard

All Funds-Revenues & Expenditures

As of 5/31/2025 – 91.6% of Fiscal Year Elapsed

Report as to May 31, 2025
Fund All Funds
Current Year Elapsed

Unaudited Financial Report

91.67%

	2024-25 Revised Budget	FY 2024-25 up to May 31, 2025	Actual vs Budget %	FY 2023-24 Actuals
Revenues				
Taxes				
Property Taxes	91,092,225	86,711,399	95.2%	89,161,073
Sales Tax	131,798,520	106,337,603	80.7%	133,499,467
Transient Occupancy Tax	5,735,000	4,366,604	76.1%	5,384,870
Franchise Tax	5,128,000	3,483,443	67.9%	5,173,574
Buisness License Tax	6,970,000	7,042,433	101.0%	7,735,302
Other Taxes	1,500,000	1,209,670	80.6%	1,008,325
License and Permits	7,891,983	5,172,128	65.5%	12,990,656
Special revenues	14,139,448	11,797,546	83.4%	14,117,059
Fees and Charges	9,892,468	9,366,605	94.7%	10,911,977
Recreation Revenues	6,778,012	5,207,909	76.8%	7,663,100
Utilities	169,462,087	148,857,366	87.8%	151,919,542
Special Assessments	14,243,961	13,679,711	96.0%	11,862,169
Grant revenue	200,820,564	32,237,080	16.1%	47,623,251
Investment Income	10,343,775	9,679,830	93.6%	14,175,242
Debt Proceeds	83,185,792	20,864,781	25.1%	0
Miscellaneous	8,686,111	10,492,643	120.8%	12,118,140
Total Revenues	767,667,946	476,506,751	62.1%	525,343,747
Expenditures				
Employment	279,380,425	225,925,288	80.9%	229,839,237
Supplies	23,648,320	15,336,051	64.9%	17,805,030
Services	397,843,336	99,070,473	24.9%	124,493,517
Utilities and energy	61,241,676	47,934,246	78.3%	54,504,308
Maintenance	5,177,860	1,617,339	31.2%	1,940,734
Captial expenditures	121,048,328	6,079,945	5.0%	9,106,040
Financing	59,274,795	37,402,440	63.1%	45,433,228
Insurance	19,002,667	14,988,112	78.9%	14,532,223
Total Expenditures	966,617,407	448,353,894	46.4%	497,654,317
Excess of Revenue Over/(Under) Expenditures	(198,949,461)	28,152,857	-14.2%	27,689,430
Other Financing Sources				
Net transfers	(7,220,035)	4,531,714	-62.8%	4,975,092
Total Other Financing Sources	(7,220,035)	4,531,714	-62.8%	4,975,092
Net Change in Fund Balance	(206,169,496)	32,684,571	-15.9%	32,664,522

YEAR-TO-DATE BUDGET REPORT
REVENUE - MAY 2025

FOR 2025 11

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
101 GENERAL FUND							
101 40300 TRANSIENT OCCUPANCY TAX	0	0	.00	.00	.00	.00	.0%
1011001 40100 PROPERTY-CURRENT SEC	-38,743,622	-38,743,622	-38,637,067.17	.00	.00	-106,554.83	99.7%
1011001 40110 PROPERTY-DELIQ SECU	0	0	.00	.00	.00	.00	.0%
1011001 40120 PROPERTY-CURRENT UNS	-1,334,661	-1,334,661	-778,614.42	.00	.00	-556,046.58	58.3%
1011001 40130 PROPERTY-DELIQ UNSE	-42,000	-42,000	-47,064.80	.00	.00	5,064.80	112.1%
1011001 40140 SUPPLEMENTAL ROLL TA	-563,769	-704,711	-560,400.97	-477,585.18	.00	-144,310.03	79.5%
1011001 40170 RESIDUAL DISTRIB TO	-6,199,000	-6,199,000	-2,681,657.53	.00	.00	-3,517,342.47	43.3%
1011001 40180 INTEREST, PENALTIES	-256,083	-256,083	-195,718.71	-14,008.25	.00	-60,364.29	76.4%
1011001 40190 PROP TAX-IN LIEU OF	-25,152,433	-25,378,932	-25,378,931.82	-12,689,465.91	.00	-.18	100.0%
1011001 40195 PROPERTY TRANSFER TA	-480,000	-533,889	-419,857.47	-38,532.68	.00	-114,031.53	78.6%
1011001 40200 SALES TAX REVENUE	-55,716,933	-55,716,933	-48,444,773.95	-5,560,020.94	.00	-7,272,159.05	86.9%
1011001 40210 SALES TAX - MEASURE	-57,885,198	-56,800,000	-43,455,758.18	-5,786,069.66	.00	-13,344,241.82	76.5%
1011001 40300 TRANSIENT OCCUPANCY	-5,810,000	-5,735,000	-4,366,603.93	-726,315.17	.00	-1,368,396.07	76.1%
1011001 40400 FRANCHISE FEES	-4,768,000	-4,768,000	-3,276,777.27	-312,916.47	.00	-1,491,222.73	68.7%
1011001 40500 BUSINESS LICENSE FEE	-6,970,000	-6,970,000	-7,004,735.14	-416,778.46	.00	34,735.14	100.5%
1011001 40600 CANNABIS TAX REVENUE	-1,100,000	-1,500,000	-1,209,669.96	-290,363.17	.00	-290,330.04	80.6%
1011001 41400 CANNABIS PERMIT FEES	-11,610	-11,610	-12,610.00	-1,625.00	.00	1,000.00	108.6%
1011001 41500 OTHER LICENSE & PERM	-340,770	-340,770	-313,029.62	-29,038.90	.00	-27,740.38	91.9%
1011001 42400 HOMEOWNER PROP TAX R	-238,378	-238,378	-189,810.78	-78,157.38	.00	-48,567.22	79.6%
1011001 42410 STATE MANDATE COST R	-222,472	-165,279	-145,887.52	.00	.00	-19,391.48	88.3%
1011001 42430 PUBLIC SAFETY AUGMEN	-2,005,500	-1,860,500	-1,575,839.72	.00	.00	-284,660.28	84.7%
1011001 42440 PAYMENT IN LIEU OF P	-22,735	-22,735	-22,735.00	.00	.00	.00	100.0%
1011001 42450 VEHICLE LICENSE FEES	0	-230,000	-318,020.65	.00	.00	88,020.65	138.3%
1011001 43060 MISC PLANNING FEES	-3,960	-3,960	-2,978.12	-616.92	.00	-981.88	75.2%
1011001 43230 COURT FINES - NON-TR	-262,610	-262,610	-112,173.01	-11,583.93	.00	-150,436.99	42.7%
1011001 43264 WITNESS FEE	0	0	-7,810.00	-1,650.00	.00	7,810.00	100.0%
1011001 43300 RENTAL REVENUE (SHOR	-60,000	-14,772	-14,777.16	-2,462.86	.00	5.16	100.0%
1011001 43300 T0021 RENTAL REVENUE	0	0	.00	.00	.00	.00	.0%
1011001 43310 LEASE REVENUE (LONG	0	0	-23,614.98	.00	.00	23,614.98	100.0%
1011001 43400 DAMAGE REIMBURSEMENT	-5,600	-5,600	-4,124.07	-683.44	.00	-1,475.93	73.6%
1011001 47000 MISCELLANEOUS REVENU	-135,532	-435,532	-37,927.52	6,984.05	.00	-397,604.48	8.7%
1011001 47000 T0022 MISCELLANEOUS R	0	0	-124,701.35	.00	.00	124,701.35	100.0%
1011001 47000 T0190 MISCELLANEOUS R	0	0	-3,207,070.70	-277,777.78	.00	3,207,070.70	100.0%
1011001 47100 INTEREST INC- INVEST	-2,819,380	-2,504,427	-4,175,406.16	-1,130,706.22	.00	1,670,979.16	166.7%
1011001 47100 T0190 INTEREST INC- I	0	0	-52,252.01	-18,984.73	.00	52,252.01	100.0%
1011001 47101 INTEREST INC-VCIP	0	0	-516,307.38	-516,307.38	.00	516,307.38	100.0%
1011001 47101 T0190 INTEREST INC-VC	0	0	.00	.00	.00	.00	.0%
1011001 47110 OTHER INTEREST INCOM	-1,000	-1,000	4,976.98	.00	.00	-5,976.98	-497.7%
1011001 47120 GAIN/LOSS ON SALE OF	-3,000	-3,000	-3,950.00	.00	.00	950.00	131.7%
1011001 47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%

YEAR-TO-DATE BUDGET REPORT

REVENUE - MAY 2025

FOR 2025 11

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1011001 47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1011001 47300 T0021 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
1011001 47300 T0022 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
1011001 47300 T0162 DONATIONS AND C	0	0	-233,634.27	-53,902.54	.00	233,634.27	100.0%
1011001 47600 PL OFFSITE AIR QUALI	0	0	.00	.00	.00	.00	.0%
1011001 47700 OTHER REIMBURSEMENTS	-1,000	-1,000	.00	.00	.00	-1,000.00	.0%
1011001 47800 SALES OF ASSETS	-156,258	-156,258	-65,130.25	-7,106.48	.00	-91,127.75	41.7%
1011001 47910 REVENUES IN SUSPENSE	0	0	.00	.00	.00	.00	.0%
1011001 48000 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
1011001 49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1011001 49000 G2009 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1011001 49020 TRANSFER IN - INTRA	-503,518	150,000	.00	.00	.00	150,000.00	.0%
1011001 49025 TRANSFERS IN - INTER	0	-346	.00	.00	.00	-345.76	.0%
1011001 49200 INDIRECT COST REIMB	-8,136,766	-8,402,863	-7,635,674.51	-700,213.57	.00	-767,188.49	90.9%
1011001 49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1011001 49300 C2034 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
1011001 49500 PRINCIPAL PAYMENTS R	0	0	.00	.00	.00	.00	.0%
1011001 49999 INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%
1011101 49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1011201 43260 MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1011201 47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1011201 47910 REVENUES IN SUSPENSE	0	0	.00	.00	.00	.00	.0%
1011201 61142 OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1011202 40510 BUSINESS LICENSE - S	0	0	.00	.00	.00	.00	.0%
1011211 43260 MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1011301 43260 MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1011301 47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1011301 47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1011302 47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1011302 47000 T0152 MISCELLANEOUS R	0	0	600.00	.00	.00	-600.00	100.0%
1011401 47000 MISCELLANEOUS REVENU	-5,500	-5,500	-4,800.00	-1,400.00	.00	-700.00	87.3%
1011401 49300 C2557 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
1011401 61142 OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1011405 43260 MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1011501 47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1011501 47110 OTHER INTEREST INCOM	-1,433	-1,433	-5,150.00	.00	.00	3,717.00	359.4%
1011501 47700 OTHER REIMBURSEMENTS	-1,020	-1,020	-3,761.37	-15.00	.00	2,741.37	368.8%
1011501 49000 TRANSFERS IN (LABOR)	-10,404	-10,404	.00	.00	.00	-10,404.00	.0%
1011601 47000 MISCELLANEOUS REVENU	-26,000	-26,000	-21,961.55	-1,835.64	.00	-4,038.45	84.5%
1011601 49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1011601 49000 C2034 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1011601 61142 OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1011602 47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1011602 49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%

YEAR-TO-DATE BUDGET REPORT
REVENUE - MAY 2025

FOR 2025 11

			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1011602	49000	C2034 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1011602	61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1011603	61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1011611	47000	MISCELLANEOUS REVENU	0	0	-47,489.75	.00	.00	47,489.75	100.0%
1011611	49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1011611	49000	C2034 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1011621	43260	MISCELLANEOUS FEES	-14,000	-14,000	-30,330.04	-3,605.00	.00	16,330.04	216.6%
1011621	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1011621	47910	REVENUES IN SUSPENSE	0	0	18,345.31	-37,455.76	.00	-18,345.31	100.0%
1011622	40510	BUSINESS LICENSE - S	0	0	.00	.00	.00	.00	.0%
1011623	43260	MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1011701	47000	MISCELLANEOUS REVENU	0	0	-10.90	.00	.00	10.90	100.0%
1011701	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1011701	49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1012111	41500	OTHER LICENSE & PERM	-82,885	-151,236	-149,334.00	-2,470.00	.00	-1,902.00	98.7%
1012111	42420	POST POLICE OFF STD	0	0	.00	.00	.00	.00	.0%
1012111	42420	B2302 POST POLICE OFF	-76,800	-211,896	-152,314.92	.00	.00	-59,581.08	71.9%
1012111	43000	FALSE ALARM FINE	-289,912	-236,116	-152,973.48	-25.00	.00	-83,142.52	64.8%
1012111	43020	STORED VEHICLE RELEA	0	0	.00	.00	.00	.00	.0%
1012111	43210	PARKING FINES	-1,780,006	-1,780,006	-1,170,176.13	.00	.00	-609,829.87	65.7%
1012111	43250	MISCELLANEOUS FINES	0	0	.00	.00	.00	.00	.0%
1012111	43400	DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
1012111	47000	MISCELLANEOUS REVENU	-5,100	-5,100	.00	.00	.00	-5,100.00	.0%
1012111	47700	OTHER REIMBURSEMENTS	-1,473,956	-1,598,574	-1,733,119.37	-33,117.76	.00	134,545.37	108.4%
1012111	47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
1012111	47910	REVENUES IN SUSPENSE	0	0	.00	.00	.00	.00	.0%
1012111	49000	C2505 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012111	49000	C2559 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012111	49000	C8801 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012111	61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1012113	41200	ANIMAL LICENSES	0	0	.00	.00	.00	.00	.0%
1012113	43250	MISCELLANEOUS FINES	-51,400	-105,536	-70,980.34	1,125.00	.00	-34,555.66	67.3%
1012113	43260	MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1012113	49000	C2411 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012113	49000	C2505 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012113	49000	C2559 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012114	49000	C2505 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012114	49000	C2559 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012121	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1012121	47700	OTHER REIMBURSEMENTS	-128,256	-93,450	-43,883.28	.00	.00	-49,566.72	47.0%
1012121	47800	SALES OF ASSETS	-5,000	-5,000	.00	.00	.00	-5,000.00	.0%
1012121	49000	C2505 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012121	49000	C2559 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012131	43020	STORED VEHICLE RELEA	0	0	.00	.00	.00	.00	.0%

YEAR-TO-DATE BUDGET REPORT
REVENUE - MAY 2025

FOR 2025 11

			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1012131	43260	MISCELLANEOUS FEES	-384,749	-570,144	-502,038.69	-23,778.75	.00	-68,105.31	88.1%
1012131	47000	MISCELLANEOUS REVENU	-5,000	-5,000	.00	.00	.00	-5,000.00	.0%
1012131	49000	C2559 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012132	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1012501	43400	DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
1012501	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1012501	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1012501	47700	OTHER REIMBURSEMENTS	-1,345,000	-3,000	-1,785.21	.00	.00	-1,214.79	59.5%
1012501	47700	B2501 OTHER REIMBURSE	0	-25,000	-25,000.00	.00	.00	.00	100.0%
1012501	47700	F2501 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2502 OTHER REIMBURSE	0	0	-119,099.70	-119,099.70	.00	119,099.70	100.0%
1012501	47700	F2503 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2504 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2505 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2506 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2507 OTHER REIMBURSE	0	0	-396,358.54	-57,354.47	.00	396,358.54	100.0%
1012501	47700	F2508 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2509 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2510 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2511 OTHER REIMBURSE	0	0	-17,804.00	.00	.00	17,804.00	100.0%
1012501	47700	F2512 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	F2513 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	T0048 OTHER REIMBURSE	0	-2,708,701	-2,836,092.84	57,064.52	.00	127,391.84	104.7%
1012501	47700	T2401 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	47700	T2510 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
1012501	49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1012501	49000	G2006 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1012501	49025	TRANSFERS IN - INTER	0	-353,518	.00	.00	.00	-353,518.00	.0%
1012501	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1012501	49300	C2037 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
1012502	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1012511	41100	FIRE INSPECTION FEES	-300,000	-450,000	-426,748.43	-41,030.00	.00	-23,251.57	94.8%
1012511	41500	OTHER LICENSE & PERM	-200,000	-200,000	-233,782.26	-14,178.65	.00	33,782.26	116.9%
1012511	41500	T0022 OTHER LICENSE &	0	0	.00	.00	.00	.00	.0%
1012511	43000	FALSE ALARM FINE	0	-25,000	-88,080.98	-16,866.52	.00	63,080.98	352.3%
1012511	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1012511	47700	OTHER REIMBURSEMENTS	0	0	-750.70	.00	.00	750.70	100.0%
1012521	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1012521	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1012531	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1012531	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1012541	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1012541	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1013001	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%

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1013001	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1013101	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1013101	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1013101	49000	TRANSFERS IN (LABOR)	-1,144,328	-1,144,328	.00	.00	.00	-1,144,328.00	.0%
1013101	49000	C1001 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1101 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1301 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1302 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1305 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1702 TRANSFERS IN (L	0	0	-28,745.01	-7,609.10	.00	28,745.01	100.0%
1013101	49000	C1703 TRANSFERS IN (L	0	0	-17,905.87	-449.74	.00	17,905.87	100.0%
1013101	49000	C1801 TRANSFERS IN (L	0	0	-2,256.18	-2,256.18	.00	2,256.18	100.0%
1013101	49000	C1803 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1804 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1808 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1809 TRANSFERS IN (L	0	0	-60,997.77	-20,215.92	.00	60,997.77	100.0%
1013101	49000	C1810 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1813 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C1901 TRANSFERS IN (L	0	0	-51,739.93	-23,517.16	.00	51,739.93	100.0%
1013101	49000	C2005 TRANSFERS IN (L	0	0	-1,771.72	-291.54	.00	1,771.72	100.0%
1013101	49000	C2010 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2011 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2019 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2020 TRANSFERS IN (L	0	0	-2,430.08	-2,430.08	.00	2,430.08	100.0%
1013101	49000	C2021 TRANSFERS IN (L	0	0	-48,746.35	-27,280.95	.00	48,746.35	100.0%
1013101	49000	C2023 TRANSFERS IN (L	0	0	-38,832.74	.00	.00	38,832.74	100.0%
1013101	49000	C2024 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2026 TRANSFERS IN (L	0	0	-708.01	.00	.00	708.01	100.0%
1013101	49000	C2027 TRANSFERS IN (L	0	0	-624.47	-51.33	.00	624.47	100.0%
1013101	49000	C2028 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2029 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2040 TRANSFERS IN (L	0	0	-2,258.47	-1,110.31	.00	2,258.47	100.0%
1013101	49000	C2042 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2043 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2101 TRANSFERS IN (L	0	0	-89.08	.00	.00	89.08	100.0%
1013101	49000	C2102 TRANSFERS IN (L	0	0	-186,086.08	-70,969.91	.00	186,086.08	100.0%
1013101	49000	C2103 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2104 TRANSFERS IN (L	0	0	-6,378.21	.00	.00	6,378.21	100.0%
1013101	49000	C2109 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2110 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2111 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2112 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2114 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2115 TRANSFERS IN (L	0	0	-15,420.80	.00	.00	15,420.80	100.0%

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1013101	49000	C2122	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2124	TRANSFERS IN (L	0	0	-397.40	.00	.00	397.40	100.0%
1013101	49000	C2205	TRANSFERS IN (L	0	0	-90,390.16	.00	.00	90,390.16	100.0%
1013101	49000	C2209	TRANSFERS IN (L	0	0	-122,194.98	.00	.00	122,194.98	100.0%
1013101	49000	C2211	TRANSFERS IN (L	0	0	-2,675.44	.00	.00	2,675.44	100.0%
1013101	49000	C2212	TRANSFERS IN (L	0	0	-46,280.36	.00	.00	46,280.36	100.0%
1013101	49000	C2214	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2215	TRANSFERS IN (L	0	0	-15,023.53	.00	.00	15,023.53	100.0%
1013101	49000	C2216	TRANSFERS IN (L	0	0	-5,692.82	.00	.00	5,692.82	100.0%
1013101	49000	C2217	TRANSFERS IN (L	0	0	-844.21	-539.11	.00	844.21	100.0%
1013101	49000	C2218	TRANSFERS IN (L	0	0	-207.84	-77.01	.00	207.84	100.0%
1013101	49000	C2220	TRANSFERS IN (L	0	0	-74,725.14	.00	.00	74,725.14	100.0%
1013101	49000	C2226	TRANSFERS IN (L	0	0	-12,534.91	.00	.00	12,534.91	100.0%
1013101	49000	C2227	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2228	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2229	TRANSFERS IN (L	0	0	-404.58	.00	.00	404.58	100.0%
1013101	49000	C2231	TRANSFERS IN (L	0	0	-428.19	-51.33	.00	428.19	100.0%
1013101	49000	C2232	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2234	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2236	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2239	TRANSFERS IN (L	0	0	-48,231.31	-48,231.31	.00	48,231.31	100.0%
1013101	49000	C2249	TRANSFERS IN (L	0	0	-4,873.00	-1,424.77	.00	4,873.00	100.0%
1013101	49000	C2251	TRANSFERS IN (L	0	0	-8,805.31	.00	.00	8,805.31	100.0%
1013101	49000	C2255	TRANSFERS IN (L	0	0	-30,765.87	.00	.00	30,765.87	100.0%
1013101	49000	C2305	TRANSFERS IN (L	0	0	-4,538.02	-1,482.54	.00	4,538.02	100.0%
1013101	49000	C2306	TRANSFERS IN (L	0	0	-2,901.11	-840.75	.00	2,901.11	100.0%
1013101	49000	C2312	TRANSFERS IN (L	0	0	-23,054.84	.00	.00	23,054.84	100.0%
1013101	49000	C2313	TRANSFERS IN (L	0	0	-2,324.29	-750.90	.00	2,324.29	100.0%
1013101	49000	C2328	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2546	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2549	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	C2553	TRANSFERS IN (L	0	0	-1,064.75	-585.20	.00	1,064.75	100.0%
1013101	49000	D0057	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	G2206	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	M0301	TRANSFERS IN (L	0	0	-5,362.94	.00	.00	5,362.94	100.0%
1013101	49000	M1901	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013101	49000	M2210	TRANSFERS IN (L	0	0	-878.56	.00	.00	878.56	100.0%
1013101	49000	M2212	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102	43050	PLAN CHECK FEES		-53,624	-53,624	-66,873.00	-5,044.00	.00	13,249.00	124.7%
1013102	43400	DAMAGE REIMBURSEMENT		-31,125	-31,125	-50,887.68	-7,318.40	.00	19,762.68	163.5%
1013102	47000	MISCELLANEOUS REVENU		0	0	.00	.00	.00	.00	.0%
1013102	47700	OTHER REIMBURSEMENTS		-4,500	-4,500	-4,500.00	.00	.00	.00	100.0%
1013102	49000	TRANSFERS IN (LABOR)		-66,000	-66,000	.00	.00	.00	-66,000.00	.0%
1013102	49000	C1301	TRANSFERS IN (L	0	0	-8,657.20	.00	.00	8,657.20	100.0%

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1013102 49000 C1302 TRANSFERS IN (L	0	0	-1,228.52	.00	.00	1,228.52	100.0%
1013102 49000 C1305 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 C1306 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 C1307 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 C1602 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 C1703 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 C1801 TRANSFERS IN (L	0	0	-78.31	-78.31	.00	78.31	100.0%
1013102 49000 C2005 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 C2416 TRANSFERS IN (L	0	0	-1,000.00	.00	.00	1,000.00	100.0%
1013102 49000 C2504 TRANSFERS IN (L	0	0	-1,770.60	-885.30	.00	1,770.60	100.0%
1013102 49000 D0057 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 G2101 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013102 49000 M2101 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1013201 47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1013201 47000 T0019 MISCELLANEOUS R	0	0	-382.43	.00	.00	382.43	100.0%
1013201 47300 T0196 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
1013201 49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1013301 43010 INSPECTION FEES	0	0	.00	.00	.00	.00	.0%
1013301 43120 OTHER CONCESSIONS	-134,508	-134,508	-143,726.95	-12,932.94	.00	9,218.95	106.9%
1013301 43130 LEASED SPACE - CELLU	-124,496	-124,496	-146,354.49	-14,703.56	.00	21,858.49	117.6%
1013301 43210 PARKING FINES	-165	-165	.00	.00	.00	-165.00	.0%
1013301 43300 RENTAL REVENUE (SHOR	0	0	.00	.00	.00	.00	.0%
1013301 43400 DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
1013301 43400 C2327 DAMAGE REIMBURS	0	-210,955	.00	.00	.00	-210,955.17	.0%
1013301 47000 MISCELLANEOUS REVENU	-55,920	-55,920	-2,263.50	-508.50	.00	-53,656.50	4.0%
1013301 47000 T0022 MISCELLANEOUS R	0	0	.00	.00	.00	.00	.0%
1013301 47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
1013301 47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1013301 47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1013301 49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1013301 49000 C2317 TRANSFERS IN (L	0	0	-30,635.21	.00	.00	30,635.21	100.0%
1013301 49020 TRANSFER IN - INTRA	-5,000	-5,000	-5,000.00	.00	.00	.00	100.0%
1013301 49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
1013301 49300 C2317 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
1013301 61130 LEASE CLEARING (LESS	0	0	.00	.00	.00	.00	.0%
1013301 61131 61131 LEASE REVENUE	0	0	.00	.00	.00	.00	.0%
1013301 61134 INTEREST INCOME - GA	0	0	.00	.00	.00	.00	.0%
1013302 43400 DAMAGE REIMBURSEMENT	-2,500	-2,500	-32,689.37	-1,239.83	.00	30,189.37	1307.6%
1013302 47000 MISCELLANEOUS REVENU	-15,500	-15,500	-7,215.68	.00	.00	-8,284.32	46.6%
1013302 49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1013303 47000 MISCELLANEOUS REVENU	-10,000	-10,000	-4,531.67	-297.61	.00	-5,468.33	45.3%
1013303 49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1013304 43400 DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
1013401 43400 DAMAGE REIMBURSEMENT	-11,000	-11,000	-61,919.35	-13,373.50	.00	50,919.35	562.9%

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1013401	47000	MISCELLANEOUS REVENU	0	0	-3,085.75	.00	.00	3,085.75	100.0%
1013401	47700	T0022 OTHER REIMBURSE	0	0	-4,693.27	.00	.00	4,693.27	100.0%
1013401	49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1013801	47250	CONTRIBUTION FR OTHE	0	0	.00	.00	.00	.00	.0%
1013801	47250	G2232 CONTRIBUTION FR	0	0	.00	.00	.00	.00	.0%
1013801	47250	M2211 CONTRIBUTION FR	0	0	.00	.00	.00	.00	.0%
1013938	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1013938	49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1014101	41400	CANNABIS PERMIT FEES	0	0	.00	.00	.00	.00	.0%
1014101	41450	CANNABIS PERMIT RENE	-109,648	-109,648	-97,356.00	.00	.00	-12,292.00	88.8%
1014101	41500	OTHER LICENSE & PERM	-50,000	-50,000	-46,220.08	-2,290.48	.00	-3,779.92	92.4%
1014101	43010	INSPECTION FEES	0	0	.00	.00	.00	.00	.0%
1014101	43011	INSPECTION FEES/TRAC	0	0	.00	.00	.00	.00	.0%
1014101	43012	INSPECTION FEES/ENCR	0	0	.00	.00	.00	.00	.0%
1014101	43013	INSPECTOR OT REIMBUR	0	0	.00	.00	.00	.00	.0%
1014101	43014	INSPECTION FEES/ENER	0	0	.00	.00	.00	.00	.0%
1014101	43030	GENERAL PLAN MAINTEN	-300,000	-211,831	51.28	.00	.00	-211,882.28	.0%
1014101	43030	M1404 GENERAL PLAN MA	0	0	-178,968.27	-21,925.20	.00	178,968.27	100.0%
1014101	43030	T0058 GENERAL PLAN MA	0	0	.00	.00	.00	.00	.0%
1014101	43040	ZONING-SUB FEES STAN	-450,000	-450,000	-330,078.04	-34,504.12	.00	-119,921.96	73.4%
1014101	43050	PLAN CHECK FEES	0	0	.00	.00	.00	.00	.0%
1014101	43051	PLAN CHECK FEES/BLDG	0	0	.00	.00	.00	.00	.0%
1014101	43052	PLAN CHECK FEES/ENGI	0	0	.00	.00	.00	.00	.0%
1014101	43053	PLAN CHECK FEES/ENER	0	0	.00	.00	.00	.00	.0%
1014101	43054	PLAN CHECK FEES/ELEC	0	0	.00	.00	.00	.00	.0%
1014101	43055	PLAN CHECK FEES/MECH	0	0	.00	.00	.00	.00	.0%
1014101	43056	PLAN CHECK FEES/PLUM	0	0	.00	.00	.00	.00	.0%
1014101	43060	MISC PLANNING FEES	-23,000	-17,295	-14,360.00	-1,305.00	.00	-2,935.00	83.0%
1014101	43080	T0189 DOWNTOWN IN_LIE	0	0	.00	.00	.00	.00	.0%
1014101	43260	MISCELLANEOUS FEES	-2,331	-7,796	-3,988.25	-326.25	.00	-3,807.75	51.2%
1014101	43261	STATE STRONG MOTION	0	0	.00	.00	.00	.00	.0%
1014101	43262	COUNTY FLOOD CONTROL	0	0	.00	.00	.00	.00	.0%
1014101	43263	STATE GREEN BLDG COD	0	0	.00	.00	.00	.00	.0%
1014101	47700	OTHER REIMBURSEMENTS	-200,000	-200,000	-147,328.47	-4,950.75	.00	-52,671.53	73.7%
1014101	49000	G2320 TRANSFERS IN (L	0	0	-16,139.34	.00	.00	16,139.34	100.0%
1014102	41000	BUILDING PERMIT FEES	-979,548	-1,086,485	-808,142.27	-85,160.96	.00	-278,342.73	74.4%
1014102	41001	PLUMBING PERMIT FEES	-137,969	-114,225	-86,566.99	-8,774.55	.00	-27,658.01	75.8%
1014102	41002	ELECTRICAL PERMIT FE	-160,207	-160,207	-155,272.61	-18,492.47	.00	-4,934.39	96.9%
1014102	41003	HEATING/VENT PERMIT	-80,717	-56,857	-46,819.75	-4,102.63	.00	-10,037.25	82.3%
1014102	41500	OTHER LICENSE & PERM	-201,158	-201,158	-170,957.00	-16,740.00	.00	-30,201.00	85.0%
1014102	43010	INSPECTION FEES	0	0	1,844.03	.00	.00	-1,844.03	100.0%
1014102	43011	INSPECTION FEES/TRAC	-680,000	-900,000	-903,400.55	-10,905.41	.00	3,400.55	100.4%
1014102	43012	INSPECTION FEES/ENCR	-216,810	-216,810	-383,024.59	-11,359.02	.00	166,214.59	176.7%
1014102	43013	INSPECTOR OT REIMBUR	-40,000	-80,000	-147,650.70	-24,449.00	.00	67,650.70	184.6%

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			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1014102	43014	INSPECTION FEES/ENER	-50,417	-27,221	-17,863.44	-1,482.90	.00	-9,357.56	65.6%
1014102	43050	PLAN CHECK FEES	0	0	.00	.00	.00	.00	.0%
1014102	43051	PLAN CHECK FEES/BLDG	-1,200,000	-1,085,340	-904,174.49	-132,061.19	.00	-181,165.51	83.3%
1014102	43052	PLAN CHECK FEES/ENGI	-400,000	-500,000	-672,850.33	-23,867.01	.00	172,850.33	134.6%
1014102	43053	PLAN CHECK FEES/ENER	-49,280	-18,786	-16,840.13	-4,386.50	.00	-1,945.87	89.6%
1014102	43054	PLAN CHECK FEES/ELEC	-128,625	-79,995	-60,257.68	-9,545.47	.00	-19,737.32	75.3%
1014102	43055	PLAN CHECK FEES/MECH	-35,610	-12,276	-10,787.28	-2,033.63	.00	-1,488.72	87.9%
1014102	43056	PLAN CHECK FEES/PLUM	-67,650	-20,823	-17,893.12	-3,129.71	.00	-2,929.88	85.9%
1014102	43060	MISC PLANNING FEES	-3,842	-1,921	-320.18	.00	.00	-1,600.82	16.7%
1014102	43260	MISCELLANEOUS FEES	-132,000	-132,000	-117,092.43	-10,794.90	.00	-14,907.57	88.7%
1014102	43261	STATE STRONG MOTION	0	0	.00	.00	.00	.00	.0%
1014102	43262	COUNTY FLOOD CONTROL	0	0	.00	.00	.00	.00	.0%
1014102	43263	STATE GREEN BLDG COD	0	0	.00	.00	.00	.00	.0%
1014102	47000	MISCELLANEOUS REVENU	0	0	-.02	.00	.00	.02	100.0%
1014102	47700	OTHER REIMBURSEMENTS	0	-6,000	-12,652.08	.00	.00	6,652.08	210.9%
1014102	49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1014103	43010	INSPECTION FEES	0	0	-1,113.00	.00	.00	1,113.00	100.0%
1014103	43011	INSPECTION FEES/TRAC	0	0	.00	.00	.00	.00	.0%
1014103	43012	INSPECTION FEES/ENCR	0	0	.00	.00	.00	.00	.0%
1014103	43013	INSPECTOR OT REIMBUR	0	0	.00	.00	.00	.00	.0%
1014103	43014	INSPECTION FEES/ENER	0	0	.00	.00	.00	.00	.0%
1014103	43250	MISCELLANEOUS FINES	-88,000	-100,000	-97,816.25	.00	.00	-2,183.75	97.8%
1014103	43260	MISCELLANEOUS FEES	0	0	-150.00	.00	.00	150.00	100.0%
1014103	43261	STATE STRONG MOTION	0	0	.00	.00	.00	.00	.0%
1014103	43262	COUNTY FLOOD CONTROL	0	0	.00	.00	.00	.00	.0%
1014103	43263	STATE GREEN BLDG COD	0	0	.00	.00	.00	.00	.0%
1014103	47000	MISCELLANEOUS REVENU	0	0	-54.00	.00	.00	54.00	100.0%
1014104	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1014104	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1015401	43260	MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1015401	43300	RENTAL REVENUE (SHOR	-2,000	-2,000	-4,129.88	-895.50	.00	2,129.88	206.5%
1015401	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1015401	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1015402	43250	MISCELLANEOUS FINES	-200	-407	-1,124.05	-71.90	.00	717.05	276.2%
1015402	43260	MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1015402	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1015402	47700	OTHER REIMBURSEMENTS	-1,200	-1,620	-2,511.32	-47.10	.00	891.32	155.0%
1015403	43260	MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1015403	47000	MISCELLANEOUS REVENU	-2,500	-2,500	-4,513.01	-467.00	.00	2,013.01	180.5%
1015405	43250	MISCELLANEOUS FINES	0	0	-72.40	-6.00	.00	72.40	100.0%
1015405	47000	MISCELLANEOUS REVENU	-1,830	-1,830	-3,453.62	-349.25	.00	1,623.62	188.7%
1015405	47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1015405	47700	OTHER REIMBURSEMENTS	-15,600	-15,600	-13,901.07	-1,327.02	.00	-1,698.93	89.1%
1015501	43110	PACC VENDOR CONCESSI	0	0	.00	.00	.00	.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1015501 43120 OTHER CONCESSIONS	0	0	.00	.00	.00	.00	.0%
1015501 43120 T0061 OTHER CONCESSIO	0	0	.00	.00	.00	.00	.0%
1015501 43120 T0073 OTHER CONCESSIO	0	0	-1,935.00	.00	.00	1,935.00	100.0%
1015501 43300 RENTAL REVENUE (SHOR	-90,000	-90,000	-6,972.75	-270.00	.00	-83,027.25	7.7%
1015501 43300 T0061 RENTAL REVENUE	0	0	-69,146.50	-10,374.41	.00	69,146.50	100.0%
1015501 43300 T0062 RENTAL REVENUE	0	0	-19,433.25	-1,962.00	.00	19,433.25	100.0%
1015501 43300 T0078 RENTAL REVENUE	0	0	-1,870.00	.00	.00	1,870.00	100.0%
1015501 43300 T0083 RENTAL REVENUE	0	0	-15,857.39	-1,530.45	.00	15,857.39	100.0%
1015501 43300 T0092 RENTAL REVENUE	0	0	-1,530.76	.00	.00	1,530.76	100.0%
1015501 43310 LEASE REVENUE (LONG	-105,948	-105,948	.00	.00	.00	-105,948.00	.0%
1015501 43310 T0078 LEASE REVENUE (	0	0	-97,123.95	-8,829.45	.00	97,123.95	100.0%
1015501 44000 YOUTH ADULT SPORTS	-20,000	-20,000	.00	.00	.00	-20,000.00	.0%
1015501 44000 T0073 YOUTH ADULT SPO	0	0	-17,115.05	-1,912.81	.00	17,115.05	100.0%
1015501 44010 RECREATION CLASS FEE	-16,800	-16,800	.00	.00	.00	-16,800.00	.0%
1015501 44010 T0072 RECREATION CLAS	0	0	.00	.00	.00	.00	.0%
1015501 44010 T0075 RECREATION CLAS	0	0	-20,652.85	-2,406.80	.00	20,652.85	100.0%
1015501 44010 T0076 RECREATION CLAS	0	0	-1,179.83	-522.21	.00	1,179.83	100.0%
1015501 44020 SPECIAL EVENTS	-10,000	-30,000	.00	.00	.00	-30,000.00	.0%
1015501 44020 T0067 SPECIAL EVENTS	0	0	-32,322.21	-2,240.00	.00	32,322.21	100.0%
1015501 44020 T0068 SPECIAL EVENTS	0	0	.00	.00	.00	.00	.0%
1015501 44020 T0156 SPECIAL EVENTS	0	0	-6,800.00	.00	.00	6,800.00	100.0%
1015501 44030 SEASONAL DAY CAMP	-15,000	-15,000	.00	.00	.00	-15,000.00	.0%
1015501 44030 T0080 SEASONAL DAY CA	0	0	-11,200.25	-1,413.32	.00	11,200.25	100.0%
1015501 44040 OXNARD TENNIS CTR	0	0	.00	.00	.00	.00	.0%
1015501 47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1015501 47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
1015501 49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1015501 49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1015501 49940 M1910 TRANSFER IN - M	-85,735	-85,735	.00	.00	.00	-85,735.00	.0%
1015501 61130 LEASE CLEARING (LESS	0	0	.00	.00	.00	.00	.0%
1015501 61131 LEASE REVENUE GASB 8	0	0	.00	.00	.00	.00	.0%
1015501 61134 INTEREST INCOME - GA	0	0	.00	.00	.00	.00	.0%
1015502 44000 YOUTH ADULT SPORTS	-22,000	-22,000	.00	.00	.00	-22,000.00	.0%
1015502 44000 T0090 YOUTH ADULT SPO	0	0	-73,871.97	-8,714.61	.00	73,871.97	100.0%
1015502 44020 SPECIAL EVENTS	-167,912	-167,912	.00	.00	.00	-167,912.00	.0%
1015502 44020 T0068 SPECIAL EVENTS	0	0	-186,709.16	.00	.00	186,709.16	100.0%
1015502 49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1015502 49940 M1911 TRANSFER IN - M	-107,673	-107,673	.00	.00	.00	-107,673.00	.0%
1015503 43300 RENTAL REVENUE (SHOR	-5,000	0	.00	.00	.00	.00	.0%
1015503 44020 SPECIAL EVENTS	-5,000	-1,300	.00	.00	.00	-1,300.00	.0%
1015503 44020 T0063 SPECIAL EVENTS	0	0	-2,280.65	-234.46	.00	2,280.65	100.0%
1015503 44020 T0065 SPECIAL EVENTS	0	0	-1,145.00	.00	.00	1,145.00	100.0%
1015503 47000 MISCELLANEOUS REVENU	-14,000	-14,000	-11,425.75	-1,213.75	.00	-2,574.25	81.6%
1015503 47300 DONATIONS AND CONTRI	0	0	-1,500.00	.00	.00	1,500.00	100.0%

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			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1015511	44020	SPECIAL EVENTS	-5,000	-5,000	-6,300.00	.00	.00	1,300.00	126.0%
1015511	44020	T0066 SPECIAL EVENTS	0	0	-1,400.00	.00	.00	1,400.00	100.0%
1015511	47000	MISCELLANEOUS REVENU	-6,000	-6,000	-8,804.22	.00	.00	2,804.22	146.7%
1015511	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1015511	49000	TRANSFERS IN (LABOR)	-76,000	-76,000	-57,096.00	-19,032.00	.00	-18,904.00	75.1%
1015511	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1015511	49940	M1103 TRANSFER IN - M	-1,321,263	-1,321,263	-1,211,157.75	-110,105.25	.00	-110,105.25	91.7%
1015905	47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
1015905	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1015905	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1018101	43300	RENTAL REVENUE (SHOR	0	0	.00	.00	.00	.00	.0%
1018101	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1018101	49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1018104	43260	MISCELLANEOUS FEES	-67,813	-67,813	-69,199.82	.00	.00	1,386.82	102.0%
1018104	46200	SPECIAL ASSMNT REV-O	0	0	.00	.00	.00	.00	.0%
1018104	47000	MISCELLANEOUS REVENU	0	0	-1,965.54	.00	.00	1,965.54	100.0%
1018105	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1018106	43250	MISCELLANEOUS FINES	0	0	.00	.00	.00	.00	.0%
1018106	43260	MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
1018106	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1018106	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1018110	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1018110	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
3013600	49300	C2323 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
TOTAL GENERAL FUND			-235,748,161	-237,671,801	-212,440,026.63	-30,302,991.23	.00	-25,231,774.30	89.4%
TOTAL REVENUES			-235,748,161	-237,671,801	-212,440,026.63	-30,302,991.23	.00	-25,231,774.30	
104 HALF CENT SALES TAX - MEAS 0									
1041001	40200	SALES TAX REVENUE	-19,281,587	-19,281,587	-14,437,071.21	-1,915,733.61	.00	-4,844,515.79	74.9%
1041001	47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1041001	47100	INTEREST INC- INVEST	-458,067	-458,067	-336,118.75	-18,568.61	.00	-121,948.25	73.4%
1041001	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1041001	47110	OTHER INTEREST INCOM	0	0	-18,286.29	.00	.00	18,286.29	100.0%
1041001	47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
1041001	47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1041001	49500	PRINCIPAL PAYMENTS R	-1,821,057	-1,821,057	.00	.00	.00	-1,821,057.00	.0%
1041001	49510	INTEREST PAYMENTS -	-54,632	-54,632	.00	.00	.00	-54,632.00	.0%
1041001	49999	INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%
1042111	61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1042111	61142	M1405 OTHER FINANCING	0	0	.00	.00	.00	.00	.0%

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104	HALF CENT SALES TAX - MEAS O	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1045404 61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
1045404 61142	M1407 OTHER FINANCING	0	0	.00	.00	.00	.00	.0%
TOTAL HALF CENT SALES TAX - MEAS		-21,615,343	-21,615,343	-14,791,476.25	-1,934,302.22	.00	-6,823,866.75	68.4%
TOTAL REVENUES		-21,615,343	-21,615,343	-14,791,476.25	-1,934,302.22	.00	-6,823,866.75	
105 STREET MAINTENANCE (IUF) FUND								
1051001 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
1051001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1051001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
1051001 49160	INFRASTRUCTURE USE F	0	-1,024,234	.00	1,024,234.00	.00	-1,024,234.00	.0%
1051001 49999	INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%
1053401 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1053401 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
TOTAL STREET MAINTENANCE (IUF) FU		0	-1,024,234	.00	1,024,234.00	.00	-1,024,234.00	.0%
TOTAL REVENUES		0	-1,024,234	.00	1,024,234.00	.00	-1,024,234.00	
114 STORM WATER MANAGEMENT FUND								
1141001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1141001 49910	TRANSFER IN - STORM	-1,727,179	-1,727,179	-1,214,865.85	.00	.00	-512,313.15	70.3%
1143501 46200	SPECIAL ASSMNT REV-O	-341,909	-341,909	.00	.00	.00	-341,909.00	.0%
1143501 47700	OTHER REIMBURSEMENTS	0	0	-5,286.30	-4,456.30	.00	5,286.30	100.0%
TOTAL STORM WATER MANAGEMENT FUND		-2,069,088	-2,069,088	-1,220,152.15	-4,456.30	.00	-848,935.85	59.0%
TOTAL REVENUES		-2,069,088	-2,069,088	-1,220,152.15	-4,456.30	.00	-848,935.85	
119 PUBLIC SAFETY RETIREMENT FUND								
1191001 40160	PUBLIC SAFETY PROPER	-17,899,327	-17,899,327	-18,012,086.15	-61,785.53	.00	112,759.15	100.6%
1191001 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
1191001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1191001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
1192111 49000	C8801 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1192113 49000	C2411 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
TOTAL PUBLIC SAFETY RETIREMENT FU		-17,899,327	-17,899,327	-18,012,086.15	-61,785.53	.00	112,759.15	100.6%
TOTAL REVENUES		-17,899,327	-17,899,327	-18,012,086.15	-61,785.53	.00	112,759.15	

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120	MAINT ASSMNT DIST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
120 MAINT ASSMNT DIST								
1200000	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202460	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202470	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202500	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202510	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202520	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202530	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202540	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202550	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202580	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
1202600	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
20001001	47100	INTEREST INC- INVES	0	0	.00	.00	.00	.0%
20001001	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.0%
20001001	47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.0%
20003302	46100	SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.0%
20003302	47100	INTEREST INC- INVES	0	0	.00	.00	.00	.0%
20003302	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.0%
20003304	46100	SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.0%
20003304	47100	INTEREST INC- INVES	0	0	.00	.00	.00	.0%
20003304	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.0%
20003304	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
20003801	46100	SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.0%
20003801	47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.0%
20003801	47100	INTEREST INC- INVES	6,110	6,110	6,053.05	768.04	56.95	99.1%
20003801	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.0%
20003801	47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.0%
20003801	49000	TRANSFERS IN (LABOR	0	0	.00	.00	.00	.0%
20003801	49000	G2232 TRANSFERS IN (	0	0	-232.56	.00	232.56	100.0%
20003801	49020	TRANSFER IN - INTRA	-3,280,226	-3,240,626	-1,439,697.66	.00	-1,800,928.34	44.4%
20003801	49025	TRANSFERS IN - INTE	0	-39,600	-19,021.00	.00	-20,579.00	48.0%
20003801	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
20301001	47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.0%
20301001	47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.0%
20301001	49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.0%
20301001	49920	TRANSFER IN - SP. D	0	0	.00	.00	.00	.0%
20303302	46100	SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.0%
20303302	47100	INTEREST INC- INVES	0	0	.00	.00	.00	.0%
20303302	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.0%
20303304	46100	SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.0%
20303304	47100	INTEREST INC- INVES	0	0	.00	.00	.00	.0%

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120	MAINT	ASSMNT	DIST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
20303304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
20303801	46100	SPECIAL ASSMNT REV-		-80,981	-80,981	-78,392.28	.00	.00	-2,588.72	96.8%
20303801	47100	INTEREST INC- INVES		-3,932	-3,932	-397.75	-68.66	.00	-3,534.25	10.1%
20303801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
20303801	49920	TRANSFER IN - SP. D		-1,885	-9,830	-7,944.90	-7,944.90	.00	-1,885.00	80.8%
21001001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
21001001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
21001001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
21001001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
21003302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
21003302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
21003302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21003304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
21003304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
21003304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21003801	46100	SPECIAL ASSMNT REV-		-23,635	-23,635	-23,326.48	.00	.00	-308.52	98.7%
21003801	47100	INTEREST INC- INVES		-673	-673	-284.99	-24.59	.00	-388.01	42.3%
21003801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21003801	49920	TRANSFER IN - SP. D		-617	-617	.00	.00	.00	-617.00	.0%
21101001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
21101001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
21101001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
21101001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
21103302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
21103302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
21103302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21103304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
21103304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
21103304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21103801	46100	SPECIAL ASSMNT REV-		-6,990	-6,990	-6,906.04	.00	.00	-83.96	98.8%
21103801	47100	INTEREST INC- INVES		3	3	4.65	-34	.00	-1.65	155.0%
21103801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21103801	49920	TRANSFER IN - SP. D		-1,282	-1,282	.00	.00	.00	-1,282.00	.0%
21201001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
21201001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
21201001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
21201001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
21203302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
21203302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
21203302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21203304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
21203304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
21203304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
21203801	46100	SPECIAL ASSMNT REV-		-20,267	-20,267	-20,068.70	.00	.00	-198.30	99.0%

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21203801	47100	INTEREST INC-	INVES	-793	-793	-345.45	-29.60	.00	-447.55	43.6%
21203801	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21203801	49920	TRANSFER IN -	SP. D	-599	-1,067	-467.85	-467.85	.00	-599.00	43.9%
21301001	47000	MISCELLANEOUS	REVEN	0	0	.00	.00	.00	.00	.0%
21301001	47130	UNREALIZED GAIN	(LO	0	0	.00	.00	.00	.00	.0%
21301001	49300	TRANSFERS IN -	CIP	0	0	.00	.00	.00	.00	.0%
21301001	49920	TRANSFER IN -	SP. D	0	0	.00	.00	.00	.00	.0%
21303302	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
21303302	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
21303302	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21303304	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
21303304	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
21303304	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21303801	46100	SPECIAL ASSMNT	REV-	-17,325	-17,325	-17,081.86	.00	.00	-243.14	98.6%
21303801	47100	INTEREST INC-	INVES	-674	-674	-265.73	-22.73	.00	-408.27	39.4%
21303801	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21303801	49920	TRANSFER IN -	SP. D	-2,527	-2,527	.00	.00	.00	-2,527.00	.0%
21401001	47000	MISCELLANEOUS	REVEN	0	0	.00	.00	.00	.00	.0%
21401001	47130	UNREALIZED GAIN	(LO	0	0	.00	.00	.00	.00	.0%
21401001	49300	TRANSFERS IN -	CIP	0	0	.00	.00	.00	.00	.0%
21401001	49920	TRANSFER IN -	SP. D	0	0	.00	.00	.00	.00	.0%
21403302	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
21403302	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
21403302	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21403304	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
21403304	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
21403304	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21403801	46100	SPECIAL ASSMNT	REV-	-35,548	-35,548	-34,206.72	.00	.00	-1,341.28	96.2%
21403801	47100	INTEREST INC-	INVES	-1,142	-1,142	-571.74	-42.22	.00	-570.26	50.1%
21403801	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21403801	49920	TRANSFER IN -	SP. D	-3,359	-3,749	-390.25	-390.25	.00	-3,359.00	10.4%
21601001	47000	MISCELLANEOUS	REVEN	0	0	.00	.00	.00	.00	.0%
21601001	47130	UNREALIZED GAIN	(LO	0	0	.00	.00	.00	.00	.0%
21601001	49300	TRANSFERS IN -	CIP	0	0	.00	.00	.00	.00	.0%
21601001	49920	TRANSFER IN -	SP. D	0	0	.00	.00	.00	.00	.0%
21603302	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
21603302	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
21603302	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21603304	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
21603304	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
21603304	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
21603801	46100	SPECIAL ASSMNT	REV-	-19,552	-19,552	-19,256.58	.00	.00	-295.42	98.5%
21603801	47100	INTEREST INC-	INVES	-700	-700	-13.34	-12.76	.00	-686.66	1.9%
21603801	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%

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21603801	49920	TRANSFER IN - SP. D		-10,813	-10,813	.00	.00	.00	-10,813.00	.0%
22301001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
22301001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
22301001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
22301001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
22303302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22303302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22303302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22303304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22303304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22303304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22303801	46100	SPECIAL ASSMNT REV-		-5,450	-5,450	-5,449.74	.00	.00	-.26	100.0%
22303801	47100	INTEREST INC- INVES		-173	-173	-138.15	-7.32	.00	-34.85	79.9%
22303801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22303801	49920	TRANSFER IN - SP. D		-3,039	-3,039	.00	.00	.00	-3,039.00	.0%
22401001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
22401001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
22401001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
22401001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
22403302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22403302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22403302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22403304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22403304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22403304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22403801	46100	SPECIAL ASSMNT REV-		-17,082	-17,082	-16,313.31	.00	.00	-768.69	95.5%
22403801	47100	INTEREST INC- INVES		-634	-634	-233.53	-21.96	.00	-400.47	36.8%
22403801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22403801	49920	TRANSFER IN - SP. D		-3,780	-3,780	.00	.00	.00	-3,780.00	.0%
22501001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
22501001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
22501001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
22501001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
22503302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22503302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22503302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22503304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22503304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22503304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22503801	46100	SPECIAL ASSMNT REV-		-23,516	-23,516	-22,751.74	.00	.00	-764.26	96.8%
22503801	47100	INTEREST INC- INVES		-728	-728	-237.60	-22.24	.00	-490.40	32.6%
22503801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22503801	49920	TRANSFER IN - SP. D		-636	-636	.00	.00	.00	-636.00	.0%
22701001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%

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22701001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
22701001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
22701001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
22703302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22703302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22703302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22703304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22703304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22703304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22703801	46100	SPECIAL ASSMNT REV-		-14,242	-14,242	-14,098.59	.00	.00	-143.41	99.0%
22703801	47100	INTEREST INC- INVES		-734	-734	-200.43	-18.68	.00	-533.57	27.3%
22703801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22703801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
22703801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
22703801	49025	TRANSFERS IN - INTE		0	-1,857	.00	.00	.00	-1,856.66	.0%
22703801	49920	TRANSFER IN - SP. D		-14,416	-14,416	.00	.00	.00	-14,416.00	.0%
22801001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
22801001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
22801001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
22801001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
22803302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22803302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22803302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22803304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
22803304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
22803304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22803801	46100	SPECIAL ASSMNT REV-		-73,556	-73,556	-72,727.20	.00	.00	-828.80	98.9%
22803801	47100	INTEREST INC- INVES		-3,257	-3,257	-342.03	-63.79	.00	-2,914.97	10.5%
22803801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
22803801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
22803801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
22803801	49025	TRANSFERS IN - INTE		0	0	.00	.00	.00	.00	.0%
22803801	49920	TRANSFER IN - SP. D		-1,870	-5,513	.00	.00	.00	-5,513.27	.0%
23001001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
23001001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
23001001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23001001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
23003302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23003302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23003302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23003304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23003304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23003304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23003801	46100	SPECIAL ASSMNT REV-		-49,905	-49,905	-47,598.64	.00	.00	-2,306.36	95.4%

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23003801	47100	INTEREST INC-	INVES	-2,721	-2,721	-670.64	-61.80	.00	-2,050.36	24.6%
23003801	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23003801	49920	TRANSFER IN -	SP. D	-1,235	-3,523	-2,287.85	-2,287.85	.00	-1,235.00	64.9%
23101001	47000	MISCELLANEOUS	REVEN	0	0	.00	.00	.00	.00	.0%
23101001	47130	UNREALIZED GAIN	(LO	0	0	.00	.00	.00	.00	.0%
23101001	49300	TRANSFERS IN -	CIP	0	0	.00	.00	.00	.00	.0%
23101001	49920	TRANSFER IN -	SP. D	0	0	.00	.00	.00	.00	.0%
23103302	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
23103302	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
23103302	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23103304	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
23103304	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
23103304	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23103801	46100	SPECIAL ASSMNT	REV-	-102,320	-102,320	-100,563.06	.00	.00	-1,756.94	98.3%
23103801	47100	INTEREST INC-	INVES	-888	-888	-775.33	-59.11	.00	-112.67	87.3%
23103801	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23103801	49920	TRANSFER IN -	SP. D	-4,274	-4,274	.00	.00	.00	-4,274.00	.0%
23201001	47000	MISCELLANEOUS	REVEN	0	0	.00	.00	.00	.00	.0%
23201001	47130	UNREALIZED GAIN	(LO	0	0	.00	.00	.00	.00	.0%
23201001	49300	TRANSFERS IN -	CIP	0	0	.00	.00	.00	.00	.0%
23201001	49920	TRANSFER IN -	SP. D	0	0	.00	.00	.00	.00	.0%
23203302	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
23203302	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
23203302	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23203304	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
23203304	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
23203304	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23203801	46100	SPECIAL ASSMNT	REV-	-11,654	-11,654	-12,750.67	.00	.00	1,096.67	109.4%
23203801	47100	INTEREST INC-	INVES	-1,727	-1,727	-358.02	-37.17	.00	-1,368.98	20.7%
23203801	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23203801	49020	TRANSFER IN -	INTRA	0	0	.00	.00	.00	.00	.0%
23203801	49020	M1101 TRANSFER	IN -	0	0	.00	.00	.00	.00	.0%
23203801	49025	TRANSFERS IN -	INTE	0	-131	.00	.00	.00	-130.87	.0%
23203801	49920	TRANSFER IN -	SP. D	-1,899	-5,279	.00	.00	.00	-5,279.02	.0%
23301001	47000	MISCELLANEOUS	REVEN	0	0	.00	.00	.00	.00	.0%
23301001	47130	UNREALIZED GAIN	(LO	0	0	.00	.00	.00	.00	.0%
23301001	49300	TRANSFERS IN -	CIP	0	0	.00	.00	.00	.00	.0%
23301001	49920	TRANSFER IN -	SP. D	0	0	.00	.00	.00	.00	.0%
23303302	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
23303302	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
23303302	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%
23303304	46100	SPECIAL ASSMNT	REV-	0	0	.00	.00	.00	.00	.0%
23303304	47100	INTEREST INC-	INVES	0	0	.00	.00	.00	.00	.0%
23303304	47101	INTEREST INC-	VCIP	0	0	.00	.00	.00	.00	.0%

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23303801	46100	SPECIAL ASSMNT REV-		-70,623	-70,623	-68,846.30	.00	.00	-1,776.70	97.5%
23303801	47100	INTEREST INC- INVES		-1,834	-1,834	-253.69	-48.80	.00	-1,580.31	13.8%
23303801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23303801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
23303801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
23303801	49920	TRANSFER IN - SP. D		-1,347	-1,347	.00	.00	.00	-1,347.00	.0%
23401001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
23401001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
23401001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23401001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
23403302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23403302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23403302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23403302	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23403304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23403304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23403304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23403304	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23403801	46100	SPECIAL ASSMNT REV-		-62,637	-62,637	-61,834.08	.00	.00	-802.92	98.7%
23403801	47100	INTEREST INC- INVES		-2,554	-2,554	-383.42	-52.71	.00	-2,170.58	15.0%
23403801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23403801	49020	TRANSFER IN - INTRA		-3,470	-3,470	-3,470.00	.00	.00	.00	100.0%
23403801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
23403801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23403801	49920	TRANSFER IN - SP. D		-3,807	-13,157	-9,349.92	-9,349.92	.00	-3,807.00	71.1%
23601001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
23601001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
23601001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23601001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
23603302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23603302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23603302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23603304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23603304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23603304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23603801	46100	SPECIAL ASSMNT REV-		-181,827	-181,827	-179,343.99	.00	.00	-2,483.01	98.6%
23603801	47100	INTEREST INC- INVES		-3,420	-3,420	-524.94	-86.11	.00	-2,895.06	15.3%
23603801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23603801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
23603801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
23603801	49920	TRANSFER IN - SP. D		-21,301	-49,668	-28,366.97	-28,366.97	.00	-21,301.00	57.1%
23701001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
23701001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
23701001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%

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23701001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
23703302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23703302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23703302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23703304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23703304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23703304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23703801	46100	SPECIAL ASSMNT REV-		-77	-77	-75.52	.00	.00	-1.48	98.1%
23703801	47100	INTEREST INC- INVES		-3,720	-3,720	-1,902.16	-123.87	.00	-1,817.84	51.1%
23703801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23703801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
23703801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
23703801	49920	TRANSFER IN - SP. D		-29,622	-29,622	.00	.00	.00	-29,622.00	.0%
23801001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
23801001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
23801001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23801001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
23803302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23803302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23803302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23803304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23803304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23803304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23803801	46100	SPECIAL ASSMNT REV-		-138,080	-138,080	-135,617.78	.00	.00	-2,462.22	98.2%
23803801	47100	INTEREST INC- INVES		-2,861	-2,861	-297.58	-63.19	.00	-2,563.42	10.4%
23803801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23803801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
23803801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
23803801	49025	TRANSFERS IN - INTE		0	-48	.00	.00	.00	-48.00	.0%
23803801	49920	TRANSFER IN - SP. D		-3,192	-6,254	.00	.00	.00	-6,253.59	.0%
23901001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
23901001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
23901001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
23901001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
23903302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23903302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23903302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23903304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
23903304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
23903304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23903801	46100	SPECIAL ASSMNT REV-		-194,170	-194,170	-256,879.97	.00	.00	62,709.97	132.3%
23903801	47100	INTEREST INC- INVES		-4,398	-4,398	-1,743.96	-173.41	.00	-2,654.04	39.7%
23903801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
23903801	49020	TRANSFER IN - INTRA		-4,988	-4,988	-4,988.00	.00	.00	.00	100.0%

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23903801	49020	M1101	TRANSFER IN -	0	0	.00	.00	.00	.00	.0%
23903801	49025		TRANSFERS IN - INTE	0	-21	.00	.00	.00	-20.80	.0%
23903801	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
23903801	49920		TRANSFER IN - SP. D	-40,854	-44,145	.00	.00	.00	-44,144.96	.0%
23911001	47130		UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
23911001	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
23911001	49920		TRANSFER IN - SP. D	0	0	.00	.00	.00	.00	.0%
23913302	47100		INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
23913302	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
23913304	47100		INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
23913304	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
23913801	46100		SPECIAL ASSMNT REV-	-66,446	-66,446	.00	.00	.00	-66,446.00	.0%
23913801	47000		MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
23913801	47100		INTEREST INC- INVES	-1,381	-1,381	-186.32	-12.77	.00	-1,194.68	13.5%
23913801	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
23913801	49020		TRANSFER IN - INTRA	-1,812	-1,812	-1,812.00	.00	.00	.00	100.0%
23913801	49025		TRANSFERS IN - INTE	0	-7	.00	.00	.00	-7.17	.0%
23913801	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
23913801	49920		TRANSFER IN - SP. D	-11,982	-13,117	.00	.00	.00	-13,116.75	.0%
24001001	47000		MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
24001001	47130		UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
24001001	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
24001001	49920		TRANSFER IN - SP. D	0	0	.00	.00	.00	.00	.0%
24003302	46100		SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
24003302	47100		INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
24003302	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
24003304	46100		SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
24003304	47100		INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
24003304	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
24003801	46100		SPECIAL ASSMNT REV-	-37,692	-37,692	-37,358.72	.00	.00	-333.28	99.1%
24003801	47100		INTEREST INC- INVES	-4,475	-4,475	-860.18	-91.02	.00	-3,614.82	19.2%
24003801	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
24003801	49020		TRANSFER IN - INTRA	0	0	.00	.00	.00	.00	.0%
24003801	49020	M1101	TRANSFER IN -	0	0	.00	.00	.00	.00	.0%
24003801	49920		TRANSFER IN - SP. D	-1,822	-2,522	.00	.00	.00	-2,521.68	.0%
24101001	47000		MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
24101001	47130		UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
24101001	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
24101001	49920		TRANSFER IN - SP. D	0	0	.00	.00	.00	.00	.0%
24103302	46100		SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
24103302	47100		INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
24103302	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
24103304	46100		SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
24103304	47100		INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%

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24103304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24103801	46100	SPECIAL ASSMNT REV-		-26,027	-26,027	-25,700.28	.00	.00	-326.72	98.7%
24103801	47100	INTEREST INC- INVES		-1,777	-1,777	-280.76	-30.72	.00	-1,496.24	15.8%
24103801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24103801	49920	TRANSFER IN - SP. D		-650	-650	.00	.00	.00	-650.00	.0%
24201001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
24201001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
24201001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
24201001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
24203302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
24203302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
24203302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24203304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
24203304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
24203304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24203801	46100	SPECIAL ASSMNT REV-		-119,595	-119,595	-119,594.76	.00	.00	-.24	100.0%
24203801	47100	INTEREST INC- INVES		-9,953	-9,953	-1,751.12	-195.85	.00	-8,201.88	17.6%
24203801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24203801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
24203801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
24203801	49025	TRANSFERS IN - INTE		0	-29	.00	.00	.00	-29.09	.0%
24203801	49920	TRANSFER IN - SP. D		-13,681	-14,405	-723.88	-723.88	.00	-13,681.00	5.0%
24301001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
24301001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
24301001	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
24301001	49920	TRANSFER IN - SP. D		0	0	.00	.00	.00	.00	.0%
24303302	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
24303302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
24303302	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24303304	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
24303304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
24303304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24303801	46100	SPECIAL ASSMNT REV-		-131,672	-131,672	-130,546.16	.00	.00	-1,125.84	99.1%
24303801	47100	INTEREST INC- INVES		-7,017	-7,017	-596.18	-124.88	.00	-6,420.82	8.5%
24303801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24303801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
24303801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
24303801	49920	TRANSFER IN - SP. D		-2,906	-2,906	.00	.00	.00	-2,906.00	.0%
24601001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
24603801	46100	SPECIAL ASSMNT REV-		-189,706	-189,706	-187,538.32	.00	.00	-2,167.68	98.9%
24603801	47100	INTEREST INC- INVES		-6,502	-6,502	244.76	-83.35	.00	-6,746.76	-3.8%
24603801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24603801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
24603801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%

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24603801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
24603801	49920	TRANSFER IN - SP. D		-7,555	-8,735	.00	.00	.00	-8,734.62	.0%
24701001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
24703801	46100	SPECIAL ASSMNT REV-		-28,594	-28,594	-28,464.80	.00	.00	-129.20	99.5%
24703801	47100	INTEREST INC- INVES		-3,494	-3,494	-931.18	-80.61	.00	-2,562.82	26.7%
24703801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24703801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
24703801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
24703801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
24703801	49920	TRANSFER IN - SP. D		-1,152	-1,152	.00	.00	.00	-1,152.00	.0%
24901001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
24903801	46100	SPECIAL ASSMNT REV-		-22,632	-22,632	-21,985.08	.00	.00	-646.92	97.1%
24903801	47100	INTEREST INC- INVES		1,621	1,621	638.03	45.11	.00	982.97	39.4%
24903801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
24903801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
24903801	49920	TRANSFER IN - SP. D		-455	-455	.00	.00	.00	-455.00	.0%
25001001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
25003801	46100	SPECIAL ASSMNT REV-		-27,658	-27,658	-26,966.16	.00	.00	-691.84	97.5%
25003801	47100	INTEREST INC- INVES		-682	-682	-398.70	-32.91	.00	-283.30	58.5%
25003801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
25003801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
25003801	49920	TRANSFER IN - SP. D		-17,997	-17,997	.00	.00	.00	-17,997.00	.0%
25101001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
25103801	46100	SPECIAL ASSMNT REV-		-144,735	-144,735	-142,750.08	.00	.00	-1,984.92	98.6%
25103801	47100	INTEREST INC- INVES		-9,387	-9,387	-1,129.46	-171.58	.00	-8,257.54	12.0%
25103801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
25103801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
25103801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
25103801	49025	TRANSFERS IN - INTE		0	-13	.00	.00	.00	-13.35	.0%
25103801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
25103801	49920	TRANSFER IN - SP. D		-16,634	-16,634	.00	.00	.00	-16,634.00	.0%
25201001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
25203801	46100	SPECIAL ASSMNT REV-		-16,961	-16,961	-16,830.95	.00	.00	-130.05	99.2%
25203801	47100	INTEREST INC- INVES		-6,777	-6,777	-2,551.70	-194.22	.00	-4,225.30	37.7%
25203801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
25203801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%
25203801	49020	M1101 TRANSFER IN -		0	0	.00	.00	.00	.00	.0%
25203801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
25203801	49920	TRANSFER IN - SP. D		-2,464	-2,464	.00	.00	.00	-2,464.00	.0%
25301001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
25303801	46100	SPECIAL ASSMNT REV-		-4,373	-4,373	-4,372.48	.00	.00	-.52	100.0%
25303801	47100	INTEREST INC- INVES		-246	-246	-73.34	-5.15	.00	-172.66	29.8%
25303801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
25303801	49020	TRANSFER IN - INTRA		0	0	.00	.00	.00	.00	.0%

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25303801	49020 M1101 TRANSFER IN -	0	0	.00	.00	.00	.00	.0%
25303801	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
25303801	49920 TRANSFER IN - SP. D	-145	-145	.00	.00	.00	-145.00	.0%
25401001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
25403801	46100 SPECIAL ASSMNT REV-	-28	-28	-27.72	.00	.00	-.28	99.0%
25403801	47100 INTEREST INC- INVES	-1,557	-1,557	-1,233.92	-72.04	.00	-323.08	79.2%
25403801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
25403801	49020 TRANSFER IN - INTRA	0	0	.00	.00	.00	.00	.0%
25403801	49020 M1101 TRANSFER IN -	0	0	.00	.00	.00	.00	.0%
25403801	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
25403801	49920 TRANSFER IN - SP. D	-32,402	-32,402	.00	.00	.00	-32,402.00	.0%
25501001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
25503801	46100 SPECIAL ASSMNT REV-	-32,529	-32,529	-32,131.89	.00	.00	-397.11	98.8%
25503801	47100 INTEREST INC- INVES	-1,125	-1,125	-422.19	-35.34	.00	-702.81	37.5%
25503801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
25503801	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
25503801	49920 TRANSFER IN - SP. D	-756	-756	.00	.00	.00	-756.00	.0%
25801001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
25803801	46100 SPECIAL ASSMNT REV-	-19,112	-19,112	-18,866.60	.00	.00	-245.40	98.7%
25803801	47100 INTEREST INC- INVES	-3,908	-3,908	-1,002.52	-89.71	.00	-2,905.48	25.7%
25803801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
25803801	49020 TRANSFER IN - INTRA	0	0	.00	.00	.00	.00	.0%
25803801	49020 M1101 TRANSFER IN -	0	0	.00	.00	.00	.00	.0%
25803801	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
25803801	49920 TRANSFER IN - SP. D	-15,380	-15,380	.00	.00	.00	-15,380.00	.0%
26001001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
26003801	46100 SPECIAL ASSMNT REV-	-56,307	-56,307	-56,314.52	.00	.00	7.52	100.0%
26003801	47100 INTEREST INC- INVES	-1,031	-1,031	-155.29	-28.03	.00	-875.71	15.1%
26003801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
26003801	49020 TRANSFER IN - INTRA	0	0	.00	.00	.00	.00	.0%
26003801	49020 M1101 TRANSFER IN -	0	0	.00	.00	.00	.00	.0%
26003801	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
26003801	49920 TRANSFER IN - SP. D	-982	-982	.00	.00	.00	-982.00	.0%
30401001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
30401001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
30401001	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
30401001	49920 TRANSFER IN - SP. D	0	0	.00	.00	.00	.00	.0%
30403302	46100 SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
30403302	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
30403302	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
30403304	46100 SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
30403304	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
30403304	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
30403801	46100 SPECIAL ASSMNT REV-	-39,446	-39,446	-38,748.18	.00	.00	-697.82	98.2%

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30403801	47100	INTEREST INC- INVES		-855	-855	-688.82	-48.45	.00	-166.18	80.6%
30403801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
30403801	49920	TRANSFER IN - SP. D		-12,037	-12,037	.00	.00	.00	-12,037.00	.0%
40101001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
40101001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
40103101	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
40103101	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
40103101	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
40103801	46100	SPECIAL ASSMNT REV-		-444,258	-444,258	-422,918.21	48,071.02	.00	-21,339.79	95.2%
40103801	47100	INTEREST INC- INVES		-1,664	-1,664	-2,570.32	1,373.85	.00	906.32	154.5%
40103801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
40201001	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
40201001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
40203101	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
40203101	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
40203101	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
40203801	46100	SPECIAL ASSMNT REV-		-47,949	-47,949	-48,071.02	-48,071.02	.00	122.02	100.3%
40203801	47100	INTEREST INC- INVES		1,259	1,259	-815.21	-1,608.59	.00	2,074.21	-64.8%
40203801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
40203801	47300	DONATIONS AND CONTR		0	0	.00	.00	.00	.00	.0%
40203801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
40203801	49920	TRANSFERS IN - SP.		0	0	.00	.00	.00	.00	.0%
50901001	46000	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
50901001	46200	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
50901001	46400	SP.ASSMNT MELLO-ROO		0	0	.00	.00	.00	.00	.0%
50901001	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
50901001	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
50901001	47110	OTHER INTEREST INCO		0	0	.00	.00	.00	.00	.0%
50901001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
51101001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
51103801	46300	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
51103801	46400	SP.ASSMNT MELLO-ROO		0	0	.00	.00	.00	.00	.0%
51103801	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
51103801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
51103801	47110	OTHER INTEREST INCO		0	0	.00	.00	.00	.00	.0%
60201001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
60203302	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
60203304	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
60203304	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60203801	46400	SP.ASSMNT MELLO-ROO		-588,100	-588,100	-575,915.30	.00	.00	-12,184.70	97.9%
60203801	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
60203801	47100	INTEREST INC- INVES		-33,576	-33,576	-16,870.15	-1,208.79	.00	-16,705.85	50.2%
60203801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60401001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%

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60402121	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
60403801	46000	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
60403801	46400	SP.ASSMNT MELLO-ROO		-1,147,071	-1,147,071	-1,108,613.35	.00	.00	-38,457.65	96.6%
60403801	47000	MISCELLANEOUS REVEN		0	0	-90.00	-90.00	.00	90.00	100.0%
60403801	47100	INTEREST INC- INVES		-77,252	-77,252	-47,194.19	-3,126.82	.00	-30,057.81	61.1%
60403801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60403801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
60501001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
60503302	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
60503304	47000	MISCELLANEOUS REVEN		0	0	-14,319.00	-931.50	.00	14,319.00	100.0%
60503801	43400	DAMAGE REIMBURSEMEN		0	0	.00	.00	.00	.00	.0%
60503801	46400	SP.ASSMNT MELLO-ROO		-4,294,634	-4,294,634	-4,255,434.48	.00	.00	-39,199.52	99.1%
60503801	47000	MISCELLANEOUS REVEN		0	0	.00	.00	.00	.00	.0%
60503801	47100	INTEREST INC- INVES		-61,331	-61,331	-31,198.95	-2,629.30	.00	-30,132.05	50.9%
60503801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60601001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
60603801	46000	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
60603801	47100	INTEREST INC- INVES		0	0	-413.67	-413.67	.00	413.67	100.0%
60603801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60701001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
60703801	46000	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
60703801	46400	SP.ASSMNT MELLO-ROO		-326,766	-326,766	-.05	.00	.00	-326,765.95	.0%
60703801	47100	INTEREST INC- INVES		-7,462	-7,462	-2,369.58	-131.58	.00	-5,092.42	31.8%
60703801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60703801	47500	DEVELOPMENT DEPOSIT		0	0	.00	.00	.00	.00	.0%
60801001	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
60801001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
60803101	46100	SPECIAL ASSMNT REV-		0	0	.00	.00	.00	.00	.0%
60803101	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
60803101	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60803801	46100	SPECIAL ASSMNT REV-		-354,047	-354,047	.00	.00	.00	-354,047.00	.0%
60803801	46400	SP.ASSMNT MELLO-ROO		-449,682	-449,682	-803,708.66	.00	.00	354,026.66	178.7%
60803801	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
60803801	47300	DONATIONS AND CONTR		0	0	.00	.00	.00	.00	.0%
60803801	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
60901001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%
60903801	46000	SPECIAL ASSMNT REV-		-32,826	-32,826	-32,823.70	.00	.00	-2.30	100.0%
60903801	46400	SP.ASSMNT MELLO-ROO		0	0	.00	.00	.00	.00	.0%
60903801	47100	INTEREST INC- INVES		-12,114	-12,114	-5,978.14	.00	.00	-6,135.86	49.3%
60903801	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
60903801	47500	DEVELOPMENT DEPOSIT		0	0	.00	.00	.00	.00	.0%
60903801	47500	D0030 DEVELOPMENT DE		0	-30,000	-30,000.00	.00	.00	.00	100.0%
99991001	47100	INTEREST INC- INVES		0	0	.00	.00	.00	.00	.0%
99991001	47130	UNREALIZED GAIN (LO		0	0	.00	.00	.00	.00	.0%

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120	MAINT ASSMNT DIST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
99993801 47100	INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
	TOTAL MAINT ASSMNT DIST	-13,662,269	-13,760,296	-11,015,604.44	-59,822.56	.00	-2,744,692.01	80.1%
	TOTAL REVENUES	-13,662,269	-13,760,296	-11,015,604.44	-59,822.56	.00	-2,744,692.01	
181 STATE GAS TAX FUND								
1811001 42100	GAS TAX - HUTA SEC 2	-1,790,640	-1,790,640	-1,576,680.24	-49,964.45	.00	-213,959.76	88.1%
1811001 42110	GAS TAX - HUTA SEC 2	-1,251,885	-1,251,885	-1,033,623.01	-72,131.60	.00	-218,261.99	82.6%
1811001 42120	GAS TAX - HUTA SEC 2	-792,654	-792,654	-670,264.05	-45,148.93	.00	-122,389.95	84.6%
1811001 42130	GAS TAX - HUTA SEC 2	-1,710,871	-1,710,871	-1,355,598.23	-99,391.60	.00	-355,272.77	79.2%
1811001 42140	GAS TAX - HUTA SEC 2	-10,000	-10,000	-10,000.00	.00	.00	.00	100.0%
1811001 42200	RMRA (SB-1) - ROAD M	0	0	.00	.00	.00	.00	.0%
1811001 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
1811001 47100	INTEREST INC- INVEST	40,255	40,255	-19,230.85	-362.43	.00	59,485.85	-47.8%
1811001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1811001 47110	OTHER INTEREST INCOM	0	0	-1,567.44	.00	.00	1,567.44	100.0%
1811001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
1811001 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
1811001 49025	TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
1813101 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1813101 49000	C1306 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1813102 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1813102 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1813102 49000	C2003 TRANSFERS IN (L	0	0	-12,836.50	-12,836.50	.00	12,836.50	100.0%
1813102 49000	M2001 TRANSFERS IN (L	-50,000	-50,000	-153,927.14	.00	.00	103,927.14	307.9%
1813401 43400	DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
1813401 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
1813401 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1813401 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
1813401 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
1813401 49000	C2205 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
1813401 49000	M2001 TRANSFERS IN (L	-450,000	-450,000	-122,551.99	.00	.00	-327,448.01	27.2%
	TOTAL STATE GAS TAX FUND	-6,015,795	-6,015,795	-4,956,279.45	-279,835.51	.00	-1,059,515.55	82.4%
	TOTAL REVENUES	-6,015,795	-6,015,795	-4,956,279.45	-279,835.51	.00	-1,059,515.55	
182 TRAFFIC SAFETY FUND								
1821001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%

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182	TRAFFIC SAFETY FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1821001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
1821001 49930	TRANSFER IN - TRAFFI	-330,000	-330,000	-247,244.69	.00	.00	-82,755.31	74.9%
1823103 43220	VEHICLE CODE FINES	-210,000	-210,000	-112,172.95	-11,583.92	.00	-97,827.05	53.4%
1823103 47100	INTEREST INC- INVEST	-3,334	-3,334	1,199.62	28.37	.00	-4,533.62	-36.0%
1823103 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL TRAFFIC SAFETY FUND		-543,334	-543,334	-358,218.02	-11,555.55	.00	-185,115.98	65.9%
TOTAL REVENUES		-543,334	-543,334	-358,218.02	-11,555.55	.00	-185,115.98	
185 ROAD MAINT & REHAB ACT FUND								
1851001 42200	RMRA (SB-1) - ROAD M	-5,160,673	-5,160,673	-4,062,805.95	-428,000.18	.00	-1,097,867.05	78.7%
1851001 47100	INTEREST INC- INVEST	-74,033	-74,033	-51,682.81	-2,468.71	.00	-22,350.19	69.8%
1851001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1851001 47110	OTHER INTEREST INCOM	0	0	.00	.00	.00	.00	.0%
1851001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
TOTAL ROAD MAINT & REHAB ACT FUND		-5,234,706	-5,234,706	-4,114,488.76	-430,468.89	.00	-1,120,217.24	78.6%
TOTAL REVENUES		-5,234,706	-5,234,706	-4,114,488.76	-430,468.89	.00	-1,120,217.24	
191 ASSET SEIZURE FUND - FED								
1911001 47120	GAIN/LOSS ON SALE OF	0	0	.00	.00	.00	.00	.0%
1911001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
1912111 47100	INTEREST INC- INVEST	-4,592	-4,592	-1,627.92	-125.76	.00	-2,964.08	35.5%
1912111 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1912131 43240	ASSET SEIZURE	0	0	-96,894.72	.00	.00	96,894.72	100.0%
1912131 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
1912131 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1912132 43240	ASSET SEIZURE	0	0	-4,850.58	.00	.00	4,850.58	100.0%
TOTAL ASSET SEIZURE FUND - FED		-4,592	-4,592	-103,373.22	-125.76	.00	98,781.22	2251.2%
TOTAL REVENUES		-4,592	-4,592	-103,373.22	-125.76	.00	98,781.22	
192 ASSET SEIZURE FUND - STATE								
1921001 47120	GAIN/LOSS ON SALE OF	0	0	.00	.00	.00	.00	.0%
1921001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%

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192	ASSET SEIZURE FUND - STATE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
1922111	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
1922111	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1922131	43240 ASSET SEIZURE	0	0	-117,374.89	.00	.00	117,374.89	100.0%
1922131	43240 M2005 ASSET SEIZURE	0	0	.00	.00	.00	.00	.0%
1922131	47100 INTEREST INC- INVEST	-4,334	-4,334	-3,457.29	-213.61	.00	-876.71	79.8%
1922131	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
1922132	43240 ASSET SEIZURE	0	0	.00	.00	.00	.00	.0%
TOTAL ASSET SEIZURE FUND - STATE		-4,334	-4,334	-120,832.18	-213.61	.00	116,498.18	2788.0%
TOTAL REVENUES		-4,334	-4,334	-120,832.18	-213.61	.00	116,498.18	

200 FEDERAL GRANTS FUND

2001001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
2001001	48888 LIFE TO DATE EXT REV	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1301 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1302 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1303 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1304 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1305 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1306 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1307 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1703 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1801 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C1808 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C2029 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 C2211 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G1802 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G1903 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G1904 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G1905 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G1908 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G2002 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G2003 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G2005 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G2006 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G2007 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G2115 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	48888 G2201 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2001001	49888 LIFE TO DATE CITY MA	0	0	.00	.00	.00	.00	.0%
2001001	49888 C2037 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%
2001001	49888 C2038 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%

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2001001	49888 G1904 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%
2001001	49888 G1905 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%
2001001	49888 G1908 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%
2001001	49888 G2005 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%
2001001	49888 G2007 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%
2002131	48000 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2002131	48000 C2036 FEDERAL GRANTS	0	-299,670	-45.00	.00	.00	-299,625.00	.0%
2002131	48000 C2318 FEDERAL GRANTS	0	-49,671	-49,313.55	.00	.00	-357.75	99.3%
2002131	48000 C2319 FEDERAL GRANTS	0	-89,438	10,173.00	.00	.00	-99,611.00	-11.4%
2002131	48000 C2417 FEDERAL GRANTS	0	-101,522	5,766.07	.00	.00	-107,288.00	-5.7%
2002131	48000 G1801 FEDERAL GRANTS	0	-17,400	.00	.00	.00	-17,400.00	.0%
2002131	48000 G1802 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2002131	48000 G1902 FEDERAL GRANTS	0	-3,181	.00	.00	.00	-3,180.71	.0%
2002131	48000 G1903 FEDERAL GRANTS	0	-15,594	.00	.00	.00	-15,594.00	.0%
2002131	48000 G2002 FEDERAL GRANTS	0	-31,037	.00	.00	.00	-31,037.00	.0%
2002131	48000 G2003 FEDERAL GRANTS	0	-2,736	.00	.00	.00	-2,736.08	.0%
2002131	48000 G2201 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2002131	48000 G2426 FEDERAL GRANTS	0	-368,978	-155,631.95	.00	.00	-213,346.05	42.2%
2002131	48000 G2514 FEDERAL GRANTS	0	-76,914	.00	.00	.00	-76,914.00	.0%
2002501	48000 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48000 C2321 FEDERAL GRANTS	0	-51,917	-49,107.76	.00	.00	-2,809.06	94.6%
2002501	48000 C2332 FEDERAL GRANTS	0	0	-30,746.64	.00	.00	30,746.64	100.0%
2002501	48000 C2412 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48000 G2322 FEDERAL GRANTS	0	-68,819	-18,698.37	-4,361.80	.00	-50,120.46	27.2%
2002501	48000 G2323 FEDERAL GRANTS	0	-5,252	.00	.00	.00	-5,251.77	.0%
2002501	48000 G2331 FEDERAL GRANTS	0	-1,436,500	-.24	.00	.00	-1,436,499.80	.0%
2002501	48000 G2340 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48000 G2341 FEDERAL GRANTS	0	-10,000	-10,000.00	.00	.00	.00	100.0%
2002501	48000 G2413 FEDERAL GRANTS	0	-138,828	-33,612.07	.00	.00	-105,216.26	24.2%
2002501	48000 G2414 FEDERAL GRANTS	0	-123,177	-13,897.56	.00	.00	-109,279.22	11.3%
2002501	48000 G2415 FEDERAL GRANTS	0	-121,899	73,160.72	.00	.00	-195,060.00	-60.0%
2002501	48000 G2501 FEDERAL GRANTS	0	-41,333	.00	.00	.00	-41,333.00	.0%
2002501	48000 G2503 FEDERAL GRANTS	0	-296,679	.00	.00	.00	-296,679.35	.0%
2002501	48000 G2504 FEDERAL GRANTS	0	-311,190	.00	.00	.00	-311,190.47	.0%
2002501	48000 G2510 FEDERAL GRANTS	0	-222,545	.00	.00	.00	-222,545.00	.0%
2002501	48030 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030 C2037 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030 C2038 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030 G1904 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030 G1905 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030 G1908 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030 G2005 STATE GRANTS	0	0	.22	.00	.00	-.22	100.0%
2002501	48030 G2006 STATE GRANTS	0	-164,837	-164,837.08	.00	.00	-.29	100.0%
2002501	48030 G2007 STATE GRANTS	0	-27,578	.00	.00	.00	-27,577.77	.0%

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2002501	48030	G2302	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030	G2303	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030	G2304	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030	G2305	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48030	G2340	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2002501	48100		FEDERAL GRANTS-CITY		0	0	.00	.00	.00	.00	.0%
2002501	48100	C2037	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	C2321	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	C2412	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G1904	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G1905	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2005	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2007	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2322	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2323	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2413	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2414	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2415	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	48100	G2503	FEDERAL GRANTS-		0	-17,362	.00	.00	.00	-17,362.11	.0%
2002501	48100	G2504	FEDERAL GRANTS-		0	-15,560	.00	.00	.00	-15,559.53	.0%
2002501	48100	G2510	FEDERAL GRANTS-		0	114,255	.00	.00	.00	114,255.00	.0%
2002501	49310	C2321	FEDERAL GRANTS-		0	-5,192	.00	.00	.00	-5,191.69	.0%
2002501	49310	C2412	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	49310	G1904	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	49310	G2005	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2002501	49310	G2007	FEDERAL GRANTS-		0	-1,379	.00	.00	.00	-1,379.05	.0%
2002501	49310	G2322	FEDERAL GRANTS-		0	-6,882	.00	.00	.00	-6,881.89	.0%
2002501	49310	G2323	FEDERAL GRANTS-		0	-525	.00	.00	.00	-525.18	.0%
2002501	49310	G2413	FEDERAL GRANTS-		0	-13,883	.00	.00	.00	-13,882.84	.0%
2002501	49310	G2414	FEDERAL GRANTS-		0	-12,318	.00	.00	.00	-12,317.69	.0%
2002501	49310	G2415	FEDERAL GRANTS-		0	-7,361	.00	.00	.00	-7,361.36	.0%
2002502	48000	G2339	FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2002531	48000	G2502	FEDERAL GRANTS		0	-5,000	.00	.00	.00	-5,000.00	.0%
2003001	48000		FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2003101	48000		FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2003101	48000	C1306	FEDERAL GRANTS		0	0	45,759.88	.00	.00	-45,759.88	100.0%
2003101	48000	C1307	FEDERAL GRANTS		0	-132,008	72,986.43	.00	.00	-204,993.95	-55.3%
2003101	48000	C2531	FEDERAL GRANTS		-86,000	-86,000	.00	.00	.00	-86,000.00	.0%
2003102	48000		FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2003102	48000	C1301	FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2003102	48000	C1302	FEDERAL GRANTS		0	-866,708	-1,087.60	.00	.00	-865,620.40	.1%
2003102	48000	C1303	FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2003102	48000	C1304	FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2003102	48000	C1305	FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%

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200	FEDERAL GRANTS FUND			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2003102	48000	C1601	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2003102	48000	C1703	FEDERAL GRANTS	0	0	124,600.12	.00	.00	-124,600.12	100.0%
2003102	48000	C1801	FEDERAL GRANTS	0	-1,762,074	.00	.00	.00	-1,762,074.00	.0%
2003102	48000	C1808	FEDERAL GRANTS	0	-33,189	.00	.00	.00	-33,188.61	.0%
2003102	48000	C2206	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2003102	48000	C2211	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2003102	48000	C2416	FEDERAL GRANTS	0	-865,460	-1,000.00	.00	.00	-864,460.00	.1%
2003102	48000	C2504	FEDERAL GRANTS	-3,498,825	-3,498,825	-885.30	.00	.00	-3,497,939.70	.0%
2003301	48000	C2555	FEDERAL GRANTS	0	-349,920	.00	.00	.00	-349,920.32	.0%
2003301	48200	G2509	FEDERAL PASS-TH	0	-984,925	.00	.00	.00	-984,925.00	.0%
2003600	48000	C2025	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2003600	48000	C2226	FEDERAL GRANTS	-500,000	-563,935	.00	.00	.00	-563,934.66	.0%
2003600	48000	C2228	FEDERAL GRANTS	0	-3,806,152	.00	.00	.00	-3,806,152.00	.0%
2003610	48000		FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2003610	48000	C2029	FEDERAL GRANTS	0	-30,979	13,825.64	.00	.00	-44,804.75	-44.6%
2003610	48000	C2201	FEDERAL GRANTS	0	-212,587	339,294.41	.00	.00	-551,881.41	-159.6%
2003610	48000	G2253	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2003801	48000	C1901	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2003801	49025		TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
2003801	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
2004104	48000		FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2005501	47300		DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
2005501	47300	G2313	DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
2005501	47300	G2401	DONATIONS AND C	-3,500	-3,500	-3,916.48	-263.05	.00	416.48	111.9%
2005501	48000		FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2005503	48200		FEDERAL PASS-THROUGH	0	0	.00	.00	.00	.00	.0%
2005503	48200	G2313	FEDERAL PASS-TH	0	0	.00	.00	.00	.00	.0%
2005503	48200	G2401	FEDERAL PASS-TH	-290,100	0	.00	.00	.00	.00	.0%
2008101	48000		FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2008101	48000	G2115	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
TOTAL FEDERAL GRANTS FUND				-4,378,425	-17,244,163	152,786.89	-4,624.85	.00	-17,396,950.28	-.9%
TOTAL REVENUES				-4,378,425	-17,244,163	152,786.89	-4,624.85	.00	-17,396,950.28	
201 CDBG FUND										
2011001	48000		FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2012501	48000	C2321	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2012501	48100	C2321	FEDERAL GRANTS-	0	0	.00	.00	.00	.00	.0%
2018101	48010		FED GRANT PROGRAM IN	-100,000	-100,000	.00	.00	.00	-100,000.00	.0%
2018101	48020		CDBG REVENUE	-2,213,917	-6,841,875	-3,715,428.09	.00	.00	-3,126,447.20	54.3%
2018105	47000		MISCELLANEOUS REVENUE	0	0	-8,912.47	-1,620.52	.00	8,912.47	100.0%

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201	CDBG FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2018105	48010 FED GRANT PROGRAM IN	0	0	.00	.00	.00	.00	.0%
2018105	48020 G2332 CDBG REVENUE	0	0	.00	.00	.00	.00	.0%
2018105	48040 STATE GRANT PROGRAM	0	0	.00	.00	.00	.00	.0%
TOTAL CDBG FUND		-2,313,917	-6,941,875	-3,724,340.56	-1,620.52	.00	-3,217,534.73	53.7%
TOTAL REVENUES		-2,313,917	-6,941,875	-3,724,340.56	-1,620.52	.00	-3,217,534.73	
202 HOME FUND								
2028101	48000 FEDERAL GRANTS	-768,867	-4,974,466	-13,484.59	.00	.00	-4,960,981.24	.3%
2028101	48010 FED GRANT PROGRAM IN	0	0	.00	.00	.00	.00	.0%
2028105	47000 MISCELLANEOUS REVENUE	0	0	-12,648.85	-363.00	.00	12,648.85	100.0%
2028105	48000 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2028105	48010 FED GRANT PROGRAM IN	-100,000	-100,000	.00	.00	.00	-100,000.00	.0%
2028105	48040 STATE GRANT PROGRAM	0	0	.00	.00	.00	.00	.0%
TOTAL HOME FUND		-868,867	-5,074,466	-26,133.44	-363.00	.00	-5,048,332.39	.5%
TOTAL REVENUES		-868,867	-5,074,466	-26,133.44	-363.00	.00	-5,048,332.39	
203 EMERGENCY SHELTER FUND								
2031001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
2032111	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
2035501	48000 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2038101	48000 FEDERAL GRANTS	-207,883	-322,565	-40,322.80	.00	.00	-282,242.10	12.5%
TOTAL EMERGENCY SHELTER FUND		-207,883	-322,565	-40,322.80	.00	.00	-282,242.10	12.5%
TOTAL REVENUES		-207,883	-322,565	-40,322.80	.00	.00	-282,242.10	
204 ARPA								
2041001	48000 FEDERAL GRANTS	0	-12,678,898	-12,701,351.62	.00	.00	22,453.50	100.2%
2041001	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
2043301	49000 C2249 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
TOTAL ARPA		0	-12,678,898	-12,701,351.62	.00	.00	22,453.50	100.2%
TOTAL REVENUES		0	-12,678,898	-12,701,351.62	.00	.00	22,453.50	
210 STATE & LOCAL GRANTS FUND								
2101001	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%

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210	STATE & LOCAL GRANTS FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2101001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
2101001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
2101001	48888 LIFE TO DATE EXT REV	0	0	.00	.00	.00	.00	.0%
2101001	48888 C1101 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C1301 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C1501 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C1801 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C1802 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C1805 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C1843 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C2005 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C2103 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C2104 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C2212 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C2216 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 C2269 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G1101 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G1301 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G1501 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G1502 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G1504 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G1601 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G1701 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2001 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2008 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2101 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2107 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2108 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2110 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2122 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2237 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2238 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2239 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2240 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2241 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2243 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2252 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	48888 G2254 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2101001	49888 LIFE TO DATE CITY MA	0	0	.00	.00	.00	.00	.0%
2101001	49888 G2243 LIFE TO DATE CI	0	0	.00	.00	.00	.00	.0%
2101401	48030 STATE GRANTS	0	-1,000,000	-1,000,000.00	.00	.00	.00	100.0%
2102111	48030 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102111	48030 G2239 STATE GRANTS	0	-131,814	.00	.00	.00	-131,813.96	.0%
2102111	48030 G2240 STATE GRANTS	0	-6,365	.00	.00	.00	-6,364.95	.0%

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210	STATE & LOCAL GRANTS FUND		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2102111	49000	C2559 TRANSFERS IN (L	0	0	-51,605.41	-8,164.61	.00	51,605.41	100.0%
2102131	47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
2102131	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
2102131	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102131	48030	C1843 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102131	48030	C2269 STATE GRANTS	0	-1,603	-1,603.13	.00	.00	-.17	100.0%
2102131	48030	C2316 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102131	48030	C2324 STATE GRANTS	0	-132,277	-132,276.83	.00	.00	-.06	100.0%
2102131	48030	C2411 STATE GRANTS	0	-150,273	-113,131.63	.00	.00	-37,141.14	75.3%
2102131	48030	C2418 STATE GRANTS	0	-550,100	-550,099.50	.00	.00	.00	100.0%
2102131	48030	C2422 STATE GRANTS	0	-122,852	-122,852.00	.00	.00	.00	100.0%
2102131	48030	C2505 STATE GRANTS	0	-430,161	-72,910.06	.00	.00	-357,251.40	16.9%
2102131	48030	C2558 STATE GRANTS	0	-363,717	.00	.00	.00	-363,717.00	.0%
2102131	48030	C2559 STATE GRANTS	0	-495,000	-74,688.60	.00	.00	-420,311.40	15.1%
2102131	48030	C2560 STATE GRANTS	0	-104,500	.00	.00	.00	-104,500.00	.0%
2102131	48030	G1301 STATE GRANTS	0	-464,018	-672,100.30	.00	.00	208,082.58	144.8%
2102131	48030	G2001 STATE GRANTS	0	-4,261	-4,261.26	.00	.00	.43	100.0%
2102131	48030	G2107 STATE GRANTS	0	-19,600	-19,600.00	.00	.00	.14	100.0%
2102131	48030	G2108 STATE GRANTS	0	-127,178	.00	.00	.00	-127,177.90	.0%
2102131	48030	G2237 STATE GRANTS	0	-7,246	.00	.00	.00	-7,246.01	.0%
2102131	48030	G2238 STATE GRANTS	0	-20,886	.00	.00	.00	-20,886.00	.0%
2102131	48030	G2241 STATE GRANTS	0	-152,146	-22,759.04	.00	.00	-129,386.71	15.0%
2102131	48030	G2301 STATE GRANTS	0	-36,413	.00	.00	.00	-36,412.83	.0%
2102131	48030	G2319 STATE GRANTS	0	-136,565	-136,565.10	.00	.00	.00	100.0%
2102131	48030	G2337 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102131	48030	G2421 STATE GRANTS	0	-25,664	-11,705.26	.00	.00	-13,959.23	45.6%
2102131	48030	G2427 STATE GRANTS	0	-430,646	-73,480.45	.00	.00	-357,165.40	17.1%
2102131	48030	G2428 STATE GRANTS	0	-8,358	.00	.00	.00	-8,357.74	.0%
2102131	48030	G2429 STATE GRANTS	0	-12,222	.00	.00	.00	-12,222.02	.0%
2102131	48030	G2506 STATE GRANTS	0	-75,000	-23,448.75	.00	.00	-51,551.25	31.3%
2102131	49000	C2505 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
2102131	61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
2102131	61142	G2107 OTHER FINANCING	0	0	.00	.00	.00	.00	.0%
2102501	47700	T2510 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
2102501	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102501	48030	C2421 STATE GRANTS	0	-117,000	-117,000.00	.00	.00	.00	100.0%
2102501	48030	G2103 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102501	48030	G2424 STATE GRANTS	0	-178,559	-178,558.96	.00	.00	.00	100.0%
2102501	48030	G2507 STATE GRANTS	0	-1,270,000	.00	.00	.00	-1,270,000.00	.0%
2102501	48030	G2512 STATE GRANTS	0	-684,000	.00	.00	.00	-684,000.00	.0%
2102501	48100	G2103 FEDERAL GRANTS-	0	0	.00	.00	.00	.00	.0%
2102502	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102502	48030	C2270 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2102502	48030	G2306 STATE GRANTS	0	0	.00	.00	.00	.00	.0%

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210	STATE & LOCAL GRANTS FUND		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2102512	48030	G1101 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103001	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103001	48030	G2333 STATE GRANTS	0	-27,260	1,097.60	.00	.00	-28,358.03	-4.0%
2103001	48030	G2515 STATE GRANTS	0	-276,064	.00	.00	.00	-276,064.00	.0%
2103101	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103102	48000	FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2103102	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103102	48030	C1301 STATE GRANTS	-95,900,000	-98,770,169	27,133.98	.00	.00	-98,797,302.68	.0%
2103102	48030	C1501 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103102	48030	C1801 STATE GRANTS	0	-40,755	.00	.00	.00	-40,755.00	.0%
2103102	48030	C1802 STATE GRANTS	0	0	.00	.00	.00	-.02	.0%
2103102	48030	C1805 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103102	48030	C2005 STATE GRANTS	0	-497,572	161,198.98	.00	.00	-658,771.43	-32.4%
2103102	48030	C2103 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103102	48030	C2204 STATE GRANTS	0	-650,000	-134,217.91	.00	.00	-515,782.09	20.6%
2103102	48030	C2206 STATE GRANTS	0	-2,760,780	14,835.00	.00	.00	-2,775,615.00	-.5%
2103102	48030	C2211 STATE GRANTS	0	-211,092	5,578.56	.00	.00	-216,671.00	-2.6%
2103102	48030	C2212 STATE GRANTS	0	-1,479,369	76,550.61	.00	.00	-1,555,919.94	-5.2%
2103102	48030	C2415 STATE GRANTS	-540,559	0	.00	.00	.00	.00	.0%
2103102	48030	C2501 STATE GRANTS	-87,000	-866,000	.00	.00	.00	-866,000.00	.0%
2103102	48030	C2502 STATE GRANTS	-1,364,850	-698,130	.00	.00	.00	-698,130.00	.0%
2103102	48030	C2503 STATE GRANTS	-157,490	-157,490	.00	.00	.00	-157,490.00	.0%
2103102	48030	G2101 STATE GRANTS	0	-79	.00	.00	.00	-79.11	.0%
2103102	48030	M2101 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103301	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103301	48030	C2104 STATE GRANTS	0	-7,113,930	-234,210.57	.00	.00	-6,879,719.28	3.3%
2103301	48030	C2220 STATE GRANTS	0	-177,952	.00	.00	.00	-177,952.00	.0%
2103301	48030	C2317 STATE GRANTS	0	-2,885,274	-122,162.73	.00	.00	-2,763,111.15	4.2%
2103301	48030	C2328 STATE GRANTS	0	-3,529,632	.00	.00	.00	-3,529,632.00	.0%
2103301	48030	C2333 STATE GRANTS	0	-7,016,829	-216,181.00	.00	.00	-6,800,648.00	3.1%
2103301	48030	C2555 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103301	48030	C2563 STATE GRANTS	0	-3,534,000	.00	.00	.00	-3,534,000.00	.0%
2103301	48030	G2509 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103302	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103302	48030	G2251 STATE GRANTS	0	-15,461	-15,460.80	.00	.00	.00	100.0%
2103302	48030	M1803 STATE GRANTS	0	-76,717	-6,450.80	.00	.00	-70,266.20	8.4%
2103401	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103401	48030	C2205 STATE GRANTS	0	-284,116	-193,126.82	.00	.00	-90,989.18	68.0%
2103401	48030	C2209 STATE GRANTS	0	-159,009	.00	.00	.00	-159,008.82	.0%
2103600	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2103600	48030	C1101 STATE GRANTS	0	0	58,907.65	.00	.00	-58,907.65	100.0%
2103600	48030	G2242 STATE GRANTS	0	-1,145	-1,145.37	.00	.00	.00	100.0%
2103600	48888	G2242 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2103610	48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%

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210	STATE & LOCAL GRANTS FUND				ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2103610	48030	C2201	STATE	GRANTS	0	-2,755,000	-912,000.00	.00	.00	-1,843,000.00	33.1%
2103610	48030	G2254	STATE	GRANTS	0	0	-3,908.12	.00	.00	3,908.12	100.0%
2103630	48030	G2122	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103630	48030	G2202	STATE	GRANTS	0	-3,327	-3,326.78	.00	.00	.00	100.0%
2103630	48030	G2252	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103631	48030		STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103631	48030	C2423	STATE	GRANTS	0	-519,396	-519,396.00	.00	.00	.00	100.0%
2103631	48030	G2334	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103631	48030	G2335	STATE	GRANTS	0	-33,535	-33,534.70	.00	.00	.00	100.0%
2103631	48030	G2417	STATE	GRANTS	0	-26,848	-26,848.00	.00	.00	.00	100.0%
2103631	48030	G2425	STATE	GRANTS	0	-49,663	-49,663.00	.00	.00	.00	100.0%
2103631	48030	G2544	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103631	48030	G2545	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103750	48030		STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103750	48030	G2122	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103750	48030	G2202	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103750	48030	G2252	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103801	48030	G2232	STATE	GRANTS	0	-500,000	-500,000.00	.00	.00	.00	100.0%
2103801	48030	G2423	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2103801	49300		TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%
2104101	48030	G2320	STATE	GRANTS	0	-16,155	-16,139.34	.00	.00	-15.24	99.9%
2104104	48030		STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2104104	48030	G2008	STATE	GRANTS	0	-2,960	.00	.00	.00	-2,960.29	.0%
2104104	48030	G2110	STATE	GRANTS	0	-162,438	.00	.00	.00	-162,438.00	.0%
2104104	48030	G2516	STATE	GRANTS	0	-1,075,807	.00	.00	.00	-1,075,807.00	.0%
2104104	48100		FEDERAL GRANTS-CITY		0	0	.00	.00	.00	.00	.0%
2104104	48100	G2307	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2104104	48100	G2409	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2104104	49310	G2409	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2105501	48030		STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2105501	48030	C2216	STATE	GRANTS	0	-2,021,822	-86,657.24	.00	.00	-1,935,165.23	4.3%
2105501	48030	G2246	STATE	GRANTS	0	0	.00	.00	.00	.00	.0%
2105501	48050		LOCAL GRANTS		0	0	.00	.00	.00	.00	.0%
2105502	48000		FEDERAL GRANTS		-4,590,000	0	.00	.00	.00	.00	.0%
2105502	48000	G2422	FEDERAL GRANTS		0	-4,590,000	-2,484,473.59	-245,443.00	.00	-2,105,526.41	54.1%
2105503	48000		FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2105503	48000	G2307	FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2105503	48000	G2409	FEDERAL GRANTS		0	0	.00	.00	.00	.00	.0%
2105503	48000	G2419	FEDERAL GRANTS		-31,471	-75,034	-40,048.61	.00	.00	-34,985.07	53.4%
2105503	48000	G2420	FEDERAL GRANTS		-29,087	-29,087	.00	.00	.00	-29,087.00	.0%
2105503	48030	C2320	STATE	GRANTS	0	-18,107	-17,792.02	.00	.00	-315.31	98.3%
2105503	48050		LOCAL GRANTS		0	0	.00	.00	.00	.00	.0%
2105503	48100	G2420	FEDERAL GRANTS-		0	0	.00	.00	.00	.00	.0%
2105503	49310	G2420	FEDERAL GRANTS-		0	-7,695	.00	.00	.00	-7,694.75	.0%

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210	STATE & LOCAL GRANTS FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2105511	48000 FEDERAL GRANTS	0	0	.00	.00	.00	.00	.0%
2105511	48000 G1601 FEDERAL GRANTS	-1,116,272	-2,267,444	-1,720,506.80	-177,245.20	.00	-546,937.16	75.9%
2105511	48000 G2315 FEDERAL GRANTS	-1,109,349	0	.00	.00	.00	.00	.0%
2108101	43300 RENTAL REVENUE (SHOR	0	0	.00	.00	.00	.00	.0%
2108101	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
2108101	47700 OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
2108101	47700 G1504 OTHER REIMBURSE	0	-140,831	-199,283.47	-38,783.47	.00	58,452.51	141.5%
2108101	48010 FED GRANT PROGRAM IN	0	0	.00	.00	.00	.00	.0%
2108101	48010 G1502 FED GRANT PROGR	-60,000	-240,000	-112,100.00	.00	.00	-127,900.00	46.7%
2108101	48030 STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2108101	48030 G2338 STATE GRANTS	0	-1,334,826	-1,334,826.00	-1,334,826.00	.00	.00	100.0%
2108103	48030 G2416 STATE GRANTS	0	-1,981,352	-1,981,352.02	-1,981,352.02	.00	.00	100.0%
TOTAL STATE & LOCAL GRANTS FUND		-104,986,078	-156,338,576	-13,998,155.59	-3,785,814.30	.00	-142,340,420.02	9.0%
TOTAL REVENUES		-104,986,078	-156,338,576	-13,998,155.59	-3,785,814.30	.00	-142,340,420.02	
212 TRANSPORT DEV ACT (TDA) FUND								
90301001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
90303001	42300 TRANSPORT. TAX TDA	-15,000	-15,000	-12,925.00	.00	.00	-2,075.00	86.2%
90303001	47100 INTEREST INC- INVES	-3,313	-3,313	-2,926.43	-154.83	.00	-386.57	88.3%
90303001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
90303101	49300 G1001 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
90303102	42300 C2504 TRANSPORT. TAX	0	0	.00	.00	.00	.00	.0%
90401001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
90401001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
90403001	42310 TRANSPORT. TAX TDA	-678,937	-678,937	-620,443.00	-56,578.00	.00	-58,494.00	91.4%
90403001	42320 TRANSPORT. TAX TDA	0	0	.00	.00	.00	.00	.0%
90403001	47100 INTEREST INC- INVES	-50,341	-50,341	-19,663.69	-1,391.74	.00	-30,677.31	39.1%
90403001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
90403102	47000 C1809 MISCELLANEOUS	0	-15,000	.00	.00	.00	-15,000.00	.0%
90403201	42310 TRANSPORT. TAX TDA	0	0	.00	.00	.00	.00	.0%
90403201	43210 PARKING FINES	0	0	.00	.00	.00	.00	.0%
90403201	43310 LEASE REVENUE (LONG	-251,089	-251,089	-194,578.09	-29,836.22	.00	-56,510.91	77.5%
90403201	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
90403201	47000 T0019 MISCELLANEOUS	0	0	.00	.00	.00	.00	.0%
90403201	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
90403201	47110 OTHER INTEREST INCO	0	0	.00	.00	.00	.00	.0%
90403201	47700 OTHER REIMBURSEMENT	0	0	-490.00	.00	.00	490.00	100.0%
90403201	61130 LEASE CLEARING (LES	0	0	.00	.00	.00	.00	.0%
90403201	61131 61131 LEASE REVENUE	0	0	.00	.00	.00	.00	.0%
90403201	61134 INTEREST INCOME - G	0	0	.00	.00	.00	.00	.0%

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212	TRANSPORT DEV ACT (TDA) FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
90403201 61135	NONLEASE COMPONENT	0	0	.00	.00	.00	.00	.0%
90404101 47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
90801001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
90803001 47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
90803001 47100	INTEREST INC- INVES	-6,695	-6,695	-478.57	-22.48	.00	-6,216.43	7.1%
90803001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
90813001 47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
90813001 47100	INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
90813001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
90813001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
TOTAL TRANSPORT DEV ACT (TDA) FUN		-1,005,375	-1,020,375	-851,504.78	-87,983.27	.00	-168,870.22	83.5%
TOTAL REVENUES		-1,005,375	-1,020,375	-851,504.78	-87,983.27	.00	-168,870.22	
220 STATE HOUSING (LHTFP) GRANT								
2201001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
2201001 48888	LIFE TO DATE EXT REV	0	0	.00	.00	.00	.00	.0%
2201001 48888	G2102 LIFE TO DATE EX	0	0	.00	.00	.00	.00	.0%
2208101 47100	INTEREST INC- INVEST	-16,712	-16,712	-14,468.61	-573.74	.00	-2,243.39	86.6%
2208101 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
2208101 47110	OTHER INTEREST INCOM	0	0	-7,115.85	.00	.00	7,115.85	100.0%
2208101 48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
2208101 48030	G2102 STATE GRANTS	0	-132,998	-1,198,265.14	-1,198,265.14	.00	1,065,266.80	901.0%
2208101 48030	G2244 STATE GRANTS	0	-162,101	-72,072.70	-72,072.70	.00	-90,028.00	44.5%
2208101 48030	M2102 STATE GRANTS	0	-1,167,112	-912,096.00	-374,529.00	.00	-255,015.80	78.1%
2208105 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
TOTAL STATE HOUSING (LHTFP) GRANT		-16,712	-1,478,923	-2,204,018.30	-1,645,440.58	.00	725,095.46	149.0%
TOTAL REVENUES		-16,712	-1,478,923	-2,204,018.30	-1,645,440.58	.00	725,095.46	
230 STATE TRAFFIC CONG RELIEF FUND								
2301001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
2303103 47100	INTEREST INC- INVEST	-17,550	-17,550	-9,419.99	-603.87	.00	-8,130.01	53.7%
2303103 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
2303103 48030	STATE GRANTS	0	0	.00	.00	.00	.00	.0%
TOTAL STATE TRAFFIC CONG RELIEF F		-17,550	-17,550	-9,419.99	-603.87	.00	-8,130.01	53.7%
TOTAL REVENUES		-17,550	-17,550	-9,419.99	-603.87	.00	-8,130.01	
301 CAPITAL OUTLAY FUND								

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301	CAPITAL OUTLAY FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
3011001	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
3011001	47110 OTHER INTEREST INCOM	0	0	.00	.00	.00	.00	.0%
3011001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
3011001	47900 PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
3011001	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3011201	49300 C2258 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3011201	49300 C2261 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3011401	49300 C2557 TRANSFERS IN -	0	-315,720	-51,417.55	.00	.00	-264,302.60	16.3%
3011405	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
3011405	49300 C2101 TRANSFERS IN -	0	-302,488	-1,377.08	.00	.00	-301,111.15	.5%
3011405	49300 C2301 TRANSFERS IN -	0	-40,000	.00	.00	.00	-40,000.00	.0%
3011601	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3011621	49300 C2258 TRANSFERS IN -	0	-112,000	.00	.00	.00	-112,000.00	.0%
3011621	49300 C2261 TRANSFERS IN -	0	-112,000	.00	.00	.00	-112,000.00	.0%
3011801	49300 C1604 TRANSFERS IN -	0	-54,314	.00	.00	.00	-54,314.00	.0%
3011801	49300 C2322 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3011801	49300 C2252 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3011801	49300 C2253 TRANSFERS IN -	0	-629,700	.00	.00	.00	-629,699.89	.0%
3011801	49300 C2322 TRANSFERS IN -	0	-2,000,000	.00	.00	.00	-2,000,000.00	.0%
3011804	49000 C2034 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
3011804	49300 C2034 TRANSFERS IN -	-3,300,000	-3,553,561	-2,452,035.44	666,555.50	.00	-1,101,525.23	69.0%
3011804	49300 C2126 TRANSFERS IN -	0	0	.00	.00	.00	-.01	.0%
3011804	49300 C2127 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012131	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3012131	49300 C1843 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012131	49300 C1844 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012131	49300 C2036 TRANSFERS IN -	0	-1,169,286	-4,319.93	.00	.00	-1,164,966.11	.4%
3012131	49300 C2039 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012131	49300 C2257 TRANSFERS IN -	0	-1,605,499	-381,170.13	.00	.00	-1,224,328.49	23.7%
3012131	49300 C2260 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012131	49300 C2269 TRANSFERS IN -	0	-1,603	.00	.00	.00	-1,603.30	.0%
3012131	49300 C2316 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012131	49300 C2318 TRANSFERS IN -	0	-49,671	-49,313.55	.00	.00	-357.75	99.3%
3012131	49300 C2319 TRANSFERS IN -	0	-89,438	-28,188.81	.00	.00	-61,249.19	31.5%
3012131	49300 C2324 TRANSFERS IN -	0	-132,277	-30,280.78	.00	.00	-101,996.11	22.9%
3012131	49300 C2411 TRANSFERS IN -	0	-150,273	-114,763.97	.00	.00	-35,508.80	76.4%
3012131	49300 C2417 TRANSFERS IN -	0	-101,522	.00	.00	.00	-101,521.93	.0%
3012131	49300 C2418 TRANSFERS IN -	0	-550,100	-408,623.63	.00	.00	-141,475.87	74.3%
3012131	49300 C2422 TRANSFERS IN -	0	-122,852	-121,412.81	.00	.00	-1,439.19	98.8%
3012131	49300 C2505 TRANSFERS IN -	0	-430,161	-157,285.04	.00	.00	-272,876.42	36.6%
3012131	49300 C2550 TRANSFERS IN -	-300,000	-300,000	.00	.00	.00	-300,000.00	.0%
3012131	49300 C2558 TRANSFERS IN -	0	-363,717	.00	.00	.00	-363,717.00	.0%
3012131	49300 C2559 TRANSFERS IN -	0	-495,000	-13,495.59	.00	.00	-481,504.41	2.7%

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3012131	49300	C2560	TRANSFERS IN -	0	-104,500	.00	.00	.00	-104,500.00	.0%
3012501	49000	C2040	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
3012501	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3012501	49300	C1702	TRANSFERS IN -	0	-2,951,192	-117,639.66	.00	.00	-2,833,552.22	4.0%
3012501	49300	C1845	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2037	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2038	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2040	TRANSFERS IN -	0	-481,240	-3,065.98	.00	.00	-478,173.96	.6%
3012501	49300	C2128	TRANSFERS IN -	0	-1,680	.00	.00	.00	-1,680.00	.0%
3012501	49300	C2202	TRANSFERS IN -	0	-382,687	-382,686.59	.00	.00	.00	100.0%
3012501	49300	C2203	TRANSFERS IN -	0	-789,832	-394,915.80	.00	.00	-394,915.82	50.0%
3012501	49300	C2255	TRANSFERS IN -	0	-3,031,139	-123,107.63	.00	.00	-2,908,031.12	4.1%
3012501	49300	C2256	TRANSFERS IN -	0	-94,000	.00	.00	.00	-94,000.00	.0%
3012501	49300	C2259	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2302	TRANSFERS IN -	0	-9,538	.00	.00	.00	-9,537.72	.0%
3012501	49300	C2303	TRANSFERS IN -	0	-123,076	.00	.00	.00	-123,076.04	.0%
3012501	49300	C2321	TRANSFERS IN -	0	-57,109	-54,258.89	.00	.00	-2,849.62	95.0%
3012501	49300	C2329	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2332	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2410	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2412	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49300	C2420	TRANSFERS IN -	0	-4,432	.00	.00	.00	-4,431.94	.0%
3012501	49300	C2421	TRANSFERS IN -	0	-117,000	-40,305.68	.00	.00	-76,694.32	34.4%
3012501	49300	C2635	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012501	49310	C2412	FEDERAL GRANTS-	0	0	.00	.00	.00	.00	.0%
3012502	49300	C2270	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3012512	49300	C2636	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013001	49300	C0101	TRANSFERS IN -	0	-278,856	.00	.00	.00	-278,856.00	.0%
3013001	49300	C1308	TRANSFERS IN -	0	-66,600	.00	.00	.00	-66,600.00	.0%
3013001	49300	C1309	TRANSFERS IN -	0	-143,444	.00	.00	.00	-143,444.00	.0%
3013001	49300	C1310	TRANSFERS IN -	0	-28,521	.00	.00	.00	-28,521.00	.0%
3013001	49300	C1311	TRANSFERS IN -	0	-1,969,109	.00	.00	.00	-1,969,108.97	.0%
3013001	49300	C1401	TRANSFERS IN -	0	-195,327	.00	.00	.00	-195,327.00	.0%
3013001	49300	C1403	TRANSFERS IN -	0	-377,299	.00	.00	.00	-377,299.00	.0%
3013001	49300	C2601	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013001	49300	C8801	TRANSFERS IN -	0	-32,653	.00	.00	.00	-32,653.00	.0%
3013001	49300	C9001	TRANSFERS IN -	0	-161,045	.00	.00	.00	-161,045.00	.0%
3013001	49300	C9401	TRANSFERS IN -	0	-277,421	.00	.00	.00	-277,421.00	.0%
3013101	47110		OTHER INTEREST INCOM	0	0	.00	.00	.00	.00	.0%
3013101	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3013101	49300	C1306	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C1307	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C1402	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C1501	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%

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3013101	49300	C1704	TRANSFERS IN -	0	-106,276	.00	.00	.00	-106,276.30	.0%
3013101	49300	C1801	TRANSFERS IN -	0	-23,454	.00	.00	.00	-23,453.50	.0%
3013101	49300	C1901	TRANSFERS IN -	0	-4,103,742	-136,525.57	.00	.00	-3,967,216.56	3.3%
3013101	49300	C2002	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2019	TRANSFERS IN -	0	-108,297	.00	.00	.00	-108,296.85	.0%
3013101	49300	C2101	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2106	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2107	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2108	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2109	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2110	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2111	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013101	49300	C2218	TRANSFERS IN -	0	-166,195	-396.35	.00	.00	-165,798.96	.2%
3013101	49300	C2306	TRANSFERS IN -	-500,000	-1,642,196	-6,417.49	.00	.00	-1,635,778.92	.4%
3013101	49300	C2531	TRANSFERS IN -	-86,000	-86,000	.00	.00	.00	-86,000.00	.0%
3013102	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3013102	49300	C1301	TRANSFERS IN -	-95,900,000	-99,701,994	-346,712.06	.00	.00	-99,355,281.61	.3%
3013102	49300	C1302	TRANSFERS IN -	0	-1,505,022	-1,228.52	.00	.00	-1,503,793.37	.1%
3013102	49300	C1303	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013102	49300	C1304	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013102	49300	C1305	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013102	49300	C1306	TRANSFERS IN -	0	-40,075	1,079.72	.00	.00	-41,154.72	-2.7%
3013102	49300	C1307	TRANSFERS IN -	0	-172,083	-12,506.21	.00	.00	-159,576.96	7.3%
3013102	49300	C1601	TRANSFERS IN -	0	-471,764	-615.07	.00	.00	-471,149.00	.1%
3013102	49300	C1602	TRANSFERS IN -	0	-61,129	.00	.00	.00	-61,129.00	.0%
3013102	49300	C1703	TRANSFERS IN -	0	-444,989	-248,074.70	.00	.00	-196,913.91	55.7%
3013102	49300	C1801	TRANSFERS IN -	0	-2,444,215	-1,684.00	.00	.00	-2,442,531.00	.1%
3013102	49300	C1802	TRANSFERS IN -	0	0	.00	.00	.00	-.06	.0%
3013102	49300	C1808	TRANSFERS IN -	0	-421,552	.00	.00	.00	-421,551.81	.0%
3013102	49300	C1809	TRANSFERS IN -	0	-1,410,074	-117,253.27	.00	.00	-1,292,820.73	8.3%
3013102	49300	C2003	TRANSFERS IN -	0	-807,724	-61,049.75	.00	.00	-746,674.43	7.6%
3013102	49300	C2004	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013102	49300	C2005	TRANSFERS IN -	0	-2,115,817	-1,595,535.69	.00	.00	-520,281.22	75.4%
3013102	49300	C2006	TRANSFERS IN -	-1,560,000	-3,745,860	-70,525.13	.00	.00	-3,675,335.18	1.9%
3013102	49300	C2103	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013102	49300	C2204	TRANSFERS IN -	0	-650,000	-170,568.55	.00	.00	-479,431.45	26.2%
3013102	49300	C2206	TRANSFERS IN -	0	-2,760,780	-29,347.50	.00	.00	-2,731,432.50	1.1%
3013102	49300	C2207	TRANSFERS IN -	0	-125,000	.00	.00	.00	-125,000.00	.0%
3013102	49300	C2208	TRANSFERS IN -	0	-262,675	.00	.00	.00	-262,675.00	.0%
3013102	49300	C2211	TRANSFERS IN -	0	-592,154	-3,444.19	.00	.00	-588,709.91	.6%
3013102	49300	C2212	TRANSFERS IN -	0	-4,307,724	-3,589,529.42	.00	.00	-718,194.51	83.3%
3013102	49300	C2213	TRANSFERS IN -	0	-250,000	.00	.00	.00	-250,000.00	.0%
3013102	49300	C2254	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013102	49300	C2304	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%

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3013102	49300	C2415	TRANSFERS	IN -	-540,559	-140,937	-40,162.50	.00	.00	-100,774.83	28.5%
3013102	49300	C2416	TRANSFERS	IN -	0	-865,460	-1,000.00	.00	.00	-864,460.00	.1%
3013102	49300	C2501	TRANSFERS	IN -	-87,000	-866,000	.00	.00	.00	-866,000.00	.0%
3013102	49300	C2502	TRANSFERS	IN -	-1,364,850	-698,130	.00	.00	.00	-698,130.00	.0%
3013102	49300	C2503	TRANSFERS	IN -	-157,490	-157,490	.00	.00	.00	-157,490.00	.0%
3013102	49300	C2504	TRANSFERS	IN -	-3,498,825	-3,498,825	-1,770.60	-885.30	.00	-3,497,054.40	.1%
3013301	49000	C2239	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
3013301	49000	C2249	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
3013301	49300		TRANSFERS	IN - CIP	0	0	.00	.00	.00	.00	.0%
3013301	49300	C0501	TRANSFERS	IN -	0	-13,320	.00	.00	.00	-13,320.00	.0%
3013301	49300	C1312	TRANSFERS	IN -	0	-20,548	.00	.00	.00	-20,548.00	.0%
3013301	49300	C1313	TRANSFERS	IN -	0	-135,189	.00	.00	.00	-135,189.00	.0%
3013301	49300	C1810	TRANSFERS	IN -	0	-76,263	-15,863.27	.00	.00	-60,399.53	20.8%
3013301	49300	C1811	TRANSFERS	IN -	0	-150,482	.00	.00	.00	-150,482.00	.0%
3013301	49300	C2012	TRANSFERS	IN -	0	-750,028	-22,814.76	.00	.00	-727,212.98	3.0%
3013301	49300	C2015	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2017	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2104	TRANSFERS	IN -	0	-7,178,930	-278,187.21	.00	.00	-6,900,742.64	3.9%
3013301	49300	C2105	TRANSFERS	IN -	0	-294,390	-14,800.00	.00	.00	-279,589.63	5.0%
3013301	49300	C2217	TRANSFERS	IN -	0	-999,383	-924.57	.00	.00	-998,458.43	.1%
3013301	49300	C2219	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2220	TRANSFERS	IN -	0	-476,000	-87,744.73	.00	.00	-388,255.27	18.4%
3013301	49300	C2221	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2222	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2223	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2224	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2225	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2239	TRANSFERS	IN -	0	-3,992,925	-35,975.72	.00	.00	-3,956,949.68	.9%
3013301	49300	C2240	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2241	TRANSFERS	IN -	0	-337,129	-57,271.76	.00	.00	-279,857.38	17.0%
3013301	49300	C2244	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2245	TRANSFERS	IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300	C2249	TRANSFERS	IN -	0	-4,510,997	-10,448.33	.00	.00	-4,500,548.43	.2%
3013301	49300	C2305	TRANSFERS	IN -	-1,000,000	-2,523,601	-15,841.60	.00	.00	-2,507,759.46	.6%
3013301	49300	C2317	TRANSFERS	IN -	0	-2,885,274	-125,319.61	.00	.00	-2,759,954.27	4.3%
3013301	49300	C2327	TRANSFERS	IN -	0	-375,767	-304,035.27	.00	.00	-71,731.44	80.9%
3013301	49300	C2328	TRANSFERS	IN -	0	-3,529,632	.00	.00	.00	-3,529,632.00	.0%
3013301	49300	C2330	TRANSFERS	IN -	0	-28,654	.00	.00	.00	-28,654.00	.0%
3013301	49300	C2333	TRANSFERS	IN -	0	-7,016,829	-390,569.84	.00	.00	-6,626,259.52	5.6%
3013301	49300	C2334	TRANSFERS	IN -	0	-1,215,952	-74.76	.00	.00	-1,215,877.24	.0%
3013301	49300	C2404	TRANSFERS	IN -	0	-425,000	.00	.00	.00	-425,000.00	.0%
3013301	49300	C2542	TRANSFERS	IN -	-120,000	-120,000	.00	.00	.00	-120,000.00	.0%
3013301	49300	C2546	TRANSFERS	IN -	-250,000	-250,000	-130,270.00	.00	.00	-119,730.00	52.1%
3013301	49300	C2555	TRANSFERS	IN -	0	-349,920	.00	.00	.00	-349,920.32	.0%

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3013301	49300 C2563 TRANSFERS IN -	0	-3,534,000	.00	.00	.00	-3,534,000.00	.0%
3013301	49300 C2607 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300 C2608 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013301	49300 C2609 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013401	47900 PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
3013401	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3013401	49300 C1306 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013401	49300 C1307 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013401	49300 C1501 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013401	49300 C1802 TRANSFERS IN -	0	-50,000	.00	.00	.00	-50,000.00	.0%
3013401	49300 C1803 TRANSFERS IN -	0	-1,026,869	-7,613.46	.00	.00	-1,019,255.54	.7%
3013401	49300 C1804 TRANSFERS IN -	0	-424,590	46,267.25	.00	.00	-470,857.27	-10.9%
3013401	49300 C1805 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013401	49300 C2102 TRANSFERS IN -	0	-8,566,557	-3,992,156.22	.00	.00	-4,574,400.78	46.6%
3013401	49300 C2111 TRANSFERS IN -	-4,000,000	0	.00	.00	.00	.00	.0%
3013401	49300 C2205 TRANSFERS IN -	-9,200,000	-20,611,016	-8,457,004.00	.00	.00	-12,154,011.52	41.0%
3013401	49300 C2209 TRANSFERS IN -	-7,600,000	-11,700,243	-401,567.57	.00	.00	-11,298,675.26	3.4%
3013401	49300 C2307 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013401	49300 C2330 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013401	49300 C2547 TRANSFERS IN -	-300,000	-300,000	.00	.00	.00	-300,000.00	.0%
3013401	49300 C2548 TRANSFERS IN -	-200,000	-200,000	-200,000.00	.00	.00	.00	100.0%
3013401	49300 C2553 TRANSFERS IN -	0	-157,551	-101,194.24	.00	.00	-56,356.76	64.2%
3013401	49300 C2564 TRANSFERS IN -	0	-1,000,000	.00	.00	.00	-1,000,000.00	.0%
3013401	49300 C2603 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2214 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2215 TRANSFERS IN -	0	-740,387	-15,023.53	.00	.00	-725,363.50	2.0%
3013502	49300 C2245 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2264 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2265 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2266 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2267 TRANSFERS IN -	0	-829,498	-262,032.44	.00	.00	-567,465.56	31.6%
3013502	49300 C2268 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2403 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013502	49300 C2406 TRANSFERS IN -	0	-1,150,000	.00	.00	.00	-1,150,000.00	.0%
3013750	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
3013750	49300 C2613 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013801	49300 C1901 TRANSFERS IN -	-2,500,000	-120,477	-15,752.83	.00	.00	-104,724.17	13.1%
3013801	49300 C2015 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013801	49300 C2016 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013801	49300 C2017 TRANSFERS IN -	0	-469,661	.00	.00	.00	-469,661.00	.0%
3013801	49300 C2219 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013801	49300 C2221 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013801	49300 C2407 TRANSFERS IN -	0	-61,071	-16,570.50	.00	.00	-44,500.50	27.1%

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301	CAPITAL OUTLAY FUND			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
3013801	49300	C2525	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3013801	49300	C2529	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015401	49300	C2602	TRANSFERS IN -	0	-1,251,375	.00	.00	.00	-1,251,375.00	.0%
3015404	49300	C2250	TRANSFERS IN -	0	-1,071,500	.00	.00	.00	-1,071,500.00	.0%
3015404	49300	C2314	TRANSFERS IN -	0	-450,000	.00	.00	.00	-450,000.00	.0%
3015405	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3015405	49300	C1603	TRANSFERS IN -	0	-2,318,484	.00	.00	.00	-2,318,484.00	.0%
3015405	49300	C2507	TRANSFERS IN -	-200,000	-200,000	.00	.00	.00	-200,000.00	.0%
3015501	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3015501	49300	C2009	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015501	49300	C2010	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015501	49300	C2011	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015501	49300	C2042	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015501	49300	C2216	TRANSFERS IN -	0	-2,021,822	-86,704.27	.00	.00	-1,935,118.20	4.3%
3015501	49300	C2243	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015501	49300	C2247	TRANSFERS IN -	0	-15,079	-12,958.88	.00	.00	-2,119.65	85.9%
3015501	49300	C2251	TRANSFERS IN -	0	-1,462,629	-8,805.31	.00	.00	-1,453,824.11	.6%
3015501	49300	C2262	TRANSFERS IN -	0	-272,634	.00	.00	.00	-272,633.63	.0%
3015501	49300	C2549	TRANSFERS IN -	-600,000	-600,000	.00	.00	.00	-600,000.00	.0%
3015503	49300	C2008	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015503	49300	C2320	TRANSFERS IN -	0	-18,107	-17,792.02	.00	.00	-315.31	98.3%
3015503	49300	C2612	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015601	49300	C2043	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3015601	49300	C2248	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3018101	49300	C1902	TRANSFERS IN -	0	-687,047	-7,141.86	.00	.00	-679,905.20	1.0%
3018101	49300	C2209	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3018101	49300	C2405	TRANSFERS IN -	0	-722,240	-3,799.52	.00	.00	-718,440.64	.5%
3018105	49300	C2238	TRANSFERS IN -	0	-700,000	.00	.00	.00	-700,000.00	.0%
3018110	49300	C1841	TRANSFERS IN -	0	-79,825	.00	.00	.00	-79,824.63	.0%
3018110	49300	C2007	TRANSFERS IN -	0	-48,934	.00	.00	.00	-48,934.00	.0%
3018110	49300	C2331	TRANSFERS IN -	0	-111,621	.00	.00	.00	-111,621.00	.0%
3018110	49300	C2508	TRANSFERS IN -	-200,000	-200,000	.00	.00	.00	-200,000.00	.0%
TOTAL CAPITAL OUTLAY FUND				-133,464,724	-259,941,943	-26,412,922.22	665,670.20	.00	-233,529,020.32	10.2%
TOTAL REVENUES				-133,464,724	-259,941,943	-26,412,922.22	665,670.20	.00	-233,529,020.32	
311 PEG FEES FUND										
3111001	47130		UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
3111405	40400		FRANCHISE FEES	-360,000	-360,000	-206,665.41	-62,583.30	.00	-153,334.59	57.4%
3111405	47100		INTEREST INC- INVEST	-117,471	-117,471	-66,492.63	-4,249.03	.00	-50,978.37	56.6%
3111405	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%

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311	PEG FEES FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL PEG FEES FUND	-477,471	-477,471	-273,158.04	-66,832.33	.00	-204,312.96	57.2%
	TOTAL REVENUES	-477,471	-477,471	-273,158.04	-66,832.33	.00	-204,312.96	
313 2022 LEASE PURCH EQUIP FUND								
3131001	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
3131001	47110 OTHER INTEREST INCOM	0	0	-37,186.42	.00	.00	37,186.42	100.0%
3131001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
3131001	47900 PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
3131001	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3132131	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3132501	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
	TOTAL 2022 LEASE PURCH EQUIP FUND	0	0	-37,186.42	.00	.00	37,186.42	100.0%
	TOTAL REVENUES	0	0	-37,186.42	.00	.00	37,186.42	
314 2014 LEASE REV BOND FUND								
3141001	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
3141001	47110 OTHER INTEREST INCOM	0	0	-65,384.98	.00	.00	65,384.98	100.0%
3141001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
3141001	47900 PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
3141001	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3143101	47110 OTHER INTEREST INCOM	0	0	.00	.00	.00	.00	.0%
3143101	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3143401	47900 PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
3143401	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
	TOTAL 2014 LEASE REV BOND FUND	0	0	-65,384.98	.00	.00	65,384.98	100.0%
	TOTAL REVENUES	0	0	-65,384.98	.00	.00	65,384.98	
315 2006 TAB HERO/SW/ORMOND FUND								
3151001	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
3151001	47110 OTHER INTEREST INCOM	0	0	-46,173.94	.00	.00	46,173.94	100.0%
3151001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
3151001	47900 PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%

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315	2006 TAB HERO/SW/ORMOND FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
3151001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3153101 47110	OTHER INTEREST INCOM	0	0	.00	.00	.00	.00	.0%
3153101 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3153102 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3153301 49300	C2330 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
3153401 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
3153401 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
3155501 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
TOTAL 2006 TAB HERO/SW/ORMOND FUN		0	0	-46,173.94	.00	.00	46,173.94	100.0%
TOTAL REVENUES		0	0	-46,173.94	.00	.00	46,173.94	
316 2019A LEASE REV BOND FUND								
3161001 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
3161001 47110	OTHER INTEREST INCOM	0	0	.00	.00	.00	.00	.0%
3161001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
3161001 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
3161001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
TOTAL 2019A LEASE REV BOND FUND		0	0	.00	.00	.00	.00	.0%
320 LOST PUBLIC SECTOR REV FUND								
3201001 49020	TRANSFER IN - INTRA	0	0	.00	.00	.00	.00	.0%
3201001 49025	TRANSFERS IN - INTER	0	-8,178,890	-8,178,889.51	.00	.00	.00	100.0%
3201001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
TOTAL LOST PUBLIC SECTOR REV FUND		0	-8,178,890	-8,178,889.51	.00	.00	.00	100.0%
TOTAL REVENUES		0	-8,178,890	-8,178,889.51	.00	.00	.00	
350 DEVELOPMENT IMPACT FEES FUND								
80101001 41030	QUIMBY PARK CAPITAL	-352,656	0	.00	.00	.00	.00	.0%
80101001 47100	INTEREST INC- INVES	-245,477	0	.00	.00	.00	.00	.0%
80101001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80101001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80201001 41040	PARK ACQUISITION DE	-151,115	-151,115	-196,142.28	-28,760.56	.00	45,027.28	129.8%

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350	DEVELOPMENT IMPACT FEES FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
80201001	47100 INTEREST INC- INVES	-26,221	-26,221	-27,094.61	-1,584.45	.00	873.61	103.3%
80201001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80201001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80301001	47100 INTEREST INC- INVES	-249,930	-249,930	-136,379.89	-8,770.36	.00	-113,550.11	54.6%
80301001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80301001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80304102	41010 STORM DRAIN FACIL F	-1,646,384	-1,646,384	-111,514.47	-9,252.02	.00	-1,534,869.53	6.8%
80401001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
80401001	47100 INTEREST INC- INVES	-416,703	-416,703	-274,667.12	-17,030.79	.00	-142,035.88	65.9%
80401001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80401001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80401001	47910 REVENUES IN SUSPENS	0	0	.00	.00	.00	.00	.0%
80404102	41300 TRAFFIC IMPACT FEES	-1,387,104	-1,387,104	-733,680.07	-45,372.59	.00	-653,423.93	52.9%
80501001	41020 GROWTH CAPITAL FEES	-246,689	-246,689	-166,191.00	-24,598.62	.00	-80,498.00	67.4%
80501001	47100 INTEREST INC- INVES	-39,894	-39,894	-27,235.02	-1,688.48	.00	-12,658.98	68.3%
80501001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80501001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80501001	49020 TRANSFER IN - INTRA	0	0	.00	.00	.00	.00	.0%
80501001	49020 C1702 TRANSFER IN -	0	0	.00	.00	.00	.00	.0%
80501001	49300 C1702 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
80551001	47100 INTEREST INC- INVES	-22,277	-22,277	-13,208.38	-460.50	.00	-9,068.62	59.3%
80551001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80551001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80553201	43060 MISC PLANNING FEES	0	0	-156,268.65	-13,966.33	.00	156,268.65	100.0%
80601001	41020 GROWTH CAPITAL FEES	-21,357	-21,357	-146,020.54	.00	.00	124,663.54	683.7%
80601001	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
80601001	47100 INTEREST INC- INVES	-61,086	-61,086	-32,990.45	-2,170.84	.00	-28,095.55	54.0%
80601001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80601001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80701001	41050 UTILITY UNDERGROUND	-34,482	-34,482	-29,119.69	-5,433.23	.00	-5,362.31	84.4%
80701001	47100 INTEREST INC- INVES	-41,864	-41,864	-23,518.34	-1,498.07	.00	-18,345.66	56.2%
80701001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80701001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80801001	47100 INTEREST INC- INVES	-28,740	-28,740	.00	.00	.00	-28,740.00	.0%
80801001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
80801001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
80805905	47300 DONATIONS AND CONTR	0	0	-43,865.00	-3,847.10	.00	43,865.00	100.0%
TOTAL DEVELOPMENT IMPACT FEES FUN		-4,971,979	-4,373,846	-2,117,895.51	-164,433.94	.00	-2,255,950.49	48.4%
TOTAL REVENUES		-4,971,979	-4,373,846	-2,117,895.51	-164,433.94	.00	-2,255,950.49	
351 QUIMBY FUND								
3518111	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%

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351	QUIMBY FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
3518112	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518113	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518114	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518115	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518116	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518117	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518118	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518119	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518120	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518121	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518122	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518123	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518124	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518125	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518126	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518127	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518128	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518129	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518130	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518131	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518132	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518133	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518134	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518135	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
3518136	49025 TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
81114101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81114101	47100 INTEREST INCOME - I	0	-30,534	-16,928.21	-1,081.97	.00	-13,605.79	55.4%
81124101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81124101	47100 INTEREST INCOME - I	0	-113	-62.56	-4.00	.00	-50.44	55.4%
81134101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81134101	47100 INTEREST INCOME - I	0	-3,662	-2,029.96	-129.75	.00	-1,632.04	55.4%
81144101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81144101	47100 INTEREST INCOME - I	0	-27	-14.83	-.95	.00	-12.17	54.9%
81154101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81154101	47100 INTEREST INCOME - I	0	-9,705	-5,380.39	-343.89	.00	-4,324.61	55.4%
81164101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81164101	47100 INTEREST INCOME - I	0	-919	-509.42	-32.56	.00	-409.58	55.4%
81174101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81174101	47100 INTEREST INCOME - I	0	-16,048	-8,896.81	-568.64	.00	-7,151.19	55.4%
81184101	41030 QUIMBY PARK CAPITAL	0	-117,552	.00	.00	.00	-117,552.00	.0%
81184101	47100 INTEREST INCOME - I	0	-338	-187.50	-11.98	.00	-150.50	55.5%
81194101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81194101	47100 INTEREST INCOME - I	0	-7,080	-3,925.34	-250.89	.00	-3,154.66	55.4%
81204101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%

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351	QUIMBY FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
81204101	47100 INTEREST INCOME - I	0	-5,838	-3,236.82	-206.88	.00	-2,601.18	55.4%
81214101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81214101	47100 INTEREST INCOME - I	0	-10,405	-5,768.29	-368.68	.00	-4,636.71	55.4%
81224101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81224101	47100 INTEREST INCOME - I	0	-2,123	-1,074.50	-65.25	.00	-1,048.50	50.6%
81234101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81234101	47100 INTEREST INCOME - I	0	-11,972	-6,637.04	-424.21	.00	-5,334.96	55.4%
81244101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81244101	47100 INTEREST INCOME - I	0	-3,019	-1,673.97	-106.99	.00	-1,345.03	55.4%
81254101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81254101	47100 INTEREST INCOME - I	0	-4,961	-2,750.37	-175.79	.00	-2,210.63	55.4%
81264101	41030 QUIMBY PARK CAPITAL	0	-117,552	.00	.00	.00	-117,552.00	.0%
81264101	47100 INTEREST INCOME - I	0	-15,567	-8,630.51	-551.62	.00	-6,936.49	55.4%
81274101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81274101	47100 INTEREST INCOME - I	0	-2,159	-1,196.95	-76.50	.00	-962.05	55.4%
81284101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81284101	47100 INTEREST INCOME - I	0	-8,188	-4,539.54	-290.15	.00	-3,648.46	55.4%
81294101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81294101	47100 INTEREST INCOME - I	0	-3,642	-2,019.19	-129.06	.00	-1,622.81	55.4%
81304101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81304101	47100 INTEREST INCOME - I	0	-37	-20.32	-1.30	.00	-16.68	54.9%
81314101	41030 QUIMBY PARK CAPITAL	0	-117,552	.00	.00	.00	-117,552.00	.0%
81314101	47100 INTEREST INCOME - I	0	-50,520	-28,008.42	-1,790.17	.00	-22,511.58	55.4%
81324101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81324101	47100 INTEREST INCOME - I	0	-1,267	-702.46	-44.90	.00	-564.54	55.4%
81334101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81334101	47100 INTEREST INCOME - I	0	-3,720	-2,062.60	-131.83	.00	-1,657.40	55.4%
81344101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81344101	47100 INTEREST INCOME - I	0	-35,695	-19,789.12	-1,264.80	.00	-15,905.88	55.4%
81354101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81354101	47100 INTEREST INCOME - I	0	-17,109	-9,485.10	-606.24	.00	-7,623.90	55.4%
81364101	41030 QUIMBY PARK CAPITAL	0	0	.00	.00	.00	.00	.0%
81364101	47100 INTEREST INCOME - I	0	-829	-459.65	-29.38	.00	-369.35	55.4%
TOTAL QUIMBY FUND		0	-598,133	-135,989.87	-8,688.38	.00	-462,143.13	22.7%
TOTAL REVENUES		0	-598,133	-135,989.87	-8,688.38	.00	-462,143.13	
360 OTH. DEVPT FEES FUND								
70101001	47100 INTEREST INC- INVES	-39,404	-39,404	-13,485.75	-436.89	.00	-25,918.25	34.2%
70101001	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
70101001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%

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360	OTH. DEVPT FEES FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
70101001 47600	PL OFFSITE AIR QUAL	0	0	.00	.00	.00	.00	.0%
70104101 47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
70201001 47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
70201001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
70202512 41060	CUPA PERM & PLAN CH	-1,120,000	-1,120,000	-1,242,620.81	-3,445.00	.00	122,620.81	110.9%
70202512 41500	OTHER LICENSE & PER	0	0	.00	.00	.00	.00	.0%
70202512 43010	INSPECTION FEES	0	0	.00	.00	.00	.00	.0%
70202512 43050	PLAN CHECK FEES	0	0	.00	.00	.00	.00	.0%
70202512 43260	MISCELLANEOUS FEES	-11,000	-11,000	14.00	.00	.00	-11,014.00	-.1%
70202512 43260	T0155 MISCELLANEOUS	0	0	-12,352.00	-28.00	.00	12,352.00	100.0%
70202512 47000	MISCELLANEOUS REVEN	0	0	-8,973.50	-94.00	.00	8,973.50	100.0%
70202512 47100	INTEREST INC- INVES	-39,404	-39,404	-25,947.22	-1,600.14	.00	-13,456.78	65.8%
70202512 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
70202512 47910	REVENUES IN SUSPENS	0	0	.00	.00	.00	.00	.0%
70202512 48300	MISC INTERGOV REVEN	0	0	6,504.00	-94.00	.00	-6,504.00	100.0%
70301001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
70302512 43250	MISCELLANEOUS FINES	-10,000	-10,000	-5,000.00	.00	.00	-5,000.00	50.0%
70302512 47100	INTEREST INC- INVES	-7,544	-7,544	-6,526.42	-362.78	.00	-1,017.58	86.5%
70302512 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
70401001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
70408105 47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
70408105 47100	INTEREST INC- INVES	-2,789	-2,789	-1,493.29	-100.79	.00	-1,295.71	53.5%
70408105 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
70408105 47110	OTHER INTEREST INCO	0	0	-8,697.15	.00	.00	8,697.15	100.0%
70501001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
70508101 43070	AFFORDABLE HOUSING-	0	0	.00	.00	.00	.00	.0%
70508105 47000	MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
70508105 47100	INTEREST INC- INVES	-149,525	-149,525	-71,685.77	-4,603.91	.00	-77,839.23	47.9%
70508105 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
70508105 47110	OTHER INTEREST INCO	0	0	-137,917.90	-39,884.80	.00	137,917.90	100.0%
70601001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
70608105 47100	INTEREST INC- INVES	-10,595	-10,595	-5,587.06	-364.57	.00	-5,007.94	52.7%
70608105 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL OTH. DEVPT FEES FUND		-1,390,261	-1,390,261	-1,533,768.87	-51,014.88	.00	143,507.87	110.3%
TOTAL REVENUES		-1,390,261	-1,390,261	-1,533,768.87	-51,014.88	.00	143,507.87	
420 HOUSING SUC AGCY FUND								
4201001 42440	PAYMENT IN LIEU OF P	0	0	-50,598.00	.00	.00	50,598.00	100.0%
4201001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
4208101 47100	INTEREST INC- INVEST	-85,396	-85,396	-33,511.60	-2,182.15	.00	-51,884.40	39.2%

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420	HOUSING SUC AGCY FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4208101 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
4208101 47110	OTHER INTEREST INCOM	0	0	-23,919.95	.00	.00	23,919.95	100.0%
4208101 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
4208101 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
4208105 49500	PRINCIPAL PAYMENTS R	0	0	-110,646.54	-44,174.00	.00	110,646.54	100.0%
TOTAL HOUSING SUC AGCY FUND		-85,396	-85,396	-218,676.09	-46,356.15	.00	133,280.09	256.1%
TOTAL REVENUES		-85,396	-85,396	-218,676.09	-46,356.15	.00	133,280.09	
429 CDC SUCCESSOR AGENCY FUND								
4291421 40150	TAX INCREMENT	0	0	-5,373,472.00	.00	.00	5,373,472.00	100.0%
4291421 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
4291421 47110	OTHER INTEREST INCOM	0	0	-242,062.60	.00	.00	242,062.60	100.0%
4291421 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
4298110 47110	OTHER INTEREST INCOM	0	0	.00	.00	.00	.00	.0%
TOTAL CDC SUCCESSOR AGENCY FUND		0	0	-5,615,534.60	.00	.00	5,615,534.60	100.0%
TOTAL REVENUES		0	0	-5,615,534.60	.00	.00	5,615,534.60	
481 DOWNTOWN IMPROVEMENT DISTRICT								
4811001 47100	INTEREST INC- INVEST	-105,760	-105,760	-55,438.95	-3,585.86	.00	-50,321.05	52.4%
4811001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
4811001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
TOTAL DOWNTOWN IMPROVEMENT DISTRI		-105,760	-105,760	-55,438.95	-3,585.86	.00	-50,321.05	52.4%
TOTAL REVENUES		-105,760	-105,760	-55,438.95	-3,585.86	.00	-50,321.05	
500 BOND ASSESSMENT DISTRICTS								
50001001 46000	SPECIAL ASSMNT REV-	0	0	-212,463.46	.00	.00	212,463.46	100.0%
50001001 46200	SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
50001001 46400	SP.ASSMNT MELLO-ROO	0	0	.00	.00	.00	.00	.0%
50001001 47100	INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50001001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50001001 47110	OTHER INTEREST INCO	0	0	.00	.00	.00	.00	.0%
50001001 47130	UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%

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500	BOND ASSESSMENT DISTRICTS	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50003801	46000 SPECIAL ASSMNT REV-	-544,800	-544,800	-307,570.10	-2,698.81	.00	-237,229.90	56.5%
50003801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50003801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50003801	47110 OTHER INTEREST INCO	0	0	-7,845.03	.00	.00	7,845.03	100.0%
50003801	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50101001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50103801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50103801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50201001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50203801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50203801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50301001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50303801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50303801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50401001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50403801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50403801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50501001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50503801	46000 SPECIAL ASSMNT REV-	-196,672	-196,672	-196,222.02	-970.92	.00	-449.98	99.8%
50503801	47000 MISCELLANEOUS REVEN	0	0	.00	.00	.00	.00	.0%
50503801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50503801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50503801	47110 OTHER INTEREST INCO	0	0	-13,227.55	.00	.00	13,227.55	100.0%
50601001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50603801	46000 SPECIAL ASSMNT REV-	-843,408	-843,408	-827,605.88	.00	.00	-15,802.12	98.1%
50603801	46200 SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
50603801	46300 SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
50603801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50603801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50603801	47110 OTHER INTEREST INCO	0	0	-12,498.35	.00	.00	12,498.35	100.0%
50701001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50703801	46000 SPECIAL ASSMNT REV-	-1,874,611	-1,874,611	-1,807,284.05	.00	.00	-67,326.95	96.4%
50703801	46300 SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
50703801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50703801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50703801	47110 OTHER INTEREST INCO	0	0	-101.47	.00	.00	101.47	100.0%
50703801	49920 TRANSFER IN - SP. D	-4,471	-4,471	.00	.00	.00	-4,471.00	.0%
50801001	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50801001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
50803801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50903801	47100 INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
50903801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
50903801	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%
51001001	47130 UNREALIZED GAIN (LO	0	0	.00	.00	.00	.00	.0%

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500	BOND ASSESSMENT DISTRICTS	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
51003801 46300	SPECIAL ASSMNT REV-	0	0	.00	.00	.00	.00	.0%
51003801 46400	SP.ASSMNT MELLO-ROO	-644,278	-644,278	-632,361.36	.00	.00	-11,916.64	98.2%
51003801 47100	INTEREST INC- INVES	0	0	.00	.00	.00	.00	.0%
51003801 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
51003801 47110	OTHER INTEREST INCO	0	0	-10,856.23	.00	.00	10,856.23	100.0%
TOTAL BOND ASSESSMENT DISTRICTS		-4,108,240	-4,108,240	-4,028,035.50	-3,669.73	.00	-80,204.50	98.0%
TOTAL REVENUES		-4,108,240	-4,108,240	-4,028,035.50	-3,669.73	.00	-80,204.50	

541 DEVELOPER/OTHER DEPOSITS FUND

5411001 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
5411001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
5411001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
5411001 47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5411001 47300	T0019 DONATIONS AND C	0	0	-48,761.69	.00	.00	48,761.69	100.0%
5411401 47700	D0103 OTHER REIMBURSE	0	0	.00	.00	.00	.00	.0%
5411501 47500	DEVELOPMENT DEPOSIT	0	0	.00	.00	.00	.00	.0%
5411701 47000	D0102 MISCELLANEOUS R	0	-11,879	-22,280.60	-10,401.64	.00	10,401.64	187.6%
5413101 47500	DEVELOPMENT DEPOSIT	0	0	.00	.00	.00	.00	.0%
5414101 47500	DEVELOPMENT DEPOSIT	0	0	.00	.00	.00	.00	.0%
5414101 47500	D0056 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0135 DEVELOPMENT DEP	0	-175,005	.00	.00	.00	-175,005.00	.0%
5414101 47500	T0137 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0138 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0139 DEVELOPMENT DEP	0	-47,036	.00	.00	.00	-47,036.00	.0%
5414101 47500	T0140 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0141 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0158 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0159 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0163 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0164 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414101 47500	T0168 DEVELOPMENT DEP	0	-7,329	.00	.00	.00	-7,328.77	.0%
5414101 47500	T0169 DEVELOPMENT DEP	0	-21,892	.00	.00	.00	-21,892.32	.0%
5414101 47500	T0299 DEVELOPMENT DEP	0	-89,420	.00	.00	.00	-89,420.00	.0%
5414102 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
5414102 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
5414102 47500	DEVELOPMENT DEPOSIT	0	0	.00	.00	.00	.00	.0%
5414102 47500	D0034 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414102 47500	D0037 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414102 47500	D0040 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%
5414102 47500	D0044 DEVELOPMENT DEP	0	0	.00	.00	.00	.00	.0%

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541	DEVELOPER/OTHER DEPOSITS FUND				ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5414102	47500	D0045	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0048	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0049	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0052	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0053	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0054	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0055	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0056	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0057	DEVELOPMENT DEP		0	-63,000	.00	.00	.00	-63,000.00	.0%
5414102	47500	D0058	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0092	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0093	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0094	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D0095	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5414102	47500	D9933	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418101	47500		DEVELOPMENT DEPOSIT		0	0	.00	.00	.00	.00	.0%
5418101	47500	D0059	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418105	47000		MISCELLANEOUS REVENU		0	0	-2,550.00	-1,100.00	.00	2,550.00	100.0%
5418110	47100		INTEREST INC- INVEST		0	0	.00	.00	.00	.00	.0%
5418110	47101		INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
5418110	47500		DEVELOPMENT DEPOSIT		0	0	.00	.00	.00	.00	.0%
5418110	47500	D0048	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418110	47500	D0050	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418110	47500	D0051	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418110	47500	D0099	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418110	47500	D0100	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418110	47500	T0137	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
5418110	47500	T0138	DEVELOPMENT DEP		0	0	.00	.00	.00	.00	.0%
TOTAL DEVELOPER/OTHER DEPOSITS FU					0	-415,561	-73,592.29	-11,501.64	.00	-341,968.76	17.7%
TOTAL REVENUES					0	-415,561	-73,592.29	-11,501.64	.00	-341,968.76	
542 PAYROLL CLEARING FUND											
5421001	47000		MISCELLANEOUS REVENU		0	0	.00	.00	.00	.00	.0%
5421001	47130		UNREALIZED GAIN (LOS		0	0	.00	.00	.00	.00	.0%
5421001	47700		OTHER REIMBURSEMENTS		0	0	.00	.00	.00	.00	.0%
5421001	49000	G2009	TRANSFERS IN (L		0	0	.00	.00	.00	.00	.0%
5421001	49000	M1405	TRANSFERS IN (L		0	0	.00	.00	.00	.00	.0%
TOTAL PAYROLL CLEARING FUND					0	0	.00	.00	.00	.00	.0%
545 HOUSING AUTHORITY PAYROLL FUND											
5451001	47000		MISCELLANEOUS REVENU		0	0	.00	.00	.00	.00	.0%

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545	HOUSING AUTHORITY PAYROLL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5451001 49400	HOUSING PAYROLL REIM	0	0	-4,988,986.04	-2,092,633.18	.00	4,988,986.04	100.0%
5458502 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
	TOTAL HOUSING AUTHORITY PAYROLL F	0	0	-4,988,986.04	-2,092,633.18	.00	4,988,986.04	100.0%
	TOTAL REVENUES	0	0	-4,988,986.04	-2,092,633.18	.00	4,988,986.04	
551 OPD PROPERTY ROOM FUND								
5511001 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
5511001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
	TOTAL OPD PROPERTY ROOM FUND	0	0	.00	.00	.00	.00	.0%
561 OXNARD DOWNTOWN MGT DIST FUND								
5611001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
5618110 46100	SPECIAL ASSMNT REV-M	0	0	-366,433.85	.00	.00	366,433.85	100.0%
5618110 47100	INTEREST INC- INVEST	-5,768	-5,768	-2,646.16	-205.62	.00	-3,121.84	45.9%
5618110 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
	TOTAL OXNARD DOWNTOWN MGT DIST FU	-5,768	-5,768	-369,080.01	-205.62	.00	363,312.01	6398.8%
	TOTAL REVENUES	-5,768	-5,768	-369,080.01	-205.62	.00	363,312.01	
571 CONTRIBUTIONS TRUST FUND								
5711001 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
5711001 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
5711001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
5711001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
5711001 47300	DONATIONS AND CONTRI	0	0	600.00	.00	.00	-600.00	100.0%
5711001 47600	PL OFFSITE AIR QUALI	0	0	.00	.00	.00	.00	.0%
5711001 47600	TULIP PL OFFSITE AIR	0	0	.00	.00	.00	.00	.0%
5711202 40510	BUSINESS LICENSE - S	0	0	.00	.00	.00	.00	.0%
5711202 40510	D0002 BUSINESS LICENS	0	0	.00	.00	.00	.00	.0%
5711301 47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5711301 47300	D0026 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5711401 47300	T0022 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5711405 47300	T0133 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%

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571	CONTRIBUTIONS TRUST FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5711622	40510 BUSINESS LICENSE - S	0	0	-592.00	-592.00	.00	592.00	100.0%
5711622	40510 D0002 BUSINESS LICENS	0	0	-37,105.56	-2,150.78	.00	37,105.56	100.0%
5711701	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5712131	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5712131	47300 D0005 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712131	47300 D0006 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712131	47300 D0007 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712131	47300 D0009 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712131	47300 T0012 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712131	47300 T0013 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712131	47300 T0015 DONATIONS AND C	0	0	71,907.00	-3,704.00	.00	-71,907.00	100.0%
5712131	47300 T0143 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712131	47300 T0147 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712132	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5712501	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5712501	47300 C2128 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5712501	47300 D0010 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5713001	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5713101	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5713101	47300 M2201 DONATIONS AND C	0	-200,000	.00	.00	.00	-200,000.00	.0%
5713101	47300 M2219 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5713201	47300 M2504 DONATIONS AND C	0	-3,000	-3,000.00	.00	.00	.00	100.0%
5713301	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5714104	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5715401	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5715401	47300 D0019 DONATIONS AND C	0	0	-58.76	.00	.00	58.76	100.0%
5715401	47300 T0130 DONATIONS AND C	0	-345	-1,366.02	-164.64	.00	1,020.62	395.5%
5715401	47300 T0131 DONATIONS AND C	0	0	-135.63	.00	.00	135.63	100.0%
5715403	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5715403	47300 B2502 DONATIONS AND C	0	-11,965	-11,965.00	.00	.00	.00	100.0%
5715501	47300 DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
5715501	47300 D0015 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5715501	47300 T0133 DONATIONS AND C	0	0	-5,975.89	.00	490.00	5,485.89	100.0%
5715501	47300 T0145 DONATIONS AND C	0	0	.00	.00	.00	.00	.0%
5715503	47300 B2503 DONATIONS AND C	0	-5,000	-5,000.00	.00	.00	.00	100.0%
5715503	47300 M2557 DONATIONS AND C	0	-2,002	-2,002.40	-2,002.40	.00	.00	100.0%
5715503	47300 M2559 DONATIONS AND C	0	-1,000	.00	.00	.00	-1,000.00	.0%
TOTAL CONTRIBUTIONS TRUST FUND		0	-223,313	5,305.74	-8,613.82	490.00	-229,108.54	-2.6%
TOTAL REVENUES		0	-223,313	5,305.74	-8,613.82	490.00	-229,108.54	
586 ENHANCED RETIREMENT PLAN FUND								
5861001	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%

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586	ENHANCED RETIREMENT PLAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5861001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
5861001 47120	GAIN/LOSS ON SALE OF	0	0	.00	.00	.00	.00	.0%
5861001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
5861001 47400	EMPLOYER CONTRIBUTIO	0	0	.00	.00	.00	.00	.0%
5861001 47410	PLAN MEMBER CONTRIBU	0	0	.00	.00	.00	.00	.0%
TOTAL ENHANCED RETIREMENT PLAN FU		0	0	.00	.00	.00	.00	.0%
601 WATER OPERATING FUND								
6011001 45195	WATER-UTIL RATE ASSI	0	0	.00	.00	.00	.00	.0%
6011001 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
6011001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6011001 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6011001 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6011001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6011001 49300 C1804	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6011001 49300 C2024	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6011001 49300 C2112	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6011001 49300 C2228	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6011001 49999	INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%
6013600 43250	MISCELLANEOUS FINES	0	0	.00	.00	.00	.00	.0%
6013600 43270	PENALTIES & FORFEITU	-688,450	-688,450	-518,302.59	-41,349.08	.00	-170,147.41	75.3%
6013600 43400	DAMAGE REIMBURSEMENT	0	0	-90,787.43	-27,215.52	.00	90,787.43	100.0%
6013600 45100	WATER CHARGES - RES	-35,777,686	-35,777,686	-33,584,643.00	-3,245,522.81	.00	-2,193,043.00	93.9%
6013600 45110	WATER CHARGES - COMM	-25,308,420	-25,308,420	-21,940,632.18	-2,185,062.19	.00	-3,367,787.82	86.7%
6013600 45120	WATER CHARGES - FIRE	-1,187,126	-1,187,126	-651,510.31	-62,758.81	.00	-535,615.69	54.9%
6013600 45140	WATER - PHWA SVC AGM	-982,380	-982,380	-741,926.90	-37,149.33	.00	-240,453.10	75.5%
6013600 45150	WATER - MISC SERVICE	-664,320	-664,320	-490,389.61	-43,430.00	.00	-173,930.39	73.8%
6013600 45160	WATER-CROSS CONTAM P	0	0	.00	.00	.00	.00	.0%
6013600 45190	WATER - OTHER REVENU	-200,209	-200,209	-253,059.04	-50,738.12	.00	52,850.04	126.4%
6013600 45190 T0255	WATER - OTHER R	0	0	.00	.00	.00	.00	.0%
6013600 47000	MISCELLANEOUS REVENU	-49,000	-49,000	4,835.73	.00	.00	-53,835.73	-9.9%
6013600 47100	INTEREST INC- INVEST	-604,436	-604,436	-186,864.10	-17,060.31	.00	-417,571.90	30.9%
6013600 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6013600 47110	OTHER INTEREST INCOM	-677,566	-677,566	-386,584.57	.00	.00	-290,981.43	57.1%
6013600 47200	BETTER AMERICA BOND	-2,067,894	-2,067,894	-909,513.33	.00	.00	-1,158,380.67	44.0%
6013600 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6013600 47800	SALES OF ASSETS	0	0	-21,465.50	.00	.00	21,465.50	100.0%
6013600 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
6013600 49000	TRANSFERS IN (LABOR)	-80,000	-80,000	-5,339.88	.00	.00	-74,660.12	6.7%
6013600 49000 C1001	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%

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601	WATER OPERATING FUND				ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6013600	49000	C1101	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1305	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1306	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1307	TRANSFERS	IN (L	0	0	-171.49	-171.49	.00	171.49	100.0%
6013600	49000	C1311	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1402	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1703	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1803	TRANSFERS	IN (L	0	0	-3,806.74	.00	.00	3,806.74	100.0%
6013600	49000	C1804	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1806	TRANSFERS	IN (L	0	0	-1,675.87	.00	.00	1,675.87	100.0%
6013600	49000	C1808	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1809	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1810	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1812	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C1813	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2005	TRANSFERS	IN (L	0	0	-16,170.69	-6,263.11	.00	16,170.69	100.0%
6013600	49000	C2010	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2019	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2021	TRANSFERS	IN (L	0	0	-2,550.00	.00	.00	2,550.00	100.0%
6013600	49000	C2022	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2023	TRANSFERS	IN (L	0	0	-7,546.83	-7,546.83	.00	7,546.83	100.0%
6013600	49000	C2024	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2025	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2026	TRANSFERS	IN (L	0	0	-3,069.99	-3,069.99	.00	3,069.99	100.0%
6013600	49000	C2027	TRANSFERS	IN (L	0	0	-643.46	-52.90	.00	643.46	100.0%
6013600	49000	C2029	TRANSFERS	IN (L	0	0	-1,346.65	-1,346.65	.00	1,346.65	100.0%
6013600	49000	C2039	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2040	TRANSFERS	IN (L	0	0	-2,117.15	-1,143.96	.00	2,117.15	100.0%
6013600	49000	C2042	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2043	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2101	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2102	TRANSFERS	IN (L	0	0	-1,914.95	-178.46	.00	1,914.95	100.0%
6013600	49000	C2104	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2105	TRANSFERS	IN (L	0	0	-418.79	-418.79	.00	418.79	100.0%
6013600	49000	C2107	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2108	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2109	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2111	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2112	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2115	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2118	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2122	TRANSFERS	IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2124	TRANSFERS	IN (L	0	0	-409.20	.00	.00	409.20	100.0%
6013600	49000	C2201	TRANSFERS	IN (L	0	0	-35,120.56	-13,070.27	.00	35,120.56	100.0%

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601	WATER OPERATING FUND			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6013600	49000	C2205	TRANSFERS IN (L	0	0	-38,373.30	.00	.00	38,373.30	100.0%
6013600	49000	C2209	TRANSFERS IN (L	0	0	-41,869.24	.00	.00	41,869.24	100.0%
6013600	49000	C2212	TRANSFERS IN (L	0	0	-1,278.53	.00	.00	1,278.53	100.0%
6013600	49000	C2214	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2215	TRANSFERS IN (L	0	0	-412.17	-412.17	.00	412.17	100.0%
6013600	49000	C2216	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2217	TRANSFERS IN (L	0	0	-869.81	-555.45	.00	869.81	100.0%
6013600	49000	C2218	TRANSFERS IN (L	0	0	-214.04	-79.35	.00	214.04	100.0%
6013600	49000	C2220	TRANSFERS IN (L	0	0	-5,612.03	.00	.00	5,612.03	100.0%
6013600	49000	C2226	TRANSFERS IN (L	0	0	-3,185.95	-3,185.95	.00	3,185.95	100.0%
6013600	49000	C2227	TRANSFERS IN (L	0	0	-2,158.51	-1,885.37	.00	2,158.51	100.0%
6013600	49000	C2228	TRANSFERS IN (L	0	0	-7,077.91	-1,724.67	.00	7,077.91	100.0%
6013600	49000	C2229	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2230	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2231	TRANSFERS IN (L	0	0	-441.20	-52.90	.00	441.20	100.0%
6013600	49000	C2232	TRANSFERS IN (L	0	0	-9,106.73	.00	.00	9,106.73	100.0%
6013600	49000	C2234	TRANSFERS IN (L	0	0	-13,160.35	-3,056.44	.00	13,160.35	100.0%
6013600	49000	C2239	TRANSFERS IN (L	0	0	-20,672.90	-8,000.18	.00	20,672.90	100.0%
6013600	49000	C2241	TRANSFERS IN (L	0	0	-4,668.91	-2,648.92	.00	4,668.91	100.0%
6013600	49000	C2248	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2249	TRANSFERS IN (L	0	0	-5,020.23	-1,467.97	.00	5,020.23	100.0%
6013600	49000	C2251	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2255	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2267	TRANSFERS IN (L	0	0	-10,597.01	-10,597.01	.00	10,597.01	100.0%
6013600	49000	C2305	TRANSFERS IN (L	0	0	-4,675.69	-1,527.48	.00	4,675.69	100.0%
6013600	49000	C2306	TRANSFERS IN (L	0	0	-2,988.90	-866.23	.00	2,988.90	100.0%
6013600	49000	C2309	TRANSFERS IN (L	0	0	-269.35	-269.35	.00	269.35	100.0%
6013600	49000	C2310	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	C2313	TRANSFERS IN (L	0	0	-2,394.86	-773.66	.00	2,394.86	100.0%
6013600	49000	C2333	TRANSFERS IN (L	0	0	-471.16	-471.16	.00	471.16	100.0%
6013600	49000	C2334	TRANSFERS IN (L	0	0	-1,518.12	-1,518.12	.00	1,518.12	100.0%
6013600	49000	C2402	TRANSFERS IN (L	0	0	-1,077.41	-1,077.41	.00	1,077.41	100.0%
6013600	49000	C2508	TRANSFERS IN (L	0	0	-2,915.41	-2,915.41	.00	2,915.41	100.0%
6013600	49000	C2553	TRANSFERS IN (L	0	0	-1,096.82	-602.82	.00	1,096.82	100.0%
6013600	49000	C2557	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	D0057	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	G2206	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	G2221	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	M0301	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49000	M2210	TRANSFERS IN (L	0	0	-904.88	.00	.00	904.88	100.0%
6013600	49000	M2217	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013600	49025	TRANSFERS IN - INTER		0	0	.00	.00	.00	.00	.0%
6013600	49160	TRANSFERS IN - IUF		0	0	.00	.00	.00	.00	.0%
6013600	49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%

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601	WATER OPERATING FUND		ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6013600	49500	PRINCIPAL PAYMENTS R	-148,986	-148,986	-148,985.96	.00	.00	-.04	100.0%
6013600	49510	INTEREST PAYMENTS -	-10,355	-10,355	-10,354.10	.00	.00	-.90	100.0%
6013602	47000	MISCELLANEOUS REVENU	0	0	-8,997.98	.00	.00	8,997.98	100.0%
6013602	49000	C2022 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013603	45150	WATER - MISC SERVICE	0	0	.00	.00	.00	.00	.0%
6013603	49000	C1306 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013603	49000	C2021 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013603	49000	C2022 TRANSFERS IN (L	0	0	-118,417.86	-50,128.30	.00	118,417.86	100.0%
6013604	49000	C2022 TRANSFERS IN (L	0	0	-2,788.53	-397.02	.00	2,788.53	100.0%
6013604	49000	C2227 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013604	49000	C2228 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6013605	45130	WATER - RECYCLED WAT	-371,163	-371,163	-354,330.12	-27,163.33	.00	-16,832.88	95.5%
6013605	45135	RECYCLE WATER INCEN	0	0	-49,066.47	.00	.00	49,066.47	100.0%
6013605	49000	TRANSFERS IN (LABOR)	0	0	-1,442.83	.00	.00	1,442.83	100.0%
6013605	49025	TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
6013607	45150	MISC SERVICES	0	0	.00	.00	.00	.00	.0%
6013607	45160	WATER-CROSS CONTAM P	0	0	.00	.00	.00	.00	.0%
6013607	47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
TOTAL WATER OPERATING FUND			-68,817,991	-68,817,991	-60,730,560.35	-5,864,925.29	.00	-8,087,430.65	88.2%
TOTAL REVENUES			-68,817,991	-68,817,991	-60,730,560.35	-5,864,925.29	.00	-8,087,430.65	
602 WATER CIP FUND									
6021001	47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6023600	47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
6023600	47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6023600	47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
6023600	49000	C1101 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6023600	49300	C1001 TRANSFERS IN -	0	-10,504,815	.00	.00	.00	-10,504,814.55	.0%
6023600	49300	C1101 TRANSFERS IN -	0	-12,133	.00	.00	.00	-12,132.72	.0%
6023600	49300	C1501 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C1803 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C1804 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C1805 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C1806 TRANSFERS IN -	0	-4,263	-3,351.74	.00	.00	-910.90	78.6%
6023600	49300	C1812 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C2021 TRANSFERS IN -	-4,500,000	-7,885,200	-451,229.57	.00	.00	-7,433,970.88	5.7%
6023600	49300	C2022 TRANSFERS IN -	0	-8,407,617	-6,343,549.56	.00	.00	-2,064,067.80	75.5%
6023600	49300	C2023 TRANSFERS IN -	-250,000	-3,500,000	-259,518.55	.00	.00	-3,240,481.45	7.4%
6023600	49300	C2024 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C2025 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%

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602	WATER CIP FUND			ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6023600	49300	C2026	TRANSFERS IN -	-2,000,000	-1,600,000	-104,493.01	.00	.00	-1,495,507.17	6.5%
6023600	49300	C2112	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C2113	TRANSFERS IN -	0	-400,000	.00	.00	.00	-400,000.00	.0%
6023600	49300	C2114	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C2115	TRANSFERS IN -	-1,000,000	-505,499	-20,940.24	.00	.00	-484,558.54	4.1%
6023600	49300	C2218	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C2226	TRANSFERS IN -	-1,250,000	-2,588,434	-75,385.00	.00	.00	-2,513,048.84	2.9%
6023600	49300	C2227	TRANSFERS IN -	-300,000	-533,608	-803.39	.00	.00	-532,804.16	.2%
6023600	49300	C2228	TRANSFERS IN -	-700,000	-4,777,322	-212,891.57	.00	.00	-4,564,430.85	4.5%
6023600	49300	C2229	TRANSFERS IN -	-50,000	-518,988	-457,649.46	.00	.00	-61,338.39	88.2%
6023600	49300	C2230	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C2231	TRANSFERS IN -	-350,000	-546,027	-1,142.02	.00	.00	-544,884.72	.2%
6023600	49300	C2263	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6023600	49300	C2308	TRANSFERS IN -	0	-600,000	.00	.00	.00	-600,000.00	.0%
6023600	49300	C2401	TRANSFERS IN -	0	-62,565	.00	.00	.00	-62,565.16	.0%
6023600	49300	C2551	TRANSFERS IN -	0	-1,500,000	.00	.00	.00	-1,500,000.00	.0%
6023607	49300	C2022	TRANSFERS IN -	0	-9,393	.00	.00	.00	-9,393.00	.0%
6023607	49300	C2027	TRANSFERS IN -	0	-29,951	-29,792.32	.00	.00	-158.77	99.5%
TOTAL WATER CIP FUND				-10,400,000	-43,985,814	-7,960,746.43	.00	.00	-36,025,067.90	18.1%
TOTAL REVENUES				-10,400,000	-43,985,814	-7,960,746.43	.00	.00	-36,025,067.90	
603 WATER DEVLPMT IMPACT FEES FUND										
6031001	47130	UNREALIZED GAIN (LOS		0	0	.00	.00	.00	.00	.0%
6031001	49999	INTRAFUND ADV OFFSET		0	0	.00	.00	.00	.00	.0%
6033600	45170	WATER-CAPITAL FAC CH		0	0	.00	.00	.00	.00	.0%
6033600	45180	WATER-RESOURCE DEV F		-684,800	-684,800	-312,658.18	-36,291.00	.00	-372,141.82	45.7%
6033600	47000	C1001 MISCELLANEOUS R		0	0	.00	.00	.00	.00	.0%
6033600	47100	INTEREST INC- INVEST		-461,269	-461,269	-261,403.78	-16,531.16	.00	-199,865.22	56.7%
6033600	47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
6033600	49500	PRINCIPAL PAYMENTS R		0	0	.00	.00	.00	.00	.0%
6033600	49510	INTEREST PAYMENTS -		0	0	.00	.00	.00	.00	.0%
TOTAL WATER DEVLPMT IMPACT FEES F				-1,146,069	-1,146,069	-574,061.96	-52,822.16	.00	-572,007.04	50.1%
TOTAL REVENUES				-1,146,069	-1,146,069	-574,061.96	-52,822.16	.00	-572,007.04	
605 WATER CAP FACILITY FUND										
6051001	47130	UNREALIZED GAIN (LOS		0	0	.00	.00	.00	.00	.0%

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605	WATER CAP FACILITY FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6051001 49999	INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%
6053600 45170	WATER-CAPITAL FAC CH	-84,000	-84,000	-38,533.00	-4,433.00	.00	-45,467.00	45.9%
6053600 45180	WATER-RESOURCE DEV F	0	0	.00	.00	.00	.00	.0%
6053600 47100	INTEREST INC- INVEST	-39,920	-39,920	-23,147.24	-1,469.29	.00	-16,772.76	58.0%
6053600 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6053600 49500	PRINCIPAL PAYMENTS R	0	0	.00	.00	.00	.00	.0%
6053600 49510	INTEREST PAYMENTS -	0	0	.00	.00	.00	.00	.0%
TOTAL WATER CAP FACILITY FUND		-123,920	-123,920	-61,680.24	-5,902.29	.00	-62,239.76	49.8%
TOTAL REVENUES		-123,920	-123,920	-61,680.24	-5,902.29	.00	-62,239.76	
606 WATER RESOURCE FEE FUND								
6061001 45195	WATER-UTIL RATE ASSI	0	0	.00	.00	.00	.00	.0%
6061001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6061001 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6061001 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6061001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6061001 49999	INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%
6063600 45190	WATER - OTHER REVENU	-254,900	-254,900	.00	.00	.00	-254,900.00	.0%
6063600 47100	INTEREST INC- INVEST	-45,913	-45,913	-25,533.31	-1,653.79	.00	-20,379.69	55.6%
6063600 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL WATER RESOURCE FEE FUND		-300,813	-300,813	-25,533.31	-1,653.79	.00	-275,279.69	8.5%
TOTAL REVENUES		-300,813	-300,813	-25,533.31	-1,653.79	.00	-275,279.69	
607 WATER BONDS/WIFIA LOANS								
6073600 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
TOTAL WATER BONDS/WIFIA LOANS		0	0	.00	.00	.00	.00	.0%
608 WATER SECURITY-CONT PREV FUND								
6081001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6081001 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6083607 45150	WATER - MISC SERVICE	-7,946	-7,946	-9,729.79	-1,179.49	.00	1,783.79	122.4%
6083607 45160	WATER-CROSS CONTAM P	-423,454	-423,454	-366,764.02	-38,396.00	.00	-56,689.98	86.6%

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608	WATER SECURITY-CONT	PREV FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6083607 47100	INTEREST INC- INVEST		-33,972	-33,972	-391.94	-263.44	.00	-33,580.06	1.2%
6083607 47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
6083607 49000	C2022 TRANSFERS IN (L		0	0	259.91	259.91	.00	-259.91	100.0%
TOTAL WATER SECURITY-CONT PREV FU			-465,372	-465,372	-376,625.84	-39,579.02	.00	-88,746.16	80.9%
TOTAL REVENUES			-465,372	-465,372	-376,625.84	-39,579.02	.00	-88,746.16	
609 WATER BOND 2021A REV BOND FUND									
6091001 47130	UNREALIZED GAIN (LOS		0	0	.00	.00	.00	.00	.0%
6093600 47100	INTEREST INC- INVEST		0	0	.00	.00	.00	.00	.0%
6093600 47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
6093600 47110	OTHER INTEREST INCOM		0	0	-56,335.23	.00	.00	56,335.23	100.0%
6093600 47900	PROCEEDS FROM SALE O		0	0	.00	.00	.00	.00	.0%
TOTAL WATER BOND 2021A REV BOND F			0	0	-56,335.23	.00	.00	56,335.23	100.0%
TOTAL REVENUES			0	0	-56,335.23	.00	.00	56,335.23	
611 WASTEWATER OPERATING FUND									
6111001 47000	MISCELLANEOUS REVENU		0	0	.00	.00	.00	.00	.0%
6111001 47130	UNREALIZED GAIN (LOS		0	0	.00	.00	.00	.00	.0%
6111001 47700	OTHER REIMBURSEMENTS		0	0	.00	.00	.00	.00	.0%
6111001 47800	SALES OF ASSETS		0	0	.00	.00	.00	.00	.0%
6111001 49999	INTRAFUND ADV OFFSET		0	0	.00	.00	.00	.00	.0%
6113610 43270	PENALTIES & FORFEITU		-425,000	-425,000	-444,974.61	-41,989.26	.00	19,974.61	104.7%
6113610 43400	DAMAGE REIMBURSEMENT		0	0	.00	.00	.00	.00	.0%
6113610 45200	SEWER CHARGES - RES		-22,500,000	-22,500,000	-19,586,674.90	-1,870,795.75	.00	-2,913,325.10	87.1%
6113610 45210	SEWER CHARGES - RES		-7,560,000	-7,560,000	-6,601,255.62	-641,300.56	.00	-958,744.38	87.3%
6113610 45220	SEWER CHARGES - COMM		-5,160,000	-5,160,000	-4,766,504.42	-506,289.94	.00	-393,495.58	92.4%
6113610 45230	SEWER CHARGES - INDU		-5,640,000	-5,640,000	-3,928,849.45	-370,659.25	.00	-1,711,150.55	69.7%
6113610 45240	SEWER CHARGES-OUTSID		-550,000	-550,000	-255,337.75	.00	.00	-294,662.25	46.4%
6113610 45250	SEWER CODE ENFORCEME		0	0	-28,903.82	-3,700.00	.00	28,903.82	100.0%
6113610 47000	MISCELLANEOUS REVENU		0	0	-23,426.57	-160.00	.00	23,426.57	100.0%
6113610 47100	INTEREST INC- INVEST		-1,686,106	-1,686,106	-808,508.91	-65,824.99	.00	-877,597.09	48.0%
6113610 47101	INTEREST INC-VCIP		0	0	.00	.00	.00	.00	.0%
6113610 47110	OTHER INTEREST INCOM		0	0	-4,220.61	.00	.00	4,220.61	100.0%
6113610 47800	SALES OF ASSETS		0	0	-19,665.00	.00	.00	19,665.00	100.0%
6113610 49000	TRANSFERS IN (LABOR)		0	0	.00	.00	.00	.00	.0%
6113610 49300	TRANSFERS IN - CIP		0	0	.00	.00	.00	.00	.0%

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611	WASTEWATER OPERATING FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6113611	49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
6113612	45250 SEWER CODE ENFORCEME	-250,000	-250,000	-92,694.27	-3,718.22	.00	-157,305.73	37.1%
6113612	45260 DISCHARGE PERMIT-WW	-150,000	-150,000	-113,296.65	-2,200.00	.00	-36,703.35	75.5%
6113612	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
6113613	43400 DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
6113613	47000 MISCELLANEOUS REVENU	0	0	18.18	.00	.00	-18.18	100.0%
6113613	49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
6113613	49160 TRANSFERS IN - IUF	0	0	.00	.00	.00	.00	.0%
6113613	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6113614	45240 SEWER CHARGES-OUTSID	-2,300,000	-2,300,000	-1,979,214.86	-345,922.45	.00	-320,785.14	86.1%
6113614	45250 SEWER CODE ENFORCEME	0	0	.00	.00	.00	.00	.0%
6113614	45270 WW LABORATORY SERVIC	-12,000	-12,000	-10,521.24	.00	.00	-1,478.76	87.7%
6113614	47000 MISCELLANEOUS REVENU	0	0	-11.52	.00	.00	11.52	100.0%
6113614	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
6113614	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6113614	47700 OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6113614	47800 SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6113614	49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1001 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1101 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1305 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1306 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1307 TRANSFERS IN (L	0	0	-166.47	-166.47	.00	166.47	100.0%
6113614	49000 C1311 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1402 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1703 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1803 TRANSFERS IN (L	0	0	-3,806.72	.00	.00	3,806.72	100.0%
6113614	49000 C1804 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1806 TRANSFERS IN (L	0	0	-1,675.87	.00	.00	1,675.87	100.0%
6113614	49000 C1808 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1809 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1810 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1812 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C1813 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C2005 TRANSFERS IN (L	0	0	-4,067.40	.00	.00	4,067.40	100.0%
6113614	49000 C2010 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C2019 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C2021 TRANSFERS IN (L	0	0	-1,764.84	.00	.00	1,764.84	100.0%
6113614	49000 C2022 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C2023 TRANSFERS IN (L	0	0	-7,546.83	-7,546.83	.00	7,546.83	100.0%
6113614	49000 C2024 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C2025 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000 C2026 TRANSFERS IN (L	0	0	-3,069.99	-3,069.99	.00	3,069.99	100.0%
6113614	49000 C2027 TRANSFERS IN (L	0	0	-624.45	-51.33	.00	624.45	100.0%

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6113614	49000	C2029	TRANSFERS IN (L	0	0	-1,307.18	-1,307.18	.00	1,307.18	100.0%
6113614	49000	C2039	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2040	TRANSFERS IN (L	0	0	-2,054.94	-1,110.31	.00	2,054.94	100.0%
6113614	49000	C2042	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2043	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2101	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2102	TRANSFERS IN (L	0	0	-600.82	.00	.00	600.82	100.0%
6113614	49000	C2104	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2105	TRANSFERS IN (L	0	0	-406.50	-406.50	.00	406.50	100.0%
6113614	49000	C2107	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2108	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2109	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2111	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2112	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2115	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2118	TRANSFERS IN (L	0	0	-229.35	-229.35	.00	229.35	100.0%
6113614	49000	C2122	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2124	TRANSFERS IN (L	0	0	-397.40	.00	.00	397.40	100.0%
6113614	49000	C2201	TRANSFERS IN (L	0	0	-34,088.70	-12,685.66	.00	34,088.70	100.0%
6113614	49000	C2205	TRANSFERS IN (L	0	0	-23,019.76	.00	.00	23,019.76	100.0%
6113614	49000	C2209	TRANSFERS IN (L	0	0	-33,800.26	.00	.00	33,800.26	100.0%
6113614	49000	C2214	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2216	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2217	TRANSFERS IN (L	0	0	-844.22	-539.11	.00	844.22	100.0%
6113614	49000	C2218	TRANSFERS IN (L	0	0	-207.84	-77.01	.00	207.84	100.0%
6113614	49000	C2220	TRANSFERS IN (L	0	0	-5,447.07	.00	.00	5,447.07	100.0%
6113614	49000	C2226	TRANSFERS IN (L	0	0	-3,185.95	-3,185.95	.00	3,185.95	100.0%
6113614	49000	C2227	TRANSFERS IN (L	0	0	-2,095.21	-1,830.10	.00	2,095.21	100.0%
6113614	49000	C2228	TRANSFERS IN (L	0	0	-6,870.08	-1,674.04	.00	6,870.08	100.0%
6113614	49000	C2229	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2230	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2231	TRANSFERS IN (L	0	0	-428.19	-51.33	.00	428.19	100.0%
6113614	49000	C2232	TRANSFERS IN (L	0	0	-8,838.68	.00	.00	8,838.68	100.0%
6113614	49000	C2234	TRANSFERS IN (L	0	0	-12,772.89	-2,966.63	.00	12,772.89	100.0%
6113614	49000	C2239	TRANSFERS IN (L	0	0	-12,173.56	-5,850.91	.00	12,173.56	100.0%
6113614	49000	C2241	TRANSFERS IN (L	0	0	-4,531.62	-2,571.05	.00	4,531.62	100.0%
6113614	49000	C2248	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2249	TRANSFERS IN (L	0	0	-4,872.61	-1,424.77	.00	4,872.61	100.0%
6113614	49000	C2251	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2255	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2267	TRANSFERS IN (L	0	0	-2,411.04	-2,411.04	.00	2,411.04	100.0%
6113614	49000	C2305	TRANSFERS IN (L	0	0	-4,537.72	-1,482.54	.00	4,537.72	100.0%
6113614	49000	C2306	TRANSFERS IN (L	0	0	-2,901.06	-840.76	.00	2,901.06	100.0%
6113614	49000	C2309	TRANSFERS IN (L	0	0	-261.44	-261.44	.00	261.44	100.0%

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6113614	49000	C2310	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	C2313	TRANSFERS IN (L	0	0	-2,324.21	-750.90	.00	2,324.21	100.0%
6113614	49000	C2333	TRANSFERS IN (L	0	0	-457.29	-457.29	.00	457.29	100.0%
6113614	49000	C2334	TRANSFERS IN (L	0	0	-1,473.48	-1,473.48	.00	1,473.48	100.0%
6113614	49000	C2402	TRANSFERS IN (L	0	0	-1,045.76	-1,045.76	.00	1,045.76	100.0%
6113614	49000	C2508	TRANSFERS IN (L	0	0	-2,829.61	-2,829.61	.00	2,829.61	100.0%
6113614	49000	C2552	TRANSFERS IN (L	0	0	-1,488.00	-1,488.00	.00	1,488.00	100.0%
6113614	49000	C2553	TRANSFERS IN (L	0	0	-686.43	-585.04	.00	686.43	100.0%
6113614	49000	G2206	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	G2221	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	M0301	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49000	M2210	TRANSFERS IN (L	0	0	-878.37	.00	.00	878.37	100.0%
6113614	49000	M2217	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113614	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6113615	47000		MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
6113615	49000		TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
6113615	49000	C1305	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C1306	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C1703	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C1803	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C1804	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C1813	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C1814	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2005	TRANSFERS IN (L	0	0	-11,627.94	-6,079.01	.00	11,627.94	100.0%
6113615	49000	C2019	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2021	TRANSFERS IN (L	0	0	-710.29	.00	.00	710.29	100.0%
6113615	49000	C2102	TRANSFERS IN (L	0	0	-1,278.83	-173.22	.00	1,278.83	100.0%
6113615	49000	C2111	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2117	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2124	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2201	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2205	TRANSFERS IN (L	0	0	-15,323.04	.00	.00	15,323.04	100.0%
6113615	49000	C2209	TRANSFERS IN (L	0	0	-8,053.92	.00	.00	8,053.92	100.0%
6113615	49000	C2212	TRANSFERS IN (L	0	0	-1,278.35	.00	.00	1,278.35	100.0%
6113615	49000	C2214	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2215	TRANSFERS IN (L	0	0	-412.17	-412.17	.00	412.17	100.0%
6113615	49000	C2216	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2235	TRANSFERS IN (L	0	0	-1,843.87	-1,515.53	.00	1,843.87	100.0%
6113615	49000	C2236	TRANSFERS IN (L	0	0	-2,096.52	-1,768.18	.00	2,096.52	100.0%
6113615	49000	C2239	TRANSFERS IN (L	0	0	-1,914.00	-1,914.00	.00	1,914.00	100.0%
6113615	49000	C2267	TRANSFERS IN (L	0	0	-8,113.09	-8,113.09	.00	8,113.09	100.0%
6113615	49000	C2305	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	C2310	TRANSFERS IN (L	0	0	-82.10	.00	.00	82.10	100.0%
6113615	49000	C2408	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%

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6113615	49000	C2557	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	D0057	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49000	M0301	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6113615	49160		TRANSFERS IN - IU	0	0	.00	.00	.00	.00	.0%
6113615	49300		TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6113616	47100		INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
6113616	47101		INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL WASTEWATER OPERATING FUND				-46,233,106	-46,233,106	-38,918,965.95	-3,932,906.00	.00	-7,314,140.05	84.2%
TOTAL REVENUES				-46,233,106	-46,233,106	-38,918,965.95	-3,932,906.00	.00	-7,314,140.05	
612 WASTEWATER CIP FUND										
6123610	49300	C1814	TRANSFERS IN -	-21,000,000	-21,920,407	-60,232.49	.00	.00	-21,860,174.56	.3%
6123610	49300	C1815	TRANSFERS IN -	0	-142,101	.00	.00	.00	-142,101.00	.0%
6123610	49300	C1816	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C1817	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C1818	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C1819	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C1820	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C2028	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C2029	TRANSFERS IN -	0	-2,589,320	-70,767.28	.00	.00	-2,518,552.46	2.7%
6123610	49300	C2035	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C2116	TRANSFERS IN -	0	-909,527	.00	.00	.00	-909,527.00	.0%
6123610	49300	C2117	TRANSFERS IN -	0	-244,823	.00	.00	.00	-244,822.50	.0%
6123610	49300	C2118	TRANSFERS IN -	0	-3,886,933	-194,403.00	.00	.00	-3,692,530.09	5.0%
6123610	49300	C2119	TRANSFERS IN -	0	-400,000	.00	.00	.00	-400,000.00	.0%
6123610	49300	C2120	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C2121	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C2201	TRANSFERS IN -	-22,000,000	-44,450,855	-10,146,411.84	.00	.00	-34,304,443.31	22.8%
6123610	49300	C2218	TRANSFERS IN -	0	-278,599	.00	.00	.00	-278,599.29	.0%
6123610	49300	C2232	TRANSFERS IN -	-3,700,000	-4,206,762	-152,776.35	.00	.00	-4,053,985.29	3.6%
6123610	49300	C2234	TRANSFERS IN -	-3,000,000	-3,792,687	-30,045.87	.00	.00	-3,762,640.65	.8%
6123610	49300	C2235	TRANSFERS IN -	0	-7,249,284	-328.34	.00	.00	-7,248,955.66	.0%
6123610	49300	C2236	TRANSFERS IN -	0	-3,103,586	-253,326.71	.00	.00	-2,850,259.19	8.2%
6123610	49300	C2309	TRANSFERS IN -	-5,000,000	-6,481,150	-2,627.97	.00	.00	-6,478,521.70	.0%
6123610	49300	C2310	TRANSFERS IN -	0	-1,449,827	-56,674.51	.00	.00	-1,393,152.57	3.9%
6123610	49300	C2311	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C2402	TRANSFERS IN -	-1,000,000	-1,946,272	-880,573.44	.00	.00	-1,065,698.56	45.2%
6123610	49300	C2408	TRANSFERS IN -	-500,000	-2,104,000	.00	.00	.00	-2,104,000.00	.0%
6123610	49300	C2409	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123610	49300	C2544	TRANSFERS IN -	-140,000	-140,000	.00	.00	.00	-140,000.00	.0%

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6123615	49300 C2552 TRANSFERS IN -	0	-301,560	-792.75	.00	.00	-300,767.25	.3%
6123616	49300 C2030 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6123616	49300 C2201 TRANSFERS IN -	0	-1,892,299	.00	.00	.00	-1,892,299.00	.0%
TOTAL WASTEWATER CIP FUND		-56,340,000	-107,489,991	-11,848,960.55	.00	.00	-95,641,030.08	11.0%
TOTAL REVENUES		-56,340,000	-107,489,991	-11,848,960.55	.00	.00	-95,641,030.08	
613 WASTEWATER CONNECTION FEE FUND								
6131001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6133610	45280 SEWER CONNECTION FEE	-1,000,000	-1,000,000	-460,990.22	-48,870.30	.00	-539,009.78	46.1%
6133610	47100 INTEREST INC- INVEST	-330,855	-330,855	-220,327.28	-13,540.98	.00	-110,527.72	66.6%
6133610	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL WASTEWATER CONNECTION FEE F		-1,330,855	-1,330,855	-681,317.50	-62,411.28	.00	-649,537.50	51.2%
TOTAL REVENUES		-1,330,855	-1,330,855	-681,317.50	-62,411.28	.00	-649,537.50	
617 WASTEWATER BONDS/SRF LOANS								
6171001	47900 PROCEEDS FROM SALE O	-48,000,000	-83,185,792	.00	.00	.00	-83,185,792.15	.0%
6171001	47905 PROCEEDS FROM LOANS	0	0	.00	.00	.00	.00	.0%
6171001	47905 C2201 PROCEEDS FROM L	0	0	-20,883,126.00	-20,883,126.00	.00	20,883,126.00	100.0%
TOTAL WASTEWATER BONDS/SRF LOANS		-48,000,000	-83,185,792	-20,883,126.00	-20,883,126.00	.00	-62,302,666.15	25.1%
TOTAL REVENUES		-48,000,000	-83,185,792	-20,883,126.00	-20,883,126.00	.00	-62,302,666.15	
628 WASTEWATER SEC-CONT PREV FUND								
6281001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6283616	47100 INTEREST INC- INVEST	-22,719	-22,719	-21,569.25	-816.41	.00	-1,149.75	94.9%
6283616	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL WASTEWATER SEC-CONT PREV FU		-22,719	-22,719	-21,569.25	-816.41	.00	-1,149.75	94.9%
TOTAL REVENUES		-22,719	-22,719	-21,569.25	-816.41	.00	-1,149.75	
631 SOLID WASTE OPERATING FUND								
6311001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%

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631	SOLID WASTE OPERATING FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6311001 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6311001 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6311001 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
6311001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6311001 49999	INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%
6313630 47000	MISCELLANEOUS REVENU	-12,025	-12,025	290.06	.00	.00	-12,315.06	-2.4%
6313630 47100	INTEREST INC- INVEST	-434,700	-434,700	-147,115.78	-12,698.06	.00	-287,584.22	33.8%
6313630 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6313630 48300	MISC INTERGOV REVENU	0	0	.00	.00	.00	.00	.0%
6313630 48300 M2105	MISC INTERGOV R	0	0	.00	.00	.00	.00	.0%
6313630 48300 M2218	MISC INTERGOV R	0	0	.00	.00	.00	.00	.0%
6313630 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1001	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1101	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1305	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1306	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1307	TRANSFERS IN (L	0	0	-166.47	-166.47	.00	166.47	100.0%
6313630 49000 C1311	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1402	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1703	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1804	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1808	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1809	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C1810	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2005	TRANSFERS IN (L	0	0	-15,695.26	-6,078.94	.00	15,695.26	100.0%
6313630 49000 C2019	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2021	TRANSFERS IN (L	0	0	-2,475.13	.00	.00	2,475.13	100.0%
6313630 49000 C2024	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2027	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2029	TRANSFERS IN (L	0	0	-1,307.20	-1,307.20	.00	1,307.20	100.0%
6313630 49000 C2043	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2101	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2102	TRANSFERS IN (L	0	0	-1,164.69	-173.22	.00	1,164.69	100.0%
6313630 49000 C2104	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2105	TRANSFERS IN (L	0	0	-406.47	-406.47	.00	406.47	100.0%
6313630 49000 C2107	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2108	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2109	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2111	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2112	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2115	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2122	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2124	TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630 49000 C2201	TRANSFERS IN (L	0	0	-34,088.75	-12,685.71	.00	34,088.75	100.0%

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6313630	49000 C2205 TRANSFERS IN (L	0	0	-979.98	.00	.00	979.98	100.0%
6313630	49000 C2209 TRANSFERS IN (L	0	0	-468.11	.00	.00	468.11	100.0%
6313630	49000 C2214 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 C2216 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 C2218 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 C2220 TRANSFERS IN (L	0	0	-5,446.73	.00	.00	5,446.73	100.0%
6313630	49000 C2227 TRANSFERS IN (L	0	0	-2,095.22	-1,830.08	.00	2,095.22	100.0%
6313630	49000 C2228 TRANSFERS IN (L	0	0	-6,868.62	-1,674.04	.00	6,868.62	100.0%
6313630	49000 C2232 TRANSFERS IN (L	0	0	-8,838.04	.00	.00	8,838.04	100.0%
6313630	49000 C2234 TRANSFERS IN (L	0	0	-12,772.33	-2,966.63	.00	12,772.33	100.0%
6313630	49000 C2239 TRANSFERS IN (L	0	0	-18,641.43	-7,764.90	.00	18,641.43	100.0%
6313630	49000 C2241 TRANSFERS IN (L	0	0	-4,531.63	-2,571.05	.00	4,531.63	100.0%
6313630	49000 C2251 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 C2255 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 C2267 TRANSFERS IN (L	0	0	-2,411.04	-2,411.04	.00	2,411.04	100.0%
6313630	49000 C2305 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 C2309 TRANSFERS IN (L	0	0	-261.44	-261.44	.00	261.44	100.0%
6313630	49000 C2333 TRANSFERS IN (L	0	0	-457.29	-457.29	.00	457.29	100.0%
6313630	49000 C2334 TRANSFERS IN (L	0	0	-1,473.48	-1,473.48	.00	1,473.48	100.0%
6313630	49000 C2402 TRANSFERS IN (L	0	0	-1,045.76	-1,045.76	.00	1,045.76	100.0%
6313630	49000 C2508 TRANSFERS IN (L	0	0	-2,829.62	-2,829.62	.00	2,829.62	100.0%
6313630	49000 C2557 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 D0057 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 M0301 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49000 M2217 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
6313630	49160 TRANSFERS IN - IUF	0	0	.00	.00	.00	.00	.0%
6313631	47000 MISCELLANEOUS REVENU	0	0	-61.93	.00	.00	61.93	100.0%
6313632	43270 PENALTIES & FORFEITU	-265,000	-265,000	-389,633.87	-38,784.23	.00	124,633.87	147.0%
6313632	43400 DAMAGE REIMBURSEMENT	0	0	-2,170.45	.00	.00	2,170.45	100.0%
6313632	45300 RESIDENTIAL STANDARD	-18,814,014	-18,814,014	-17,102,276.53	-1,645,196.58	.00	-1,711,737.47	90.9%
6313632	45301 RESIDENTIAL SPECIAL	-134,044	-134,044	-121,550.87	-10,053.94	.00	-12,493.13	90.7%
6313632	45310 RESIDENTIAL EXTRA CA	-899,607	-899,607	-848,986.16	-82,042.86	.00	-50,620.84	94.4%
6313632	47000 MISCELLANEOUS REVENU	-2,040	-2,040	-4.85	-190.00	.00	-2,035.15	.2%
6313632	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
6313632	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6313632	47800 SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6313633	43270 PENALTIES & FORFEITU	0	0	.00	.00	.00	.00	.0%
6313633	43400 DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
6313633	45310 COMMERCIAL FEL 4-CUB	-13,848,026	-13,848,026	-12,804,101.89	-1,221,012.31	.00	-1,043,924.11	92.5%
6313633	45311 COMMERCIAL FEL 2-CUB	-4,172,960	-4,172,960	-3,879,301.64	-352,757.31	.00	-293,658.36	93.0%
6313633	45312 COMMERCIAL CARTS SER	-218,371	-218,371	-179,002.61	-16,331.46	.00	-39,368.39	82.0%
6313633	45313 COMMERCIAL SPECIAL P	-21,570	-21,570	-12,002.68	-724.88	.00	-9,567.32	55.6%
6313633	45314 COMMERCIAL FOOD WAST	-55,836	-55,836	-192,918.07	-18,608.95	.00	137,082.07	345.5%
6313633	45318 COMMERC FEL 1 - CUBI	0	0	.00	.00	.00	.00	.0%

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6313633 45319	COMMERC FEL 3 - CUBI	0	0	.00	.00	.00	.00	.0%
6313633 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
6313633 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6313633 61130	LEASE CLEARING (LESS	0	0	.00	.00	.00	.00	.0%
6313634 45320	INDUSTRIAL 30-CUBIC	-1,659,468	-1,659,468	-1,913,246.88	-200,186.49	.00	253,778.88	115.3%
6313634 45321	INDUSTRIAL 13.4-CUBI	-1,180,147	-1,180,147	-1,297,034.14	-111,754.02	.00	116,887.14	109.9%
6313634 45322	INDUSTRIAL 30YD PASS	-1,246,492	-1,246,492	-2,724,365.58	-254,844.91	.00	1,477,873.58	218.6%
6313634 45323	INDUSTRIAL 13.4YD PA	-293,552	-293,552	-384,379.34	-33,474.80	.00	90,827.34	130.9%
6313634 45324	INDUSTRIAL SPECIAL P	-378,410	-378,410	-351,465.22	-28,441.29	.00	-26,944.78	92.9%
6313634 45325	INDUST SPEC P/U PASS	-602,811	-602,811	-433,399.46	-50,305.49	.00	-169,411.54	71.9%
6313634 45326	INDUSTRIAL RENTAL CH	-83,603	-83,603	-85,203.84	-8,012.91	.00	1,600.84	101.9%
6313634 45327	WALKING FLOOR TRAILER	-521,881	-521,881	-398,862.33	-27,325.06	.00	-123,018.67	76.4%
6313634 45328	WALK FL TRAILER PASS	-776,529	-776,529	-651,984.53	-42,089.70	.00	-124,544.47	84.0%
6313634 47000	MISCELLANEOUS REVENU	0	0	-493.54	-25.00	.00	493.54	100.0%
6313634 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6313634 49025	TRANSFERS IN - INTER	0	0	.00	.00	.00	.00	.0%
6313635 45330	SOLID WASTE - RECYCL	0	0	3,705.38	3,705.38	.00	-3,705.38	100.0%
6313635 45340	DEL NORTE WASTE GATE	-9,688,673	-9,688,673	-7,851,433.02	-92,410.91	.00	-1,837,239.98	81.0%
6313635 45341	DEL NORTE HOST FEE	-27,718	-27,718	.00	.00	.00	-27,718.00	.0%
6313635 45342	DEL NORTE CONST-DEMO	-172,971	-172,971	6,523.01	6,523.01	.00	-179,494.01	-3.8%
6313635 47000	MISCELLANEOUS REVENU	-15,000	-15,000	2,972.07	.00	.00	-17,972.07	-19.8%
6313635 47700	OTHER REIMBURSEMENTS	-13,000	-13,000	229.65	.00	.00	-13,229.65	-1.8%
6313636 45330	DEL NORTE MRF RECYCL	-3,335,000	-3,335,000	-974,825.47	1,046,765.30	.00	-2,360,174.53	29.2%
6313636 45331	DEL NORTE MRF E-WAST	-15,000	-15,000	-1,142.73	.00	.00	-13,857.27	7.6%
6313636 45332	DEL NORTE MRF MATTRE	-50,000	-50,000	-22,421.25	.00	.00	-27,578.75	44.8%
6313636 45333	DEL NORTE LEASE PARK	0	0	.00	.00	.00	.00	.0%
6313636 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6313636 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6313636 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
6313637 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6313638 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
6313638 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
6313639 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
6313639 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL SOLID WASTE OPERATING FUND		-58,938,448	-58,938,448	-52,880,089.18	-3,236,380.81	.00	-6,058,358.82	89.7%
TOTAL REVENUES		-58,938,448	-58,938,448	-52,880,089.18	-3,236,380.81	.00	-6,058,358.82	
632 SOLID WASTE CIP FUND								
6323630 49300	C2032 TRANSFERS IN -	0	-1,272,541	.00	.00	.00	-1,272,541.00	.0%
6323630 49300	C2122 TRANSFERS IN -	0	-1,267,041	.00	.00	.00	-1,267,041.27	.0%

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632	SOLID WASTE CIP FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6323630 49300 C2124	TRANSFERS IN -	0	-1,383,333	-1,204.00	.00	.00	-1,382,128.54	.1%
6323630 49300 C2125	TRANSFERS IN -	0	-9,312	.00	.00	.00	-9,311.95	.0%
6323630 49300 C2218	TRANSFERS IN -	0	-300,000	.00	.00	.00	-300,000.00	.0%
6323630 49300 C2237	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6323630 49300 C2530	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6323630 49300 C2536	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6323630 49300 C2537	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6323630 49300 C2538	TRANSFERS IN -	-200,000	-200,000	.00	.00	.00	-200,000.00	.0%
6323630 49300 C2539	TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6323631 49300 C2423	TRANSFERS IN -	0	-519,396	.00	.00	.00	-519,396.00	.0%
6323639 49300 C2020	TRANSFERS IN -	0	-299,350	.00	.00	.00	-299,350.00	.0%
TOTAL SOLID WASTE CIP FUND		-200,000	-5,250,973	-1,204.00	.00	.00	-5,249,768.76	.0%
TOTAL REVENUES		-200,000	-5,250,973	-1,204.00	.00	.00	-5,249,768.76	
633 SOLID WASTE 2021 EQ LSE BOND								
6331001 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6331001 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
6331001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6333632 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
TOTAL SOLID WASTE 2021 EQ LSE BON		0	0	.00	.00	.00	.00	.0%
634 SOLID WASTE DEVELOPER FEE FUND								
6341001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6343632 45300	SOLID WASTE - RESID	0	0	.00	.00	.00	.00	.0%
6343632 45302	SOLID WASTE - RESID	-9,000	-9,000	-6,589.44	-1,029.60	.00	-2,410.56	73.2%
6343632 45303	SOLID WASTE - RESID	0	0	-2,814.08	-439.70	.00	2,814.08	100.0%
6343632 45304	SOLID WASTE - RESID	0	0	-3,607.04	-563.60	.00	3,607.04	100.0%
6343632 45305	SOLID WASTE - RESID	0	0	-3,013.76	-470.90	.00	3,013.76	100.0%
6343632 47100	INTEREST INC- INVEST	-19,972	-19,972	-12,066.74	-760.64	.00	-7,905.26	60.4%
6343632 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6343633 45310	SOLID WASTE - COMMER	0	0	.00	.00	.00	.00	.0%
6343633 45315	SOLID WASTE- COMM 2C	0	0	-796.00	.00	.00	796.00	100.0%
6343633 45316	SOLID WASTE- COMM 4C	-18,000	-18,000	-6,383.00	.00	.00	-11,617.00	35.5%
6343633 45317	SOLID WASTE - FRONT-	0	0	-4,462.80	.00	.00	4,462.80	100.0%
TOTAL SOLID WASTE DEVELOPER FEE F		-46,972	-46,972	-39,732.86	-3,264.44	.00	-7,239.14	84.6%
TOTAL REVENUES		-46,972	-46,972	-39,732.86	-3,264.44	.00	-7,239.14	

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638	SOLID WASTE SEC - CONT PREV FU	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
638 SOLID WASTE SEC - CONT PREV FU								
6381001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6383639 45150	SOLID WASTE COMTAM P	-170,000	-170,000	7,462.08	-1.20	.00	-177,462.08	-4.4%
6383639 47100	INTEREST INC- INVEST	-23,855	-23,855	-13,879.26	-870.66	.00	-9,975.74	58.2%
6383639 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
TOTAL SOLID WASTE SEC - CONT PREV		-193,855	-193,855	-6,417.18	-871.86	.00	-187,437.82	3.3%
TOTAL REVENUES		-193,855	-193,855	-6,417.18	-871.86	.00	-187,437.82	
641 PERFORMING ARTS CENTER FUND								
6411001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6411001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
6415601 43100	PACC VENDOR FACILITY	-233,000	-233,000	-263,659.75	.00	.00	30,659.75	113.2%
6415601 43110	PACC VENDOR CONCESSI	-15,000	-15,000	-13,328.99	.00	.00	-1,671.01	88.9%
6415601 45320	SOLID WASTE - INDUST	0	0	.00	.00	.00	.00	.0%
6415601 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
6415601 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
6415601 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6415601 47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
6415601 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
TOTAL PERFORMING ARTS CENTER FUND		-248,000	-248,000	-276,988.74	.00	.00	28,988.74	111.7%
TOTAL REVENUES		-248,000	-248,000	-276,988.74	.00	.00	28,988.74	
651 GOLF COURSE OPERATING FUND								
6511001 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
6513640 43400	DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
6513640 44100	GOLF COURSE - OPERAT	-6,146,450	-6,500,000	-4,846,931.76	-128,242.08	.00	-1,653,068.24	74.6%
6513640 45320	SOLID WASTE - INDUST	0	0	.00	.00	.00	.00	.0%
6513640 47000	MISCELLANEOUS REVENU	-265,200	-265,200	.00	.00	.00	-265,200.00	.0%
6513640 47100	INTEREST INC- INVEST	-157,436	-157,436	-88,591.75	-5,608.87	.00	-68,844.25	56.3%
6513640 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
6513640 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
6513640 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
6513640 49999	INTRAFUND ADV OFFSET	0	0	.00	.00	.00	.00	.0%

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651	GOLF COURSE OPERATING FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL GOLF COURSE OPERATING FUND	-6,569,086	-6,922,636	-4,935,523.51	-133,850.95	.00	-1,987,112.49	71.3%
	TOTAL REVENUES	-6,569,086	-6,922,636	-4,935,523.51	-133,850.95	.00	-1,987,112.49	
652 GOLF COURSE CIP FUND								
6523640	49300 C2242 TRANSFERS IN -	0	-600,000	.00	.00	.00	-600,000.00	.0%
6523640	49300 C2246 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
6523640	49300 C2312 TRANSFERS IN -	-150,000	-25,485	-25,484.51	.00	.00	.00	100.0%
6523640	49300 C2313 TRANSFERS IN -	-1,200,000	-1,637,561	-7,662.23	.00	.00	-1,629,898.43	.5%
	TOTAL GOLF COURSE CIP FUND	-1,350,000	-2,263,045	-33,146.74	.00	.00	-2,229,898.43	1.5%
	TOTAL REVENUES	-1,350,000	-2,263,045	-33,146.74	.00	.00	-2,229,898.43	
701 PUBLIC LIAB & PROP INSUR ISF								
7011001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
7011602	43400 DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
7011602	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
7011602	47100 INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
7011602	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7011704	43300 RENTAL REVENUE (SHOR	0	0	.00	.00	.00	.00	.0%
7011704	43400 DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
7011704	47100 INTEREST INC- INVEST	-57,359	-57,359	-149.45	-611.38	.00	-57,209.55	.3%
7011704	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7011704	47700 OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
7011704	49100 LIABILITY INSURANCE	-9,253,768	-9,253,768	-8,472,754.98	-771,147.18	.00	-781,013.02	91.6%
	TOTAL PUBLIC LIAB & PROP INSUR IS	-9,311,127	-9,311,127	-8,472,904.43	-771,758.56	.00	-838,222.57	91.0%
	TOTAL REVENUES	-9,311,127	-9,311,127	-8,472,904.43	-771,758.56	.00	-838,222.57	
702 WORKERS COMP INSUR ISF								
7021001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
7021702	47100 INTEREST INC- INVEST	-399,564	-399,564	-436,290.19	-17,565.92	.00	36,726.19	109.2%
7021702	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7021702	47700 OTHER REIMBURSEMENTS	0	0	-1,379.10	.00	.00	1,379.10	100.0%
7021702	49110 WORKERS COMP INSURAN	-11,055,921	-11,055,921	-10,134,594.69	-921,326.79	.00	-921,326.31	91.7%

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702	WORKERS COMP INSUR ISF	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL WORKERS COMP INSUR ISF	-11,455,485	-11,455,485	-10,572,263.98	-938,892.71	.00	-883,221.02	92.3%
	TOTAL REVENUES	-11,455,485	-11,455,485	-10,572,263.98	-938,892.71	.00	-883,221.02	
725 CUSTOMER BILLING OPS ISF								
7251001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
7251211 47100	INTEREST INC- INVEST	0	0	.00	.00	.00	.00	.0%
7251211 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7251211 49120	INTERNAL UTILITY BIL	0	0	.00	.00	.00	.00	.0%
7251623 47100	INTEREST INC- INVEST	-36,863	-36,863	-38,999.33	-1,564.77	.00	2,136.33	105.8%
7251623 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7251623 49120	INTERNAL UTILITY BIL	-3,032,741	-3,032,741	-2,780,012.62	-252,728.42	.00	-252,728.38	91.7%
	TOTAL CUSTOMER BILLING OPS ISF	-3,069,604	-3,069,604	-2,819,011.95	-254,293.19	.00	-250,592.05	91.8%
	TOTAL REVENUES	-3,069,604	-3,069,604	-2,819,011.95	-254,293.19	.00	-250,592.05	
731 INFORMATION TECHNOLOGY ISF								
7311001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
7311001 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
7311801 47100	INTEREST INC- INVEST	-152,893	-152,893	-198,068.27	-8,464.23	.00	45,175.27	129.5%
7311801 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7311801 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
7311801 49130	IT INTERNAL SERVICE	-15,056,314	-15,056,314	-14,233,221.46	-1,254,692.86	.00	-823,092.54	94.5%
7311801 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
7311801 61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
7311802 47700	OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
7311802 49130	IT INTERNAL SERVICE	0	0	.00	.00	.00	.00	.0%
7311803 49130	IT INTERNAL SERVICE	0	0	.00	.00	.00	.00	.0%
7311803 61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
7311804 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
7311804 49130	IT INTERNAL SERVICE	0	0	.00	.00	.00	.00	.0%
7311804 61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
7311805 49130	IT INTERNAL SERVICE	-1,127,212	-1,127,212	-1,010,322.02	-93,934.48	.00	-116,889.98	89.6%
	TOTAL INFORMATION TECHNOLOGY ISF	-16,336,419	-16,336,419	-15,441,611.75	-1,357,091.57	.00	-894,807.25	94.5%
	TOTAL REVENUES	-16,336,419	-16,336,419	-15,441,611.75	-1,357,091.57	.00	-894,807.25	
732 IT CAPITAL								
7321801 47100	INTEREST INC- INVEST	1,050	1,050	.00	.00	.00	1,050.00	.0%

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732	IT CAPITAL	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
7321801	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7321801	49300 C1404 TRANSFERS IN -	0	-289,103	.00	.00	.00	-289,103.36	.0%
7321805	49300 C2315 TRANSFERS IN -	0	-42,155	.00	.00	.00	-42,154.70	.0%
TOTAL IT CAPITAL		1,050	-330,208	.00	.00	.00	-330,208.06	.0%
TOTAL REVENUES		1,050	-330,208	.00	.00	.00	-330,208.06	
735 FACILITIES MAINTENANCE ISF								
7351001	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
7351001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
7351001	47800 SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
7351001	49300 TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
7353740	43260 MISCELLANEOUS FEES	0	0	.00	.00	.00	.00	.0%
7353740	43300 RENTAL REVENUE (SHOR	-39,609	-39,609	-43,496.44	-3,751.06	.00	3,887.44	109.8%
7353740	43400 DAMAGE REIMBURSEMENT	0	0	.00	.00	.00	.00	.0%
7353740	47000 MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
7353740	47100 INTEREST INC- INVEST	-48,655	-48,655	-60,637.28	-2,408.38	.00	11,982.28	124.6%
7353740	47101 INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7353740	47700 OTHER REIMBURSEMENTS	0	0	.00	.00	.00	.00	.0%
7353740	49000 TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
7353740	49000 C1810 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
7353740	49000 C2019 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
7353740	49000 C2043 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
7353740	49000 C2251 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
7353740	49000 C2305 TRANSFERS IN (L	0	0	.00	.00	.00	.00	.0%
7353740	49140 FACILITIES INTERNAL	-8,377,200	-8,377,200	-7,678,994.29	-698,090.39	.00	-698,205.71	91.7%
TOTAL FACILITIES MAINTENANCE ISF		-8,465,464	-8,465,464	-7,783,128.01	-704,249.83	.00	-682,335.99	91.9%
TOTAL REVENUES		-8,465,464	-8,465,464	-7,783,128.01	-704,249.83	.00	-682,335.99	
736 FACILITIES CAPITAL								
7363740	49300 C2604 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
7363740	49300 C2605 TRANSFERS IN -	0	0	.00	.00	.00	.00	.0%
TOTAL FACILITIES CAPITAL		0	0	.00	.00	.00	.00	.0%
741 FLEET SERVICES ISF								
7411001	47130 UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%

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741	FLEET SERVICES ISF	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
7411001 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
7413750 43400	DAMAGE REIMBURSEMENT	-29,941	-29,941	-53,135.62	-12,935.61	.00	23,194.62	177.5%
7413750 47000	MISCELLANEOUS REVENU	-18,818	-18,818	.00	.00	.00	-18,818.00	.0%
7413750 47100	INTEREST INC- INVEST	-3,102	-3,102	-3,494.65	-42.77	.00	392.65	112.7%
7413750 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7413750 47700	OTHER REIMBURSEMENTS	0	0	-1,989.59	.00	.00	1,989.59	100.0%
7413750 47800	SALES OF ASSETS	-2,324	-2,324	-1,043.22	.00	.00	-1,280.78	44.9%
7413750 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
7413750 49150	FLEET-EQUIPMENT MAIN	-9,958,337	-9,958,337	-7,617,447.05	-753,525.41	.00	-2,340,889.95	76.5%
TOTAL FLEET SERVICES ISF		-10,012,522	-10,012,522	-7,677,110.13	-766,503.79	.00	-2,335,411.87	76.7%
TOTAL REVENUES		-10,012,522	-10,012,522	-7,677,110.13	-766,503.79	.00	-2,335,411.87	
742 FLEET REPLACEMENT FUND								
7421001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
7423750 47100	INTEREST INC- INVEST	-21,110	-21,110	-12,338.59	-457.10	.00	-8,771.41	58.4%
7423750 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
7423750 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
TOTAL FLEET REPLACEMENT FUND		-21,110	-21,110	-12,338.59	-457.10	.00	-8,771.41	58.4%
TOTAL REVENUES		-21,110	-21,110	-12,338.59	-457.10	.00	-8,771.41	
801 COFA DEBT SERVICE FUND								
8011001 47110	OTHER INTEREST INCOM	0	0	-3,072.14	.00	.00	3,072.14	100.0%
8011001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
8011001 47900	PROCEEDS FROM SALE O	0	0	.00	.00	.00	.00	.0%
8011001 49000	TRANSFERS IN (LABOR)	0	0	.00	.00	.00	.00	.0%
8011001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
8011001 49900	TRANSFER IN - DEBT	-5,828,590	-5,828,590	-5,812,695.18	-4,223,511.86	.00	-15,894.82	99.7%
8011001 49900 C1844	TRANSFER IN - D	-128,734	-128,734	-128,733.02	.00	.00	-.98	100.0%
8011001 49900 C1845	TRANSFER IN - D	-92,300	-92,300	-92,299.16	.00	.00	-.84	100.0%
8011001 49900 M1905	TRANSFER IN - D	-21,861	-21,861	-21,860.32	.00	.00	-.68	100.0%
8013101 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
8013101 49900	TRANSFER IN - DEBT	0	0	.00	.00	.00	.00	.0%
8013101 49900 M1805	TRANSFER IN - D	-1,665,500	-1,665,500	-1,665,500.00	-1,485,250.00	.00	.00	100.0%
TOTAL COFA DEBT SERVICE FUND		-7,736,985	-7,736,985	-7,724,159.82	-5,708,761.86	.00	-12,825.18	99.8%
TOTAL REVENUES		-7,736,985	-7,736,985	-7,724,159.82	-5,708,761.86	.00	-12,825.18	
850 RIVERPARK JPA FUND								

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850	RIVERPARK JPA FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
8501001 47100	INTEREST INC- INVEST	-24,272	-24,272	-10,224.23	-671.09	.00	-14,047.77	42.1%
8501001 47101	INTEREST INC-VCIP	0	0	.00	.00	.00	.00	.0%
8501001 47130	UNREALIZED GAIN (LOS	0	0	.00	.00	.00	.00	.0%
TOTAL RIVERPARK JPA FUND		-24,272	-24,272	-10,224.23	-671.09	.00	-14,047.77	42.1%
TOTAL REVENUES		-24,272	-24,272	-10,224.23	-671.09	.00	-14,047.77	
991 GOVERNMENTAL CAPITAL ASSETS FD								
9911001 43210	PARKING FINES	0	0	.00	.00	.00	.00	.0%
9911001 47000	MISCELLANEOUS REVENU	0	0	.00	.00	.00	.00	.0%
9911001 47300	DONATIONS AND CONTRI	0	0	.00	.00	.00	.00	.0%
9911001 47800	SALES OF ASSETS	0	0	.00	.00	.00	.00	.0%
9911001 49300	TRANSFERS IN - CIP	0	0	.00	.00	.00	.00	.0%
9911001 61130	LEASE CLEARING (LESS	0	0	.00	.00	.00	.00	.0%
9911001 61131	LEASE REVENUE GASB 8	0	0	.00	.00	.00	.00	.0%
9911001 61134	INTEREST INCOME - GA	0	0	.00	.00	.00	.00	.0%
9911001 61135	NONLEASE COMPONENT I	0	0	.00	.00	.00	.00	.0%
9911001 61142	OTHER FINANCING-SUBS	0	0	.00	.00	.00	.00	.0%
TOTAL GOVERNMENTAL CAPITAL ASSETS		0	0	.00	.00	.00	.00	.0%
GRAND TOTAL		-928,360,499*****	-615,505,742.25	-84,100,828.88		490.00	-665,089,137.11	48.1%

** END OF REPORT - Generated by James Costello **

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
101 GENERAL FUND							
50000 SALARIES - REGULAR	88,657,053	88,667,176	73,362,799.07	9,230,938.55	.00	15,304,376.43	82.7%
50100 SALARIES - TEMPORARY	1,780,409	1,833,690	1,616,145.00	244,255.18	.00	217,545.44	88.1%
50168 LEAVE BANK CASH OUT	2,058,789	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	4,418,630	6,385,944	7,704,891.14	-553,639.80	.00	-1,318,947.14	120.7%
50210 OVERTIME-FLSA PUBLIC SAFETY	175,000	350,000	324,819.76	51,269.08	.00	25,180.24	92.8%
50220 STATION COVERAGE OT	5,702,460	5,702,460	4,948,339.15	2,086,163.05	.00	754,120.85	86.8%
50230 CALLBACK	1,060,000	1,060,000	838,715.72	102,058.20	.00	221,284.28	79.1%
50400 VAC SICK COMP BUYBACK	0	0	871,142.76	239,038.62	.00	-871,142.76	100.0%
50410 WORKERS COMP SALARY CONTINUE	0	0	1,175,130.09	235,082.90	.00	-1,175,130.09	100.0%
50900 VACANCY SAVINGS	-10,985,104	-9,530,987	.00	.00	.00	-9,530,987.00	.0%
51000 CALPERS PENSION NORMAL COST	10,377,957	10,375,014	7,154,552.77	1,041,481.89	.00	3,220,461.50	69.0%
51005 CALPERS PENS CARMAN NORMAL CO	-2	-2	3,799,106.45	286,455.00	.00	-3,799,108.45	%
51010 CALPERS PENSION UAL	5,976,934	5,976,934	5,474,635.50	493,857.20	.00	502,298.50	91.6%
51020 CALPERS UAL - PUBLIC SAFETY	18,364,255	18,364,255	3,083,900.49	280,354.59	.00	15,280,354.51	16.8%
51030 RETIREMENT ENHANCEMENT PLAN	2,117,936	2,117,936	2,314,569.32	346,886.81	.00	-196,633.32	109.3%
51040 EARLY RETIREMENT INCENTIVE	38,450	38,450	38,449.87	.00	.00	.13	100.0%
51160 CITY PAID EMPLOYEE BENEFITS	20,257,589	22,343,459	17,267,243.25	2,010,968.51	.00	5,076,215.54	77.3%
51168 SURVIVOR BENEFITS	0	0	23,903.94	.00	.00	-23,903.94	100.0%
51200 OPOA RETIREE MEDICAL PLAN	2,088,748	2,088,748	1,394,973.69	495,205.75	.00	693,774.31	66.8%
51210 RETIREE HEALTH INS PLAN	592,672	592,672	533,425.62	61,176.40	.00	59,246.38	90.0%
51220 OPEB DISCRETIONARY CONTRIBUTI	5,000,000	5,000,000	.00	.00	.00	5,000,000.00	.0%
51300 WORKERS COMPENSATION	8,634,530	8,634,530	7,904,056.12	719,544.20	.00	730,473.88	91.5%
51400 AUTO ALLOWANCE	46,245	49,395	42,945.34	5,445.00	.00	6,449.66	86.9%
51410 UNIFORM ALLOWANCE	54,348	54,348	55,422.07	928.74	.00	-1,074.07	102.0%
52000 POSTAGE	60,088	65,252	58,825.82	4,378.46	452.38	5,973.80	90.8%
52100 CHEMICALS	140,873	140,873	119,842.28	37,171.11	11,136.12	9,894.60	93.0%
52110 REPAIR PARTS	0	0	437.50	.00	.00	-437.50	100.0%
52200 BROCHURES & PUBLICATIONS	65,757	60,089	36,587.98	1,972.58	2,830.00	20,670.54	65.6%
52300 UNIFORMS	342,793	465,293	323,621.68	44,958.66	99,638.35	42,032.97	91.0%
52310 TRAINING-WORKSHOP-MTGS	632,218	736,681	516,328.74	56,718.92	13,820.43	206,531.83	72.0%
52320 MILEAGE REIMBURSEMENTS	1,062	1,562	2,598.58	987.00	.00	-1,036.58	166.4%
52330 EDUCATION REIMBURSEMENT	24,614	38,114	29,296.12	.00	.00	8,817.88	76.9%
52340 MEMBERSHIPS	330,959	335,501	354,635.27	5,057.84	4.84	-19,139.11	105.7%
52350 OTHER EXPENSE REIMB	81,776	71,776	121,056.14	7,739.95	.00	-49,280.14	168.7%
52400 MINOR EQUIPMENT	1,908,654	1,701,283	1,187,590.37	102,392.11	375,878.58	137,814.48	91.9%
52500 COMMUNITY ACTIVITIES EXP	199,137	219,366	166,320.00	22,000.00	.00	53,046.00	75.8%
52600 SUPPLIES CUSTODIAL	129,400	129,400	76,684.89	4,682.26	19,633.37	33,081.74	74.4%
52610 SUPPLIES SAFETY	426,217	687,657	201,565.71	72,970.06	21,691.33	464,400.43	32.5%
52620 SUPPLIES OTHER	289,442	339,442	259,870.12	31,690.85	95,459.78	-15,887.90	104.7%
52900 MISC SUPPLIES	444,950	457,763	355,145.60	43,970.13	153,738.46	-51,121.06	111.2%

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53000 SOFTWARE EXPENSE	24,038	24,038	18,145.75	.00	271.16	5,621.09	76.6%
53001 SOFTWARE SUBSCRIPTION	21,500	19,500	7,354.00	5,859.00	24,040.00	-11,894.00	161.0%
53010 SERVICES PRINTING BINDING	104,282	114,581	51,945.45	8,627.70	16,557.99	46,077.56	59.8%
53020 INTERNAL PHOTOCOPING COSTS	89,550	92,641	83,752.93	208.07	189.23	8,698.84	90.6%
53110 SERVICES MEDICAL	31,957	51,957	45,320.40	402.00	.60	6,636.00	87.2%
53200 PROF SERVICES - OTHER	17,501,917	20,412,399	12,109,438.67	1,495,573.86	4,372,023.15	3,930,936.69	80.7%
53210 SERVICES AUDIT	246,300	246,300	210,345.00	.00	37,005.00	-1,050.00	100.4%
53220 SERVICES LEGAL SERVICES	824,142	1,600,903	837,235.94	136,451.35	206,395.08	557,271.87	65.2%
53230 ANIMAL SHELTER	2,647,278	2,647,278	1,986,784.92	661,575.74	660,493.08	.00	100.0%
53250 ADVERTISING	45,743	48,700	14,375.00	1,225.00	3,625.00	30,700.00	37.0%
53260 LEGAL ADVOCACY	82,416	82,416	68,680.00	6,868.00	13,736.00	.00	100.0%
53300 CONTRACT ELECTIONS EXPNS	100,000	100,000	2,775.00	.00	.00	97,225.00	2.8%
53310 COUNTY PROP TAX ADMIN CHG	320,779	320,779	365,351.88	28,871.98	.00	-44,572.88	113.9%
53400 PROFESSIONAL SERVICES - HR	55,000	55,000	27,778.31	1,216.74	24,846.00	2,375.69	95.7%
53410 BACKGROUND CHECKING	174,239	308,239	306,266.00	.00	.00	1,973.00	99.4%
53500 BANK CHARGES	229,662	229,662	71,428.91	6,543.88	42,944.67	115,288.42	49.8%
53600 HOUSING ASSIST LOAN GRANT	0	800,000	.00	.00	.00	800,000.00	.0%
53710 PRIOR YEAR REFUNDS	0	369,084	.00	.00	.00	369,083.93	.0%
54010 UTILITY EXPENSE-ELECTRIC	2,962,525	2,547,525	2,033,814.44	502,546.82	.00	513,710.56	79.8%
54020 UTILITY EXPENSE - GAS	66,625	66,625	48,062.38	5,332.60	.00	18,562.62	72.1%
54030 UTILITY EXPENSE- WASTEWATER	113,498	113,498	85,072.72	7,104.73	.00	28,425.28	75.0%
54040 UTILITY EXPENSE WATER	1,506,728	1,506,728	1,462,606.27	139,040.53	.00	44,121.73	97.1%
54050 UTIL EXP REFUSE AND DISPOSE	354,693	464,693	304,963.20	30,789.55	.00	159,729.80	65.6%
54070 INTERNET CHARGES	3,606	3,606	.00	.00	.00	3,606.00	.0%
54080 TELEPHONE CHGS	601,522	612,142	420,071.54	23,965.36	16,942.42	175,128.04	71.4%
55010 BUILDING MAINT & REPAIR	177,566	305,566	144,204.22	5,409.21	68,770.40	92,591.38	69.7%
55020 EQUIPMENT MAINTENANCE	56,857	120,333	48,695.99	230.92	49,541.11	22,095.90	81.6%
55030 VEHICLE MAINTENANCE	62,209	107,209	57,390.75	11,490.75	31,614.05	18,204.20	83.0%
56020 CAPEX - IMPRV OTH. THN BLDGS	0	925,000	.00	.00	.00	925,000.00	.0%
56030 CAPEX - VEHICLES	120,000	635,325	.00	.00	237,867.88	397,457.00	37.4%
56040 CAPEX - MACHINERY/EQUIP	18,000	630,422	263,830.15	129,405.58	204,690.04	161,902.10	74.3%
57000 RENTALS & LEASES	2,349,040	2,332,811	1,825,338.77	223,967.94	474,139.67	33,332.56	98.6%
57110 TAXES AND FILING FEES	0	0	9,785.00	.00	.00	-9,785.00	100.0%
57300 LEASE PMT CAP GROWTH FEES	988,611	988,611	988,609.07	798,703.43	.00	1.93	100.0%
57400 CONTRIBUTION TO OTHER FND	95,000	95,000	95,000.00	.00	.00	.00	100.0%
57410 CONTRIBUTION TO OTHER AGCY	156,053	406,053	160,552.78	78,026.39	.00	245,500.22	39.5%
57500 PRINCIPAL PAYMENTS	1,821,057	1,821,057	.00	.00	.00	1,821,057.00	.0%
57510 INTEREST & PENALTIES EXPENSE	54,632	54,632	.00	.00	.00	54,632.00	.0%
57800 FOR CONTINGENCIES	3,065,875	2,037,419	.00	.00	.00	2,037,418.68	.0%
57850 RESERVE APPROP. SAL ADJ	1,561,760	976,790	.00	.00	.00	976,790.00	.0%
59000 TRANSFERS OUT (LABOR)	0	2,078	.00	.00	.00	2,078.00	.0%
59025 TRANSFERS OUT - INTERFUND	0	2,106	.00	.00	.00	2,105.94	.0%
59200 IT & DATA PROCESSING CHGS	9,563,517	9,563,517	8,767,557.36	796,959.76	.00	795,959.64	91.7%
59300 LIABILITY INSURANCE CHGS	6,174,218	6,174,218	5,659,699.87	514,518.17	.00	514,518.13	91.7%

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59400 TELEPHONE CHGS HIPC	770,782	770,782	706,550.13	64,231.83	.00	64,231.87	91.7%
59500 FLEET EQUIP MAINT ISF CHG	4,549,601	4,489,601	3,658,037.20	363,183.48	.00	831,563.80	81.5%
59700 FACILITY CHG MAINTENANCE	6,918,265	6,918,265	6,341,742.66	576,522.06	.00	576,522.34	91.7%
59800 TRANSFERS OUT - CIP	12,150,000	35,160,499	4,827,625.43	-666,555.50	.00	30,332,873.47	13.7%
59810 TRANSFERS OUT - CITY MATCH	0	151,487	.00	.00	.00	151,487.28	.0%
59900 TRANSFERS OUT - DEBT	4,039,275	4,039,275	4,023,380.13	2,844,710.02	.00	15,894.87	99.6%
59910 TRANSFERS OUT - STORM WATER	1,727,179	1,515,139	1,214,865.85	.00	.00	300,273.15	80.2%
59920 TRANSFERS OUT - SP. DIST.	295,825	345,357	49,531.62	49,531.62	.00	295,825.00	14.3%
59930 TRANSFERS OUT - TRAFFIC SAFET	330,000	330,000	247,244.69	.00	.00	82,755.31	74.9%
TOTAL GENERAL FUND	256,648,161	289,290,919	203,390,784.30	26,666,698.37	7,279,976.17	78,620,158.87	72.8%

104 HALF CENT SALES TAX - MEAS O

50000 SALARIES - REGULAR	720,943	842,888	507,570.22	65,424.82	.00	335,317.78	60.2%
50100 SALARIES - TEMPORARY	281,539	347,573	294,365.98	50,504.59	.00	53,207.02	84.7%
50168 LEAVE BANK CASH OUT	15,091	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	0	0	7,677.63	5,568.39	.00	-7,677.63	100.0%
50400 VAC SICK COMP BUYBACK	0	0	5,620.80	1,721.39	.00	-5,620.80	100.0%
51000 CALPERS PENSION NORMAL COST	65,980	78,297	56,418.64	7,479.63	.00	21,878.36	72.1%
51010 CALPERS PENSION UAL	122,026	134,229	123,043.36	11,185.76	.00	11,185.64	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	27,729	44,470	38,668.89	7,203.02	.00	5,801.11	87.0%
51160 CITY PAID EMPLOYEE BENEFITS	243,539	297,165	183,523.89	19,265.21	.00	113,641.11	61.8%
51210 RETIREE HEALTH INS PLAN	0	0	695.31	217.14	.00	-695.31	100.0%
51300 WORKERS COMPENSATION	41,949	41,949	38,453.25	3,495.75	.00	3,495.75	91.7%
52000 POSTAGE	3,000	3,000	.00	.00	.00	3,000.00	.0%
52300 UNIFORMS	6,583	6,583	2,298.17	1,570.17	2,429.83	1,855.00	71.8%
52400 MINOR EQUIPMENT	342,512	410,890	360,032.89	68,368.58	109,489.55	-58,632.74	114.3%
52600 SUPPLIES CUSTODIAL	26,157	26,157	3,184.25	1,050.90	400.00	22,572.75	13.7%
52610 SUPPLIES SAFETY	4,500	4,500	2,272.37	710.50	1,227.63	1,000.00	77.8%
52620 SUPPLIES OTHER	120,625	500	13,456.97	5,277.06	730.38	-13,687.35	2837.5%
52900 MISC SUPPLIES	4,900	4,900	9,257.68	2,625.20	2,275.10	-6,632.78	235.4%
53002 IT MAINT/SUPPORT - ANNUAL	0	0	.00	.00	3,543.12	-3,543.12	100.0%
53010 SERVICES PRINTING BINDING	28,000	28,000	23,049.75	.00	1,197.83	3,752.42	86.6%
53200 PROF SERVICES - OTHER	996,855	1,002,361	452,264.87	11,741.29	154,129.23	395,966.44	60.5%
53210 SERVICES AUDIT	5,400	5,400	5,400.00	.00	.00	.00	100.0%
53300 CONTRACT ELECTIONS EXPNS	150,000	150,000	51,677.15	.00	.00	98,322.85	34.5%
53600 HOUSING ASSIST LOAN GRANT	0	1,106,785	987,571.00	.00	36,455.70	82,758.00	92.5%
54010 UTILITY EXPENSE-ELECTRIC	13,365	13,365	16,909.65	1,900.29	.00	-3,544.65	126.5%
54030 UTILITY EXPENSE- WASTEWATER	2,034	2,034	2,532.36	186.44	.00	-498.36	124.5%
54040 UTILITY EXPENSE WATER	82,029	82,029	146,106.80	14,915.00	.00	-64,077.80	178.1%
54050 UTIL EXP REFUSE AND DISPOSE	15,067	15,067	15,922.49	1,381.05	.00	-855.49	105.7%

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54080 TELEPHONE CHGS	2,500	2,500	5,125.14	503.08	.00	-2,625.14	205.0%
55010 BUILDING MAINT & REPAIR	0	4,022	.00	.00	.00	4,021.66	.0%
55020 EQUIPMENT MAINTENANCE	0	0	71.74	.00	.00	-71.74	100.0%
56040 CAPEX - MACHINERY/EQUIP	2,000	2,000	7,739.53	.00	.00	-5,739.53	387.0%
57000 RENTALS & LEASES	699	699	.00	.00	1,000.00	-301.00	143.1%
57400 CONTRIBUTION TO OTHER FND	3,838	3,838	.00	.00	.00	3,838.00	.0%
57500 PRINCIPAL PAYMENTS	955,000	955,000	955,000.00	.00	.00	.00	100.0%
57510 INTEREST & PENALTIES EXPENSE	390,944	390,944	390,943.76	183,534.38	.00	.24	100.0%
59200 IT & DATA PROCESSING CHGS	111,640	111,640	102,336.74	9,303.34	.00	9,303.26	91.7%
59300 LIABILITY INSURANCE CHGS	75,403	79,570	72,939.13	6,630.83	.00	6,630.87	91.7%
59400 TELEPHONE CHGS HIPC	14,068	14,068	12,895.63	1,172.33	.00	1,172.37	91.7%
59500 FLEET EQUIP MAINT ISF CHG	37,991	37,991	48,377.72	3,959.74	.00	-10,386.72	127.3%
59600 INDIRECT PRORATED CST CHG	130,508	130,508	119,632.37	10,875.67	.00	10,875.63	91.7%
59800 TRANSFERS OUT - CIP	14,501,000	27,164,788	8,072,873.73	.00	.00	19,091,913.89	29.7%
59810 TRANSFERS OUT - CITY MATCH	0	50,924	.00	.00	.00	50,924.00	.0%
59900 TRANSFERS OUT - DEBT	1,908,395	1,908,395	1,908,392.50	1,485,250.00	.00	2.50	100.0%
59940 TRANSFERS OUT - MEASURE O	1,514,671	1,514,671	1,211,157.75	110,105.25	.00	303,513.25	80.0%
TOTAL HALF CENT SALES TAX - MEAS	22,968,480	37,019,698	16,255,460.11	2,093,126.80	312,878.37	20,451,359.74	44.8%
105 STREET MAINTENANCE (IUF) FUND							
59800 TRANSFERS OUT - CIP	619,000	634,823	401,567.57	.00	.00	233,255.30	63.3%
TOTAL STREET MAINTENANCE (IUF) FU	619,000	634,823	401,567.57	.00	.00	233,255.30	63.3%
114 STORM WATER MANAGEMENT FUND							
50000 SALARIES - REGULAR	399,677	399,677	296,337.84	26,972.96	.00	103,339.16	74.1%
50100 SALARIES - TEMPORARY	0	0	70.71	.00	.00	-70.71	100.0%
50168 LEAVE BANK CASH OUT	9,232	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	52,500	52,500	9,021.85	421.82	.00	43,478.15	17.2%
50400 VAC SICK COMP BUYBACK	0	0	2,416.15	589.75	.00	-2,416.15	100.0%
51000 CALPERS PENSION NORMAL COST	40,367	40,367	28,880.62	2,600.11	.00	11,486.38	71.5%
51010 CALPERS PENSION UAL	62,232	62,232	57,046.00	5,186.00	.00	5,186.00	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	9,068	9,068	6,231.80	641.61	.00	2,836.20	68.7%
51160 CITY PAID EMPLOYEE BENEFITS	108,382	117,614	63,391.44	2,784.65	.00	54,222.56	53.9%
51210 RETIREE HEALTH INS PLAN	0	0	214.12	41.30	.00	-214.12	100.0%
51300 WORKERS COMPENSATION	29,339	29,339	26,894.12	2,444.92	.00	2,444.88	91.7%
52100 CHEMICALS	25,000	25,000	23,219.71	.00	.00	1,780.29	92.9%

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52310 TRAINING-WORKSHOP-MTGS	3,000	3,000	466.50	.00	.00	2,533.50	15.6%
52400 MINOR EQUIPMENT	35,500	15,800	5,332.32	5,332.32	15,800.00	-5,332.32	133.7%
53200 PROF SERVICES - OTHER	674,500	499,500	379,076.13	20,575.56	90,278.25	30,145.62	94.0%
54010 UTILITY EXPENSE-ELECTRIC	2,500	2,500	2,524.58	135.78	.00	-24.58	101.0%
54050 UTIL EXP REFUSE AND DISPOSE	275,000	458,000	328,107.78	99,805.65	.00	129,892.22	71.6%
54090 UNLEADED FUEL	10,000	10,000	10,000.00	.00	.00	.00	100.0%
56040 CAPEX - MACHINERY/EQUIP	0	16,200	16,177.51	16,177.51	22.49	.00	100.0%
57000 RENTALS & LEASES	110,000	110,000	27,174.98	13,316.27	30,125.02	52,700.00	52.1%
57110 TAXES AND FILING FEES	60,000	55,500	55,461.61	.00	.00	38.39	99.9%
59200 IT & DATA PROCESSING CHGS	56,936	56,936	52,191.37	4,744.67	.00	4,744.63	91.7%
59300 LIABILITY INSURANCE CHGS	59,188	59,188	54,255.63	4,932.33	.00	4,932.37	91.7%
59500 FLEET EQUIP MAINT ISF CHG	1,124	1,124	2,414.39	289.55	.00	-1,290.39	214.8%
59600 INDIRECT PRORATED CST CHG	45,543	45,543	41,747.75	3,795.25	.00	3,795.25	91.7%
TOTAL STORM WATER MANAGEMENT FUND	2,069,088	2,069,088	1,488,654.91	210,788.01	136,225.76	444,207.33	78.5%
119 PUBLIC SAFETY RETIREMENT FUND							
51000 CALPERS PENSION NORMAL COST	0	0	2,346,526.86	.00	.00	-2,346,526.86	100.0%
51005 CALPERS PENS CARMAN NORMAL CO	7,733,278	7,733,278	1,588,687.38	467,254.62	.00	6,144,590.62	20.5%
51020 CALPERS UAL - PUBLIC SAFETY	11,106,053	11,106,053	10,180,548.62	925,504.42	.00	925,504.38	91.7%
53310 COUNTY PROP TAX ADMIN CHG	106,789	106,789	155,813.31	5,512.91	.00	-49,024.31	145.9%
TOTAL PUBLIC SAFETY RETIREMENT FU	18,946,120	18,946,120	14,271,576.17	1,398,271.95	.00	4,674,543.83	75.3%
120 MAINT ASSMNT DIST							
50000 SALARIES - REGULAR	1,377,366	1,377,366	900,079.39	115,567.97	.00	477,286.61	65.3%
50100 SALARIES - TEMPORARY	30,000	30,000	11,712.40	56.25	.00	18,287.60	39.0%
50168 LEAVE BANK CASH OUT	31,817	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	378,326	378,326	152,832.32	12,121.46	.00	225,493.68	40.4%
50400 VAC SICK COMP BUYBACK	0	0	9,723.94	2,510.19	.00	-9,723.94	100.0%
51000 CALPERS PENSION NORMAL COST	139,114	139,114	84,168.67	10,231.62	.00	54,945.33	60.5%
51005 CALPERS PENS CARMAN NORMAL CO	0	0	4,877.20	387.27	.00	-4,877.20	100.0%
51010 CALPERS PENSION UAL	190,721	190,721	174,827.62	15,893.42	.00	15,893.38	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	0	0	3,896.74	1,005.27	.00	-3,896.74	100.0%
51160 CITY PAID EMPLOYEE BENEFITS	342,386	374,203	247,088.83	27,627.60	.00	127,114.17	66.0%
51210 RETIREE HEALTH INS PLAN	0	0	1,882.72	552.91	.00	-1,882.72	100.0%
51300 WORKERS COMPENSATION	101,745	101,745	93,266.25	8,478.75	.00	8,478.75	91.7%
52000 POSTAGE	0	0	2.32	.00	.00	-2.32	100.0%

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52200 BROCHURES & PUBLICATIONS	5,000	5,000	1,230.96	.00	4,969.04	-1,200.00	124.0%
52300 UNIFORMS	5,000	5,000	1,341.96	145.85	7,158.04	-3,500.00	170.0%
52310 TRAINING-WORKSHOP-MTGS	34,819	34,819	9,011.76	1,005.40	25,407.85	399.39	98.9%
52340 MEMBERSHIPS	0	0	4,272.72	.00	.00	-4,272.72	100.0%
52400 MINOR EQUIPMENT	65,000	65,000	46,107.52	9,709.53	145,450.24	-126,557.76	294.7%
52600 SUPPLIES CUSTODIAL	59,000	59,000	22,861.16	.00	7,838.84	28,300.00	52.0%
52610 SUPPLIES SAFETY	0	0	452.30	.00	247.70	-700.00	100.0%
52900 MISC SUPPLIES	141,000	141,000	38,899.39	1,146.58	85,255.08	16,845.53	88.1%
53200 PROF SERVICES - OTHER	5,974,233	6,021,335	3,305,640.62	306,142.31	1,365,599.62	1,350,094.76	77.6%
53310 COUNTY PROP TAX ADMIN CHG	24,055	24,055	25,462.57	.00	.00	-1,407.57	105.9%
54010 UTILITY EXPENSE-ELECTRIC	236,607	239,607	128,741.33	14,943.24	.00	110,865.67	53.7%
54030 UTILITY EXPENSE- WASTEWATER	7,300	7,300	7,190.85	758.81	.00	109.15	98.5%
54040 UTILITY EXPENSE WATER	911,365	911,365	872,056.97	71,347.60	.00	39,308.03	95.7%
54050 UTIL EXP REFUSE AND DISPOSE	21,000	21,000	17,709.70	1,611.57	.00	3,290.30	84.3%
54080 TELEPHONE CHGS	5,352	5,352	12,007.35	1,051.23	.00	-6,655.35	224.4%
56040 CAPEX - MACHINERY/EQUIP	50,000	50,000	37,418.13	.00	.00	12,581.87	74.8%
57000 RENTALS & LEASES	250,000	250,000	12,427.49	1,129.78	28,129.75	209,442.76	16.2%
59020 TRANSFERS OUT - INTRAFUND	3,609,415	3,255,897	1,454,967.66	.00	.00	1,800,929.34	44.7%
59025 TRANSFERS OUT - INTERFUND	0	353,864	.00	.00	.00	353,863.76	.0%
59200 IT & DATA PROCESSING CHGS	174,493	174,493	159,951.88	14,541.08	.00	14,541.12	91.7%
59300 LIABILITY INSURANCE CHGS	205,064	205,064	187,975.37	17,088.67	.00	17,088.63	91.7%
59400 TELEPHONE CHGS HIPC	3,948	3,948	3,619.00	329.00	.00	329.00	91.7%
59500 FLEET EQUIP MAINT ISF CHG	63,705	63,705	48,705.02	5,693.67	.00	14,999.98	76.5%
59600 INDIRECT PRORATED CST CHG	227,581	227,581	208,615.77	18,965.07	.00	18,965.23	91.7%
59700 FACILITY CHG MAINTENANCE	26,650	26,650	24,429.13	2,220.83	.00	2,220.87	91.7%
59800 TRANSFERS OUT - CIP	0	1,412,107	39,385.26	.00	.00	1,372,722.21	2.8%
59920 TRANSFERS OUT - SP. DIST.	0	16,390	.00	.00	.00	16,389.89	.0%
TOTAL MAINT ASSMNT DIST	14,692,062	16,171,007	8,354,840.27	662,262.93	1,670,056.16	6,146,110.69	62.0%

181 STATE GAS TAX FUND

50000 SALARIES - REGULAR	1,489,353	1,489,353	1,221,160.62	154,846.05	.00	268,192.38	82.0%
50100 SALARIES - TEMPORARY	0	0	39,427.24	10,379.56	.00	-39,427.24	100.0%
50168 LEAVE BANK CASH OUT	34,404	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	60,000	60,000	166,021.75	11,933.52	.00	-106,021.75	276.7%
50400 VAC SICK COMP BUYBACK	0	0	14,158.97	3,796.44	.00	-14,158.97	100.0%
51000 CALPERS PENSION NORMAL COST	150,425	150,425	119,410.67	15,273.23	.00	31,014.33	79.4%
51010 CALPERS PENSION UAL	266,925	266,925	244,681.25	22,243.75	.00	22,243.75	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	81,260	81,260	67,899.21	9,121.24	.00	13,360.79	83.6%
51160 CITY PAID EMPLOYEE BENEFITS	465,404	499,808	361,449.56	45,179.90	.00	138,358.44	72.3%
51210 RETIREE HEALTH INS PLAN	22,819	22,819	19,046.01	1,940.92	.00	3,772.99	83.5%

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51300 WORKERS COMPENSATION	118,627	118,627	108,741.38	9,885.58	.00	9,885.62	91.7%
51400 AUTO ALLOWANCE	420	420	378.87	48.45	.00	41.13	90.2%
52000 POSTAGE	0	0	2.07	.00	.00	-2.07	100.0%
52300 UNIFORMS	0	0	1,000.00	.00	.00	-1,000.00	100.0%
52310 TRAINING-WORKSHOP-MTGS	2,500	2,500	1,439.30	100.00	.00	1,060.70	57.6%
52400 MINOR EQUIPMENT	163,860	158,860	83,640.19	6,838.64	42,777.43	32,442.38	79.6%
52900 MISC SUPPLIES	1,473	1,473	1,023.00	.00	.00	450.00	69.5%
53020 INTERNAL PHOTOCOPING COSTS	1,200	1,200	623.25	.00	.00	576.75	51.9%
53200 PROF SERVICES - OTHER	500,000	505,000	351,957.83	52,073.27	98,066.86	54,975.31	89.1%
54010 UTILITY EXPENSE-ELECTRIC	221,683	221,683	148,552.56	18,199.15	.00	73,130.44	67.0%
54080 TELEPHONE CHGS	10,000	10,000	13,368.20	1,076.89	.00	-3,368.20	133.7%
57000 RENTALS & LEASES	50,000	50,000	40,468.74	.00	571.80	8,959.46	82.1%
57500 PRINCIPAL PAYMENTS	785,000	785,000	785,000.00	.00	.00	.00	100.0%
57510 INTEREST & PENALTIES EXPENSE	527,238	527,238	527,237.50	.00	.00	.50	100.0%
59200 IT & DATA PROCESSING CHGS	244,212	244,212	223,861.00	20,351.00	.00	20,351.00	91.7%
59300 LIABILITY INSURANCE CHGS	239,328	239,328	219,383.89	19,943.99	.00	19,944.11	91.7%
59400 TELEPHONE CHGS HIPC	9,982	9,982	9,150.13	831.83	.00	831.87	91.7%
59500 FLEET EQUIP MAINT ISF CHG	315,219	315,219	299,996.57	35,858.98	.00	15,222.43	95.2%
59600 INDIRECT PRORATED CST CHG	216,424	216,424	197,780.00	17,980.00	.00	18,644.00	91.4%
59700 FACILITY CHG MAINTENANCE	335,683	335,683	307,709.38	27,973.58	.00	27,973.62	91.7%
59800 TRANSFERS OUT - CIP	0	106,276	.00	.00	.00	106,276.30	.0%
TOTAL STATE GAS TAX FUND	6,313,439	6,419,715	5,574,569.14	485,875.97	141,416.09	703,730.07	89.0%

182 TRAFFIC SAFETY FUND

50000 SALARIES - REGULAR	245,748	245,748	159,466.68	22,466.88	.00	86,281.32	64.9%
50100 SALARIES - TEMPORARY	211	211	188.91	188.91	.00	22.09	89.5%
50168 LEAVE BANK CASH OUT	5,677	0	.00	.00	.00	.00	.0%
50400 VAC SICK COMP BUYBACK	0	0	2,203.25	561.58	.00	-2,203.25	100.0%
51000 CALPERS PENSION NORMAL COST	24,821	24,821	15,958.67	2,269.19	.00	8,862.33	64.3%
51010 CALPERS PENSION UAL	73,214	73,214	67,112.87	6,101.17	.00	6,101.13	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	20,626	20,626	9,368.55	1,448.43	.00	11,257.45	45.4%
51160 CITY PAID EMPLOYEE BENEFITS	90,011	95,688	48,747.68	3,717.85	.00	46,940.32	50.9%
51300 WORKERS COMPENSATION	27,303	27,303	25,027.75	2,275.25	.00	2,275.25	91.7%
53200 PROF SERVICES - OTHER	0	3,782	.00	.00	.00	3,782.00	.0%
59200 IT & DATA PROCESSING CHGS	66,984	66,984	61,402.00	5,582.00	.00	5,582.00	91.7%
59300 LIABILITY INSURANCE CHGS	16,046	16,046	14,708.87	1,337.17	.00	1,337.13	91.7%
59600 INDIRECT PRORATED CST CHG	44,653	44,653	40,931.99	3,721.09	.00	3,721.01	91.7%
59800 TRANSFERS OUT - CIP	0	85,380	615.07	.00	.00	84,765.04	.7%
TOTAL TRAFFIC SAFETY FUND	615,294	704,456	445,732.29	49,669.52	.00	258,723.82	63.3%

185 ROAD MAINT & REHAB ACT FUND

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185	ROAD MAINT & REHAB ACT FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
53200	PROF SERVICES - OTHER	150,000	442,742	139,046.00	.00	22,721.25	280,974.71	36.5%
59000	TRANSFERS OUT (LABOR)	500,000	2,833,277	276,479.13	.00	.00	2,556,798.07	9.8%
59800	TRANSFERS OUT - CIP	4,000,000	5,712,121	3,871,118.52	.00	.00	1,841,002.00	67.8%
	TOTAL ROAD MAINT & REHAB ACT FUND	4,650,000	8,988,140	4,286,643.65	.00	22,721.25	4,678,774.78	47.9%
191 ASSET SEIZURE FUND - FED								
52310	TRAINING-WORKSHOP-MTGS	0	88,099	30,497.89	974.12	.00	57,601.38	34.6%
52400	MINOR EQUIPMENT	0	58,545	18,732.91	.00	.00	39,812.04	32.0%
53200	PROF SERVICES - OTHER	0	31,313	4,500.00	.00	.00	26,813.00	14.4%
56040	CAPEX - MACHINERY/EQUIP	0	26,102	.00	.00	.00	26,102.00	.0%
	TOTAL ASSET SEIZURE FUND - FED	0	204,059	53,730.80	974.12	.00	150,328.42	26.3%
192 ASSET SEIZURE FUND - STATE								
52310	TRAINING-WORKSHOP-MTGS	0	18,486	9,206.87	6,940.53	.00	9,279.31	49.8%
52400	MINOR EQUIPMENT	0	67,501	14,799.28	.00	200.66	52,501.49	22.2%
53200	PROF SERVICES - OTHER	0	21,500	21,250.00	.00	.00	250.00	98.8%
	TOTAL ASSET SEIZURE FUND - STATE	0	107,488	45,256.15	6,940.53	200.66	62,030.80	42.3%
200 FEDERAL GRANTS FUND								
50000	SALARIES - REGULAR	69,465	1,403,876	656,926.30	55,040.63	.00	746,949.98	46.8%
50100	SALARIES - TEMPORARY	19,174	3,500	2,766.75	46.75	.00	733.25	79.1%
50168	LEAVE BANK CASH OUT	1,605	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES	0	211,580	130,451.39	9,151.28	.00	81,128.47	61.7%
50210	OVERTIME-FLSA PUBLIC SAFETY	0	0	18,857.17	1,953.74	.00	-18,857.17	100.0%
50220	STATION COVERAGE OT	0	314,455	159,828.14	34,915.11	.00	154,627.31	50.8%
50400	VAC SICK COMP BUYBACK	0	0	5,823.92	1,231.78	.00	-5,823.92	100.0%
51000	CALPERS PENSION NORMAL COST	7,016	156,471	17,292.09	280.58	.00	139,178.59	11.1%
51005	CALPERS PENS CARMAN NORMAL CO	-1	-1	31,120.59	2,362.58	.00	-31,121.59*****%	
51010	CALPERS PENSION UAL	12,203	0	.00	.00	.00	.00	.0%
51030	RETIREMENT ENHANCEMENT PLAN	16,741	0	2,838.69	476.48	.00	-2,838.69	100.0%
51160	CITY PAID EMPLOYEE BENEFITS	-59,307	422,761	183,968.11	13,714.94	.00	238,792.97	43.5%

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51300 WORKERS COMPENSATION	49,016	74,174	47,949.23	4,084.67	.00	26,224.39	64.6%
51410 UNIFORM ALLOWANCE	0	0	2,752.96	.00	.00	-2,752.96	100.0%
52310 TRAINING-WORKSHOP-MTGS	0	69,468	45,650.28	5,259.15	8,080.85	15,736.42	77.3%
52400 MINOR EQUIPMENT	0	657,116	444,067.73	269,790.50	27,017.93	186,030.56	71.7%
52900 MISC SUPPLIES	0	19,000	16.38	.00	.00	18,983.62	.1%
53010 SERVICES PRINTING BINDING	0	0	791.88	.00	.00	-791.88	100.0%
53200 PROF SERVICES - OTHER	145,050	734,829	10,546.59	9,499.44	13,666.41	710,616.43	3.3%
53270 CONSTRUCTION SERVICES	0	542,750	.00	.00	.00	542,750.00	.0%
59300 LIABILITY INSURANCE CHGS	32,638	57,447	26,098.38	2,372.58	.00	31,348.62	45.4%
59800 TRANSFERS OUT - CIP	4,084,825	12,805,246	150,140.15	885.30	.00	12,655,105.80	1.2%
TOTAL FEDERAL GRANTS FUND	4,378,425	17,472,672	1,937,886.73	411,065.51	48,765.19	15,486,020.20	11.4%

201 CDBG FUND

50000 SALARIES - REGULAR	298,564	323,076	263,352.52	15,393.85	.00	59,723.96	81.5%
50100 SALARIES - TEMPORARY	124,101	123,364	82,855.65	5,134.00	.00	40,508.28	67.2%
50168 LEAVE BANK CASH OUT	6,896	0	.00	.00	.00	.00	.0%
50400 VAC SICK COMP BUYBACK	0	0	2,767.88	370.29	.00	-2,767.88	100.0%
51000 CALPERS PENSION NORMAL COST	30,155	32,374	26,774.24	1,554.77	.00	5,599.26	82.7%
51030 RETIREMENT ENHANCEMENT PLAN	4,385	4,385	6,241.21	366.49	.00	-1,856.21	142.3%
51160 CITY PAID EMPLOYEE BENEFITS	61,023	75,713	69,458.71	4,159.95	.00	6,254.00	91.7%
51210 RETIREE HEALTH INS PLAN	0	0	1,050.51	153.27	.00	-1,050.51	100.0%
52000 POSTAGE	500	500	408.09	30.12	.00	91.91	81.6%
52310 TRAINING-WORKSHOP-MTGS	4,600	12,160	650.00	.00	.00	11,510.00	5.3%
52320 MILEAGE REIMBURSEMENTS	200	200	.00	.00	.00	200.00	.0%
52400 MINOR EQUIPMENT	2,250	2,250	1,201.81	.00	.00	1,048.19	53.4%
52900 MISC SUPPLIES	7,298	7,298	2,424.50	110.48	103.28	4,770.22	34.6%
53020 INTERNAL PHOTOCOPING COSTS	2,250	2,250	212.31	.00	.00	2,037.69	9.4%
53200 PROF SERVICES - OTHER	630,908	2,407,612	454,727.71	185,192.59	255,592.91	1,697,291.03	29.5%
53220 SERVICES LEGAL SERVICES	800	800	.00	.00	.00	800.00	.0%
53250 ADVERTISING	8,000	8,970	9,159.00	.00	1,130.00	-1,319.00	114.7%
53600 HOUSING ASSIST LOAN GRANT	1,014,387	2,026,146	119,000.00	.00	1,168,434.23	738,711.42	63.5%
54020 UTILITY EXPENSE - GAS	0	12,000	.00	.00	.00	12,000.00	.0%
54030 UTILITY EXPENSE- WASTEWATER	0	371	.00	.00	.00	371.00	.0%
54040 UTILITY EXPENSE WATER	0	4,052	.00	.00	.00	4,052.00	.0%
54050 UTIL EXP REFUSE AND DISPOSE	0	11,029	.00	.00	.00	11,029.00	.0%
54080 TELEPHONE CHGS	600	600	1,453.65	87.73	.00	-853.65	242.3%
57000 RENTALS & LEASES	0	21,697	.00	.00	.00	21,697.00	.0%
57400 CONTRIBUTION TO OTHER FND	0	49,025	.00	.00	.00	49,025.00	.0%
57410 CONTRIBUTION TO OTHER AGCY	117,000	222,158	.00	.00	100,000.00	122,157.50	45.0%
59800 TRANSFERS OUT - CIP	0	1,593,847	26,804.65	.00	.00	1,567,042.22	1.7%

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TOTAL CDBG FUND	2,313,917	6,941,875	1,068,542.44	212,553.54	1,525,260.42	4,348,072.43	37.4%
202 HOME FUND							
50000 SALARIES - REGULAR	0	119,180	34.66	.00	.00	119,145.34	.0%
50400 VAC SICK COMP BUYBACK	0	0	.80	.00	.00	-.80	100.0%
51000 CALPERS PENSION NORMAL COST	0	0	3.50	.00	.00	-3.50	100.0%
51030 RETIREMENT ENHANCEMENT PLAN	0	0	.35	.00	.00	-.35	100.0%
51160 CITY PAID EMPLOYEE BENEFITS	0	20,000	1.70	.00	.00	19,998.30	.0%
51210 RETIREE HEALTH INS PLAN	0	0	.35	.00	.00	-.35	100.0%
52000 POSTAGE	600	600	139.68	39.37	.00	460.32	23.3%
52310 TRAINING-WORKSHOP-MTGS	2,100	2,100	4,971.30	2,381.09	.00	-2,871.30	236.7%
52320 MILEAGE REIMBURSEMENTS	120	120	.00	.00	.00	120.00	.0%
52400 MINOR EQUIPMENT	2,250	2,250	.00	.00	.00	2,250.00	.0%
52900 MISC SUPPLIES	250	250	.00	.00	500.00	-250.00	200.0%
53020 INTERNAL PHOTOCOPING COSTS	500	500	.00	.00	.00	500.00	.0%
53200 PROF SERVICES - OTHER	51,066	246,223	33,810.72	20,608.72	290,653.28	-78,241.45	131.8%
53220 SERVICES LEGAL SERVICES	25,000	102,523	.00	.00	7,081.92	95,441.00	6.9%
53250 ADVERTISING	5,000	10,258	1,130.00	.00	2,370.00	6,758.00	34.1%
53600 HOUSING ASSIST LOAN GRANT	666,651	4,186,156	.00	.00	40,000.00	4,146,156.36	1.0%
57800 FOR CONTINGENCIES	115,330	384,306	.00	.00	.00	384,306.00	.0%
TOTAL HOME FUND	868,867	5,074,466	40,093.06	23,029.18	340,605.20	4,693,767.57	7.5%
203 EMERGENCY SHELTER FUND							
50000 SALARIES - REGULAR	10,282	22,005	9,585.09	1,268.30	.00	12,419.91	43.6%
50168 LEAVE BANK CASH OUT	238	0	.00	.00	.00	.00	.0%
50400 VAC SICK COMP BUYBACK	0	0	107.00	29.31	.00	-107.00	100.0%
51000 CALPERS PENSION NORMAL COST	1,038	2,350	968.14	128.10	.00	1,381.86	41.2%
51030 RETIREMENT ENHANCEMENT PLAN	0	0	46.33	12.69	.00	-46.33	100.0%
51160 CITY PAID EMPLOYEE BENEFITS	4,033	6,827	2,016.86	237.06	.00	4,810.14	29.5%
51210 RETIREE HEALTH INS PLAN	0	0	46.33	12.69	.00	-46.33	100.0%
53200 PROF SERVICES - OTHER	109,000	145,217	13,406.00	.00	23,471.00	108,340.00	25.4%
57410 CONTRIBUTION TO OTHER AGCY	83,292	146,166	38,686.78	5,373.60	87,893.12	19,586.00	86.6%
TOTAL EMERGENCY SHELTER FUND	207,883	322,565	64,862.53	7,061.75	111,364.12	146,338.25	54.6%

204 ARPA

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204	ARPA	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50100	SALARIES - TEMPORARY	0	19,636	.00	.00	.00	19,635.71	.0%
52400	MINOR EQUIPMENT	0	44,573	19,811.64	353.68	23,386.16	1,375.09	96.9%
52600	SUPPLIES CUSTODIAL	0	7,658	7,658.06	.00	.00	.00	100.0%
52620	SUPPLIES OTHER	0	24,738	11,198.34	2,499.73	13,539.46	.00	100.0%
52900	MISC SUPPLIES	0	14,242	11,866.31	3,275.77	1,505.12	870.21	93.9%
53200	PROF SERVICES - OTHER	0	1,737,282	850,075.57	18,661.56	996,676.72	-109,470.11	106.3%
53270	CONSTRUCTION SERVICES	0	217,278	.00	.00	216,454.20	823.30	99.6%
57000	RENTALS & LEASES	0	46,125	46,125.00	.00	.00	.00	100.0%
57400	CONTRIBUTION TO OTHER FND	0	-1,000	.00	.00	.00	-1,000.00	.0%
59000	TRANSFERS OUT (LABOR)	0	2,469	232.56	.00	.00	2,236.70	9.4%
59025	TRANSFERS OUT - INTERFUND	0	8,178,890	8,178,889.51	.00	.00	.00	100.0%
59800	TRANSFERS OUT - CIP	0	2,409,463	580,825.04	.00	.00	1,828,637.53	24.1%
TOTAL ARPA		0	12,701,352	9,706,682.03	24,790.74	1,251,561.66	1,743,108.43	86.3%

210 STATE & LOCAL GRANTS FUND

50000	SALARIES - REGULAR	1,955,935	2,809,828	1,664,602.78	236,722.83	.00	1,145,225.56	59.2%
50100	SALARIES - TEMPORARY	3,019,643	3,476,044	1,734,939.33	271,126.15	.00	1,741,104.63	49.9%
50168	LEAVE BANK CASH OUT	45,183	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES	40,000	845,009	322,721.69	41,927.56	.00	522,287.25	38.2%
50220	STATION COVERAGE OT	0	0	196.09	3.78	.00	-196.09	100.0%
50400	VAC SICK COMP BUYBACK	0	0	20,586.55	5,380.32	.00	-20,586.55	100.0%
50410	WORKERS COMP SALARY CONTINUE	0	0	17,227.24	.00	.00	-17,227.24	100.0%
51000	CALPERS PENSION NORMAL COST	201,167	225,644	175,789.37	24,644.90	.00	49,854.98	77.9%
51010	CALPERS PENSION UAL	452,878	452,878	415,138.90	37,739.90	.00	37,739.10	91.7%
51030	RETIREMENT ENHANCEMENT PLAN	19,311	19,311	44,576.64	12,316.95	.00	-25,265.64	230.8%
51160	CITY PAID EMPLOYEE BENEFITS	685,042	796,325	640,261.15	77,708.49	.00	156,063.96	80.4%
51210	RETIREE HEALTH INS PLAN	0	0	1,796.63	354.95	.00	-1,796.63	100.0%
51300	WORKERS COMPENSATION	111,234	182,103	102,653.43	9,269.50	.00	79,449.86	56.4%
52300	UNIFORMS	20,000	72,935	19,425.45	1,668.67	20,490.74	33,018.81	54.7%
52310	TRAINING-WORKSHOP-MTGS	17,000	134,927	26,858.61	12,269.07	.00	108,068.87	19.9%
52320	MILEAGE REIMBURSEMENTS	0	6,424	2,365.89	.00	.00	4,058.11	36.8%
52330	EDUCATION REIMBURSEMENT	10,000	0	.00	.00	.00	.00	.0%
52340	MEMBERSHIPS	0	901	1,135.00	420.00	.00	-234.00	126.0%
52400	MINOR EQUIPMENT	61,509	409,603	100,006.73	20,414.76	19,941.95	289,654.69	29.3%
52510	PUBLIC OUTREACH	0	3,327	.00	.00	.00	3,326.78	.0%
52610	SUPPLIES SAFETY	0	0	1,042.24	.00	4,045.26	-5,087.50	100.0%
52620	SUPPLIES OTHER	20,000	25,728	16,157.57	12,213.71	33,663.08	-24,092.66	193.6%
52900	MISC SUPPLIES	15,000	167,024	22,775.86	3,884.53	36,316.05	107,931.80	35.4%
53010	SERVICES PRINTING BINDING	0	5,467	.00	.00	.00	5,467.00	.0%
53020	INTERNAL PHOTOCOPING COSTS	5,000	5,000	3,171.17	.00	.00	1,828.83	63.4%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
53200 PROF SERVICES - OTHER	31,500	6,294,237	3,054,845.12	14,118.86	853,131.70	2,386,259.90	62.1%
53210 SERVICES AUDIT	0	23,092	.00	.00	.00	23,092.00	.0%
53250 ADVERTISING	0	74,175	29,997.46	.00	10,005.00	34,172.54	53.9%
53600 HOUSING ASSIST LOAN GRANT	0	751,473	.00	.00	.00	751,473.00	.0%
54050 UTIL EXP REFUSE AND DISPOSE	0	14,005	1,213.79	.00	.00	12,791.01	8.7%
54080 TELEPHONE CHGS	33,600	33,600	20,958.34	1,659.76	.00	12,641.66	62.4%
56040 CAPEX - MACHINERY/EQUIP	0	23,087	10,451.18	.00	548.82	12,087.21	47.6%
57410 CONTRIBUTION TO OTHER AGCY	0	1,030,801	.00	.00	.00	1,030,801.00	.0%
58100 GENERAL LIABILITY INSURANCE	0	31	.00	.00	.00	31.30	.0%
59000 TRANSFERS OUT (LABOR)	0	113,933	16,139.34	.00	.00	97,793.71	14.2%
59300 LIABILITY INSURANCE CHGS	132,177	132,177	121,161.59	11,014.69	.00	11,015.41	91.7%
59800 TRANSFERS OUT - CIP	98,049,899	138,613,908	5,446,455.56	.00	.00	133,167,452.78	3.9%
TOTAL STATE & LOCAL GRANTS FUND	104,926,078	156,742,999	14,034,650.70	794,859.38	978,142.60	141,730,205.44	9.6%

212 TRANSPORT DEV ACT (TDA) FUND

50000 SALARIES - REGULAR	40,914	40,914	26,967.13	6,925.18	.00	13,946.87	65.9%
50100 SALARIES - TEMPORARY	0	0	15,437.25	1,039.50	.00	-15,437.25	100.0%
50168 LEAVE BANK CASH OUT	945	0	.00	.00	.00	.00	.0%
50400 VAC SICK COMP BUYBACK	0	0	340.15	160.32	.00	-340.15	100.0%
51000 CALPERS PENSION NORMAL COST	4,132	4,132	2,642.84	660.29	.00	1,489.16	64.0%
51010 CALPERS PENSION UAL	7,322	7,322	6,711.87	610.17	.00	610.13	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	0	0	866.16	219.04	.00	-866.16	100.0%
51160 CITY PAID EMPLOYEE BENEFITS	7,697	8,642	4,564.80	877.32	.00	4,077.20	52.8%
51210 RETIREE HEALTH INS PLAN	0	0	90.20	24.60	.00	-90.20	100.0%
51300 WORKERS COMPENSATION	3,229	3,229	2,959.88	269.08	.00	269.12	91.7%
52610 SUPPLIES SAFETY	0	2,000	.00	.00	.00	2,000.00	.0%
52620 SUPPLIES OTHER	2,500	10,900	2,186.81	262.16	7,713.19	1,000.00	90.8%
53200 PROF SERVICES - OTHER	771,410	891,021	623,450.43	81,590.05	114,968.40	152,602.43	82.9%
53270 CONSTRUCTION SERVICES	0	11,889	4,992.00	.00	6,896.80	.00	100.0%
54010 UTILITY EXPENSE-ELECTRIC	50,000	48,600	48,979.50	3,576.12	.00	-379.50	100.8%
54030 UTILITY EXPENSE- WASTEWATER	6,000	2,500	4,558.60	573.81	.00	-2,058.60	182.3%
54040 UTILITY EXPENSE WATER	10,000	10,000	13,592.93	1,167.07	.00	-3,592.93	135.9%
54050 UTIL EXP REFUSE AND DISPOSE	8,000	8,000	8,715.78	799.09	.00	-715.78	108.9%
54080 TELEPHONE CHGS	3,800	3,800	3,968.15	75.54	.00	-168.15	104.4%
55010 BUILDING MAINT & REPAIR	35,477	35,477	.00	.00	.00	35,477.00	.0%
59000 TRANSFERS OUT (LABOR)	5,000	812	.00	.00	.00	812.34	.0%
59200 IT & DATA PROCESSING CHGS	6,698	6,698	6,139.87	558.17	.00	558.13	91.7%
59300 LIABILITY INSURANCE CHGS	6,515	6,515	5,972.12	542.92	.00	542.88	91.7%
59400 TELEPHONE CHGS HIPC	7,104	7,104	6,512.00	592.00	.00	592.00	91.7%
59600 INDIRECT PRORATED CST CHG	63,149	63,149	57,886.62	5,262.42	.00	5,262.38	91.7%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
59800 TRANSFERS OUT - CIP	0	1,475,302	117,394.19	.00	.00	1,357,908.23	8.0%
TOTAL TRANSPORT DEV ACT (TDA) FUN	1,039,892	2,648,007	964,929.28	105,784.85	129,578.39	1,553,499.15	41.3%
220 STATE HOUSING (LHTFP) GRANT							
50000 SALARIES - REGULAR	0	6,021	236.22	.00	.00	5,784.76	3.9%
51000 CALPERS PENSION NORMAL COST	0	0	23.86	.00	.00	-23.86	100.0%
51160 CITY PAID EMPLOYEE BENEFITS	0	0	60.13	.00	.00	-60.13	100.0%
53200 PROF SERVICES - OTHER	0	316,078	787,149.95	239,410.20	249,264.05	-720,335.94	327.9%
53600 HOUSING ASSIST LOAN GRANT	0	1,140,112	500,000.00	.00	385,095.00	255,016.80	77.6%
TOTAL STATE HOUSING (LHTFP) GRANT	0	1,462,211	1,287,470.16	239,410.20	634,359.05	-459,618.37	131.4%
301 CAPITAL OUTLAY FUND							
50000 SALARIES - REGULAR	0	419,862	11,573.81	.00	.00	408,288.11	2.8%
50200 OVERTIME WAGES	0	759,163	173,980.55	1,377.33	.00	585,182.00	22.9%
50400 VAC SICK COMP BUYBACK	0	0	1.46	1.46	.00	-1.46	100.0%
51000 CALPERS PENSION NORMAL COST	0	15,877	703.92	11.07	.00	15,172.82	4.4%
51010 CALPERS PENSION UAL	0	17,914	.00	.00	.00	17,914.00	.0%
51030 RETIREMENT ENHANCEMENT PLAN	0	458	.57	.57	.00	457.43	.1%
51160 CITY PAID EMPLOYEE BENEFITS	0	71,432	4,348.76	188.16	.00	67,083.72	6.1%
51300 WORKERS COMPENSATION	0	80,062	7,223.29	.00	.00	72,838.86	9.0%
52310 TRAINING-WORKSHOP-MTGS	0	78,384	35,336.73	1,320.36	.00	43,047.26	45.1%
52400 MINOR EQUIPMENT	0	606,792	368,703.37	29,076.60	49,962.68	188,125.78	69.0%
52600 SUPPLIES CUSTODIAL	0	13,136	6,263.24	.00	.00	6,873.08	47.7%
52900 MISC SUPPLIES	0	69,938	7,521.68	521.45	15,793.61	46,622.40	33.3%
53000 SOFTWARE EXPENSE	0	25,027	1,506.00	.00	.01	23,521.46	6.0%
53200 PROF SERVICES - OTHER	0	37,468,962	7,219,245.28	1,016,536.99	20,743,375.57	9,506,341.32	74.6%
53220 SERVICES LEGAL SERVICES	0	6,032	.00	.00	.00	6,032.00	.0%
53250 ADVERTISING	0	109,385	7,849.00	.00	.00	101,536.00	7.2%
53270 CONSTRUCTION SERVICES	0	147,030,679	19,440,222.57	1,904,726.11	88,442,807.90	39,147,648.70	73.4%
55010 BUILDING MAINT & REPAIR	0	682,548	12,593.39	5,451.53	.00	669,954.31	1.8%
55020 EQUIPMENT MAINTENANCE	0	95,575	.00	.00	.00	95,575.00	.0%
56010 CAPEX - BUILDINGS	1,500,000	6,122,983	165,504.40	100,395.00	103,595.75	5,853,882.75	4.4%
56020 CAPEX - IMPRV OTH. THN BLDGS	1,250,000	14,229,645	27,162.79	7,500.00	1,851,952.16	12,350,530.01	13.2%
56030 CAPEX - VEHICLES	0	559,732	382,686.59	.00	.00	177,045.70	68.4%
56040 CAPEX - MACHINERY/EQUIP	5,566,000	15,065,985	1,288,270.76	57,608.25	2,466,659.91	11,311,054.67	24.9%
56050 CAPEX - INFRASTRUCTURE	125,148,724	22,092,872	1,110,547.22	849,785.22	1,428,806.07	19,553,518.70	11.5%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
57800 FOR CONTINGENCIES	0	9,449,340	.00	.00	.00	9,449,339.56	.0%
59000 TRANSFERS OUT (LABOR)	0	4,530,275	1,253,738.70	304,653.21	.00	3,276,536.62	27.7%
59300 LIABILITY INSURANCE CHGS	0	39,107	.00	.00	.00	39,107.00	.0%
TOTAL CAPITAL OUTLAY FUND	133,464,724	259,641,166	31,524,984.08	4,279,153.31	115,102,953.66	113,013,227.80	56.5%
311 PEG FEES FUND							
59800 TRANSFERS OUT - CIP	0	342,488	1,377.08	.00	.00	341,111.15	.4%
TOTAL PEG FEES FUND	0	342,488	1,377.08	.00	.00	341,111.15	.4%
313 2022 LEASE PURCH EQUIP FUND							
59800 TRANSFERS OUT - CIP	0	1,305,132	777,602.39	.00	.00	527,529.58	59.6%
60500 DEBT OFFSET	0	0	205,740.12	.00	.00	-205,740.12	100.0%
TOTAL 2022 LEASE PURCH EQUIP FUND	0	1,305,132	983,342.51	.00	.00	321,789.46	75.3%
314 2014 LEASE REV BOND FUND							
59800 TRANSFERS OUT - CIP	0	960,869	7,613.46	.00	.00	953,255.54	.8%
TOTAL 2014 LEASE REV BOND FUND	0	960,869	7,613.46	.00	.00	953,255.54	.8%
315 2006 TAB HERO/SW/ORMOND FUND							
59800 TRANSFERS OUT - CIP	0	1,031,838	.00	.00	.00	1,031,838.01	.0%
TOTAL 2006 TAB HERO/SW/ORMOND FUN	0	1,031,838	.00	.00	.00	1,031,838.01	.0%
320 LOST PUBLIC SECTOR REV FUND							
50000 SALARIES - REGULAR	0	141,178	.00	.00	.00	141,178.14	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50500 MISC PAYROLL EXPENSE	0	300	.00	.00	.00	300.00	.0%
51000 CALPERS PENSION NORMAL COST	0	5,824	.00	.00	.00	5,824.36	.0%
51160 CITY PAID EMPLOYEE BENEFITS	0	38,098	.00	.00	.00	38,097.55	.0%
52400 MINOR EQUIPMENT	0	94,562	126,819.04	88,715.38	60,632.71	-92,889.29	198.2%
52600 SUPPLIES CUSTODIAL	0	47,910	5,469.16	1,471.64	3,000.00	39,440.63	17.7%
52620 SUPPLIES OTHER	0	4,827	17,450.47	5,649.93	.00	-12,623.27	361.5%
52900 MISC SUPPLIES	0	100,702	7,885.29	1,092.49	.00	92,816.80	7.8%
53200 PROF SERVICES - OTHER	0	7,455,279	491,514.50	15,148.60	11,158.82	6,952,606.03	6.7%
53250 ADVERTISING	0	11,954	.00	.00	.00	11,953.76	.0%
53270 CONSTRUCTION SERVICES	0	3,279,124	.00	.00	.00	3,279,123.96	.0%
56030 CAPEX - VEHICLES	0	65,880	2,487.56	.00	4,943.63	58,448.66	11.3%
56040 CAPEX - MACHINERY/EQUIP	0	1,434,111	595,630.76	5,630.50	271,641.91	566,838.58	60.5%
57000 RENTALS & LEASES	0	0	.00	.00	65,000.00	-65,000.00	100.0%
59000 TRANSFERS OUT (LABOR)	0	321,318	2,661.81	.00	.00	318,656.38	.8%
59800 TRANSFERS OUT - CIP	0	16,461,503	277,015.38	.00	.00	16,184,487.59	1.7%
TOTAL LOST PUBLIC SECTOR REV FUND	0	29,462,571	1,526,933.97	117,708.54	416,377.07	27,519,259.88	6.6%
350 DEVELOPMENT IMPACT FEES FUND							
53200 PROF SERVICES - OTHER	0	302	.00	.00	.00	302.00	.0%
53700 DEVELOPER REIMBURSEMENTS	2,745,000	2,745,000	.00	.00	.00	2,745,000.00	.0%
59600 INDIRECT PRORATED CST CHG	23,047	23,047	21,126.38	1,920.58	.00	1,920.62	91.7%
59800 TRANSFERS OUT - CIP	560,000	11,553,779	1,168,679.86	.00	.00	10,385,099.44	10.1%
59900 TRANSFERS OUT - DEBT	535,976	535,976	535,975.02	433,017.56	.00	.98	100.0%
TOTAL DEVELOPMENT IMPACT FEES FUN	3,864,023	14,858,104	1,725,781.26	434,938.14	.00	13,132,323.04	11.6%
351 QUIMBY FUND							
59800 TRANSFERS OUT - CIP	0	5,065,898	14,874.76	.00	.00	5,051,022.84	.3%
TOTAL QUIMBY FUND	0	5,065,898	14,874.76	.00	.00	5,051,022.84	.3%
360 OTH. DEVPT FEES FUND							
50000 SALARIES - REGULAR	658,669	658,669	605,796.03	85,372.34	.00	52,872.97	92.0%
50100 SALARIES - TEMPORARY	38,000	38,000	25,980.88	.00	.00	12,019.12	68.4%

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50168 LEAVE BANK CASH OUT	15,215	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	5,000	5,000	10,859.29	750.86	.00	-5,859.29	217.2%
50400 VAC SICK COMP BUYBACK	0	0	7,576.06	2,087.99	.00	-7,576.06	100.0%
51000 CALPERS PENSION NORMAL COST	79,593	79,593	59,736.40	10,406.64	.00	19,856.60	75.1%
51005 CALPERS PENS CARMAN NORMAL CO	-1	-1	58,875.20	11,985.96	.00	-58,876.20*****%	
51010 CALPERS PENSION UAL	10,373	10,373	9,508.51	864.41	.00	864.49	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	1,426	1,426	3,740.80	892.89	.00	-2,314.80	262.3%
51160 CITY PAID EMPLOYEE BENEFITS	125,260	140,475	108,234.79	13,388.34	.00	32,240.21	77.0%
51210 RETIREE HEALTH INS PLAN	0	0	1,021.63	272.22	.00	-1,021.63	100.0%
51300 WORKERS COMPENSATION	61,654	61,654	56,516.13	5,137.83	.00	5,137.87	91.7%
51410 UNIFORM ALLOWANCE	1,600	1,600	1,600.00	.00	.00	.00	100.0%
52000 POSTAGE	2,600	2,600	2,609.12	29.41	.00	-9.12	100.4%
52200 BROCHURES & PUBLICATIONS	1,500	1,500	.00	.00	.00	1,500.00	.0%
52300 UNIFORMS	3,000	3,000	711.76	.00	4,088.24	-1,800.00	160.0%
52310 TRAINING-WORKSHOP-MTGS	15,000	15,000	10,199.48	805.46	.00	4,800.52	68.0%
52320 MILEAGE REIMBURSEMENTS	500	500	.00	.00	.00	500.00	.0%
52340 MEMBERSHIPS	500	500	150.00	.00	.00	350.00	30.0%
52400 MINOR EQUIPMENT	22,350	32,350	1,663.44	.00	4,771.30	25,915.26	19.9%
52610 SUPPLIES SAFETY	3,000	3,000	.00	.00	.00	3,000.00	.0%
52900 MISC SUPPLIES	13,250	13,250	3,028.41	113.32	7,482.15	2,739.44	79.3%
53010 SERVICES PRINTING BINDING	3,750	3,750	.00	.00	.00	3,750.00	.0%
53020 INTERNAL PHOTOCOPING COSTS	3,500	3,500	98.57	.00	4,504.34	-1,102.91	131.5%
53110 SERVICES MEDICAL	5,500	5,500	.00	.00	1,000.00	4,500.00	18.2%
53200 PROF SERVICES - OTHER	191,000	294,514	33,977.67	2,710.34	47,238.94	213,297.83	27.6%
53220 SERVICES LEGAL SERVICES	100,000	90,000	472.50	.00	23,017.54	66,509.96	26.1%
53250 ADVERTISING	2,500	2,500	.00	.00	.00	2,500.00	.0%
53600 HOUSING ASSIST LOAN GRANT	0	956,903	.00	.00	756,902.95	200,000.00	79.1%
54080 TELEPHONE CHGS	10,529	10,529	3,056.30	134.54	.00	7,472.70	29.0%
55030 VEHICLE MAINTENANCE	22,000	22,000	.00	.00	.00	22,000.00	.0%
57300 LEASE PMT CAP GROWTH FEES	22,994	22,994	22,993.32	18,576.45	.00	.68	100.0%
59200 IT & DATA PROCESSING CHGS	65,310	65,310	59,867.50	5,442.50	.00	5,442.50	91.7%
59300 LIABILITY INSURANCE CHGS	35,817	35,817	32,832.25	2,984.75	.00	2,984.75	91.7%
59400 TELEPHONE CHGS HIPC	2,272	2,272	2,082.63	189.33	.00	189.37	91.7%
59500 FLEET EQUIP MAINT ISF CHG	13,461	13,461	24,995.48	1,778.93	.00	-11,534.48	185.7%
59600 INDIRECT PRORATED CST CHG	46,188	46,188	42,120.76	3,829.16	.00	4,067.24	91.2%
59700 FACILITY CHG MAINTENANCE	17,435	17,435	15,982.12	1,452.92	.00	1,452.88	91.7%
59800 TRANSFERS OUT - CIP	0	2,647,343	1,688,344.42	.00	.00	958,998.54	63.8%
TOTAL OTH. DEVPT FEES FUND	1,600,745	5,308,505	2,894,631.45	169,206.59	849,005.46	1,564,868.44	70.5%

420 HOUSING SUC AGCY FUND

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420	HOUSING SUC AGCY FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50000	SALARIES - REGULAR	56,419	56,419	13,751.79	737.67	.00	42,667.21	24.4%
50168	LEAVE BANK CASH OUT	1,303	0	.00	.00	.00	.00	.0%
50400	VAC SICK COMP BUYBACK	0	0	65.97	21.99	.00	-65.97	100.0%
51000	CALPERS PENSION NORMAL COST	5,698	5,698	1,384.59	74.49	.00	4,313.41	24.3%
51010	CALPERS PENSION UAL	4,881	4,881	4,474.25	406.75	.00	406.75	91.7%
51030	RETIREMENT ENHANCEMENT PLAN	0	0	21.06	7.02	.00	-21.06	100.0%
51160	CITY PAID EMPLOYEE BENEFITS	8,129	9,432	2,947.19	263.31	.00	6,484.81	31.2%
51300	WORKERS COMPENSATION	2,774	2,774	2,542.87	231.17	.00	231.13	91.7%
52320	MILEAGE REIMBURSEMENTS	1,500	1,500	.00	.00	.00	1,500.00	.0%
52400	MINOR EQUIPMENT	300	300	.00	.00	.00	300.00	.0%
52900	MISC SUPPLIES	1,000	1,000	.00	.00	.00	1,000.00	.0%
53020	INTERNAL PHOTOCOPING COSTS	1,000	1,000	.00	.00	.00	1,000.00	.0%
53200	PROF SERVICES - OTHER	57,675	236,192	37,924.33	4,211.25	26,550.25	171,716.98	27.3%
53220	SERVICES LEGAL SERVICES	30,000	30,000	.00	.00	.00	30,000.00	.0%
53600	HOUSING ASSIST LOAN GRANT	25,000	1,550,000	1,125,000.00	.00	375,000.00	50,000.00	96.8%
59300	LIABILITY INSURANCE CHGS	2,991	2,991	2,741.75	249.25	.00	249.25	91.7%
	TOTAL HOUSING SUC AGCY FUND	198,670	1,902,187	1,190,853.80	6,202.90	401,550.25	309,782.51	83.7%

429 CDC SUCCESSOR AGENCY FUND

50000	SALARIES - REGULAR	0	48,000	.00	.00	.00	48,000.00	.0%
52900	MISC SUPPLIES	0	23,000	.00	.00	.00	23,000.00	.0%
53200	PROF SERVICES - OTHER	0	12,000	21,433.71	3,201.77	20,953.84	-30,387.55	353.2%
53210	SERVICES AUDIT	0	10,000	.00	.00	.00	10,000.00	.0%
53220	SERVICES LEGAL SERVICES	0	23,000	21,175.00	1,900.00	41,900.00	-40,075.00	274.2%
53700	DEVELOPER REIMBURSEMENTS	0	2,266,488	2,156,264.00	.00	.00	110,224.00	95.1%
54030	UTILITY EXPENSE- WASTEWATER	0	23,000	1,997.63	580.36	.00	21,002.37	8.7%
54040	UTILITY EXPENSE WATER	0	23,000	3,469.06	824.50	.00	19,530.94	15.1%
55020	EQUIPMENT MAINTENANCE	0	23,000	.00	.00	.00	23,000.00	.0%
57500	PRINCIPAL PAYMENTS	2,095,000	2,095,000	2,095,000.00	.00	.00	.00	100.0%
57501	LOAN TO PRIVATE OPERATOR	0	1,822,800	1,822,800.00	151,900.00	.00	.00	100.0%
57510	INTEREST & PENALTIES EXPENSE	1,111,951	1,111,951	730,512.45	.00	.00	381,438.55	65.7%
59020	TRANSFERS OUT - INTRAFUND	150,000	0	.00	.00	.00	.00	.0%
59025	TRANSFERS OUT - INTERFUND	0	150,000	.00	.00	.00	150,000.00	.0%
59500	FLEET EQUIP MAINT ISF CHG	892	892	.00	.00	.00	892.00	.0%
60500	DEBT OFFSET	0	0	-2,095,000.00	.00	.00	2,095,000.00	100.0%
	TOTAL CDC SUCCESSOR AGENCY FUND	3,357,843	7,632,131	4,757,651.85	158,406.63	62,853.84	2,811,625.31	63.2%

481 DOWNTOWN IMPROVEMENT DISTRICT

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481	DOWNTOWN IMPROVEMENT DISTRICT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
53200	PROF SERVICES - OTHER	0	76,428	.00	.00	.00	76,427.87	.0%
59600	INDIRECT PRORATED CST CHG	8,802	8,802	8,068.50	733.50	.00	733.50	91.7%
59800	TRANSFERS OUT - CIP	0	48,934	.00	.00	.00	48,934.00	.0%
	TOTAL DOWNTOWN IMPROVEMENT DISTRI	8,802	134,164	8,068.50	733.50	.00	126,095.37	6.0%

500 BOND ASSESSMENT DISTRICTS

52000	POSTAGE	1,500	1,500	.00	.00	.00	1,500.00	.0%
52900	MISC SUPPLIES	2,500	2,500	.00	.00	.00	2,500.00	.0%
53200	PROF SERVICES - OTHER	73,000	89,500	61,701.67	.00	9,506.33	18,292.00	79.6%
53210	SERVICES AUDIT	500	500	.00	.00	.00	500.00	.0%
53310	COUNTY PROP TAX ADMIN CHG	11,145	11,145	10,412.44	.00	.00	732.56	93.4%
57500	PRINCIPAL PAYMENTS	2,525,000	2,525,000	2,525,000.00	.00	.00	.00	100.0%
57510	INTEREST & PENALTIES EXPENSE	1,565,942	1,565,942	1,564,208.43	.00	.00	1,733.57	99.9%
59020	TRANSFERS OUT - INTRAFUND	39,600	0	.00	.00	.00	.00	.0%
59025	TRANSFERS OUT - INTERFUND	0	39,600	19,021.00	.00	.00	20,579.00	48.0%
59600	INDIRECT PRORATED CST CHG	18,892	18,892	17,317.63	1,574.33	.00	1,574.37	91.7%
	TOTAL BOND ASSESSMENT DISTRICTS	4,238,079	4,254,579	4,197,661.17	1,574.33	9,506.33	47,411.50	98.9%

541 DEVELOPER/OTHER DEPOSITS FUND

52310	TRAINING-WORKSHOP-MTGS	0	27,274	6,585.96	800.00	.00	20,688.03	24.1%
52350	OTHER EXPENSE REIMB	0	3,333	3,333.00	.00	.00	.00	100.0%
53200	PROF SERVICES - OTHER	0	7,197,812	229,828.37	35,968.15	197,088.62	6,770,895.40	5.9%
	TOTAL DEVELOPER/OTHER DEPOSITS FU	0	7,228,419	239,747.33	36,768.15	197,088.62	6,791,583.43	6.0%

542 PAYROLL CLEARING FUND

50000	SALARIES - REGULAR	0	0	83.39	.00	.00	-83.39	100.0%
50400	VAC SICK COMP BUYBACK	3,201,104	3,201,104	2,942,762.91	438,510.37	.00	258,341.09	91.9%
51160	CITY PAID EMPLOYEE BENEFITS	0	0	39,427.20	6,358.40	.00	-39,427.20	100.0%
	TOTAL PAYROLL CLEARING FUND	3,201,104	3,201,104	2,982,273.50	444,868.77	.00	218,830.50	93.2%

545 HOUSING AUTHORITY PAYROLL FUND

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545	HOUSING AUTHORITY PAYROLL FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50000	SALARIES - REGULAR	3,791,914	3,791,914	3,033,031.87	382,026.18	.00	758,882.13	80.0%
50100	SALARIES - TEMPORARY	0	0	41,994.23	2,921.00	.00	-41,994.23	100.0%
50168	LEAVE BANK CASH OUT	87,594	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES	0	0	63,012.12	7,682.23	.00	-63,012.12	100.0%
50400	VAC SICK COMP BUYBACK	0	0	36,271.88	10,017.76	.00	-36,271.88	100.0%
50410	WORKERS COMP SALARY CONTINUE	0	0	45.94	.00	.00	-45.94	100.0%
51000	CALPERS PENSION NORMAL COST	382,983	382,983	304,064.59	38,109.29	.00	78,918.41	79.4%
51010	CALPERS PENSION UAL	578,386	578,386	.00	.00	.00	578,386.00	.0%
51030	RETIREMENT ENHANCEMENT PLAN	341,439	341,439	273,525.22	35,398.69	.00	67,913.78	80.1%
51040	EARLY RETIREMENT INCENTIVE	3,516	3,516	3,516.10	.00	.00	-.10	100.0%
51160	CITY PAID EMPLOYEE BENEFITS	1,082,567	1,170,161	894,345.71	101,422.32	.00	275,815.29	76.4%
51210	RETIREE HEALTH INS PLAN	40,088	40,088	35,749.93	4,013.32	.00	4,338.07	89.2%
51400	AUTO ALLOWANCE	2,520	2,520	1,335.07	.00	.00	1,184.93	53.0%
	TOTAL HOUSING AUTHORITY PAYROLL F	6,311,007	6,311,007	4,686,892.66	581,590.79	.00	1,624,114.34	74.3%
561 OXNARD DOWNTOWN MGT DIST FUND								
53310	COUNTY PROP TAX ADMIN CHG	0	0	974.26	.00	.00	-974.26	100.0%
57410	CONTRIBUTION TO OTHER AGCY	0	0	365,900.00	166,400.00	.00	-365,900.00	100.0%
	TOTAL OXNARD DOWNTOWN MGT DIST FU	0	0	366,874.26	166,400.00	.00	-366,874.26	100.0%
571 CONTRIBUTIONS TRUST FUND								
51160	CITY PAID EMPLOYEE BENEFITS	0	130	.00	.00	.00	129.79	.0%
52300	UNIFORMS	0	5,155	1,464.83	.00	.00	3,689.95	28.4%
52310	TRAINING-WORKSHOP-MTGS	0	222,168	2,241.50	.00	.00	219,926.13	1.0%
52400	MINOR EQUIPMENT	0	108,992	.00	.00	.00	108,992.26	.0%
52620	SUPPLIES OTHER	0	123,284	15,563.75	3,224.51	11,161.23	96,558.98	21.7%
52900	MISC SUPPLIES	0	3,000	10,682.18	1,452.85	19,560.77	-27,242.95	1008.1%
53020	INTERNAL PHOTOCOPING COSTS	0	1,534	.00	.00	.00	1,534.43	.0%
53200	PROF SERVICES - OTHER	0	764,093	4,261.20	.00	.00	759,831.88	.6%
55010	BUILDING MAINT & REPAIR	0	1,650,000	32,439.80	.00	.00	1,617,560.20	2.0%
56040	CAPEX - MACHINERY/EQUIP	0	1,732	.00	.00	.00	1,731.72	.0%
59800	TRANSFERS OUT - CIP	0	1,680	.00	.00	.00	1,680.00	.0%
	TOTAL CONTRIBUTIONS TRUST FUND	0	2,881,768	66,653.26	4,677.36	30,722.00	2,784,392.39	3.4%
601 WATER OPERATING FUND								

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601	WATER OPERATING FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50000	SALARIES - REGULAR	6,332,445	6,332,445	5,105,443.81	665,419.43	.00	1,227,001.19	80.6%
50100	SALARIES - TEMPORARY	95,000	95,000	53,825.19	.00	.00	41,174.81	56.7%
50168	LEAVE BANK CASH OUT	146,278	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES	532,000	532,000	604,979.74	80,634.09	.00	-72,979.74	113.7%
50400	VAC SICK COMP BUYBACK	0	0	60,930.65	16,405.34	.00	-60,930.65	100.0%
51000	CALPERS PENSION NORMAL COST	639,575	639,575	505,936.54	66,104.44	.00	133,638.46	79.1%
51010	CALPERS PENSION UAL	933,594	933,594	855,794.61	77,799.51	.00	77,799.39	91.7%
51030	RETIREMENT ENHANCEMENT PLAN	296,916	296,916	290,337.60	43,833.69	.00	6,578.40	97.8%
51040	EARLY RETIREMENT INCENTIVE	3,182	3,182	3,182.11	.00	.00	-.11	100.0%
51160	CITY PAID EMPLOYEE BENEFITS	1,764,308	1,910,586	1,396,636.10	168,516.30	.00	513,949.90	73.1%
51210	RETIREE HEALTH INS PLAN	33,920	33,920	34,236.84	4,450.49	.00	-316.84	100.9%
51300	WORKERS COMPENSATION	366,748	366,748	336,185.63	30,562.33	.00	30,562.37	91.7%
51400	AUTO ALLOWANCE	1,050	1,050	947.08	121.17	.00	102.92	90.2%
51420	TOOL AND EQUIPMENT ALLOWANCE	1,025	1,025	.00	.00	.00	1,025.00	.0%
51425	TREATMENT CERTIFICAT PAY	0	0	10,662.52	1,350.00	.00	-10,662.52	100.0%
52000	POSTAGE	51,000	51,000	14,030.33	8,518.92	.00	36,969.67	27.5%
52100	CHEMICALS	700,000	700,000	291,368.95	17,494.07	336,716.35	71,914.70	89.7%
52110	REPAIR PARTS	450,000	350,000	265,591.37	.00	101,928.14	-17,519.51	105.0%
52200	BROCHURES & PUBLICATIONS	15,000	15,000	278.40	.00	520.60	14,201.00	5.3%
52300	UNIFORMS	55,000	55,000	20,955.95	1,654.26	8,163.47	25,880.58	52.9%
52310	TRAINING-WORKSHOP-MTGS	105,000	105,000	42,018.76	4,937.52	25,530.99	37,450.25	64.3%
52330	EDUCATION REIMBURSEMENT	5,000	5,000	.00	.00	.00	5,000.00	.0%
52340	MEMBERSHIPS	50,000	50,000	17,647.89	.00	.00	32,352.11	35.3%
52350	OTHER EXPENSE REIMB	0	0	133,950.00	20,650.00	.00	-133,950.00	100.0%
52400	MINOR EQUIPMENT	1,300,000	2,078,792	1,468,918.96	238,247.87	505,631.35	104,241.69	95.0%
52510	PUBLIC OUTREACH	175,000	175,000	41,164.22	12,681.14	22,446.18	111,389.60	36.3%
52610	SUPPLIES SAFETY	105,000	105,000	15,236.50	581.70	9,063.50	80,700.00	23.1%
52900	MISC SUPPLIES	77,000	77,000	120,949.61	23,685.97	71,085.95	-115,035.56	249.4%
53000	SOFTWARE EXPENSE	55,000	55,000	24.95	.00	.00	54,975.05	.0%
53010	SERVICES PRINTING BINDING	105,000	105,000	1,659.61	220.00	27,276.48	76,063.91	27.6%
53020	INTERNAL PHOTOCOPING COSTS	11,000	11,000	8,998.08	.00	.00	2,001.92	81.8%
53200	PROF SERVICES - OTHER	3,744,500	3,813,168	2,700,293.64	137,619.74	1,038,629.39	74,244.97	98.1%
53210	SERVICES AUDIT	5,000	5,000	.00	.00	.00	5,000.00	.0%
53220	SERVICES LEGAL SERVICES	950,000	1,150,000	619,898.46	16,829.94	201,120.03	328,981.51	71.4%
53250	ADVERTISING	20,000	20,000	10,170.00	380.00	1,920.00	7,910.00	60.5%
53260	LEGAL ADVOCACY	22,000	22,000	20,060.00	2,006.00	4,020.00	-2,080.00	109.5%
53400	PROFESSIONAL SERVICES - HR	5,000	5,000	2,147.00	.00	.00	2,853.00	42.9%
53420	TEST MONITOR COMPLIANCE	150,000	150,000	119,181.47	10,743.80	62,320.25	-31,501.72	121.0%
54010	UTILITY EXPENSE-ELECTRIC	1,200,000	1,200,000	956,019.52	25,936.33	.00	243,980.48	79.7%
54020	UTILITY EXPENSE - GAS	5,000	5,000	4,342.08	335.44	.00	657.92	86.8%
54030	UTILITY EXPENSE- WASTEWATER	794,500	794,500	348,301.85	42,067.37	.00	446,198.15	43.8%
54040	UTILITY EXPENSE WATER	78,750	78,750	52,656.79	4,269.30	.00	26,093.21	66.9%
54050	UTIL EXP REFUSE AND DISPOSE	19,000	19,000	8,843.14	784.97	.00	10,156.86	46.5%
54080	TELEPHONE CHGS	40,000	40,000	34,709.69	2,902.27	.00	5,290.31	86.8%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54090 UNLEADED FUEL	0	25,000	.00	.00	12,500.00	12,500.00	50.0%
54100 WATER PURCHASES	27,000,000	26,200,000	21,905,488.81	2,086,209.13	.00	4,294,511.19	83.6%
54355 UTILITY RATE ASSIST CREDIT	80,500	80,500	84,875.00	.00	.00	-4,375.00	105.4%
55010 BUILDING MAINT & REPAIR	225,000	225,000	.00	.00	.00	225,000.00	.0%
56040 CAPEX - MACHINERY/EQUIP	85,000	185,000	129,568.52	9,670.67	4,442.37	50,989.11	72.4%
57000 RENTALS & LEASES	515,000	515,000	540,722.85	42,263.75	163,639.17	-189,362.02	136.8%
57110 TAXES AND FILING FEES	200,000	200,000	222,035.73	.00	.00	-22,035.73	111.0%
57200 BAD DEBT EXPENSE	75,000	75,000	-1,514.01	.00	.00	76,514.01	-2.0%
57500 PRINCIPAL PAYMENTS	5,803,916	5,803,916	5,803,916.00	5,803,916.00	.00	.00	100.0%
57510 INTEREST & PENALTIES EXPENSE	8,548,669	8,548,669	7,560,934.37	3,963,954.04	.00	987,734.63	88.4%
59000 TRANSFERS OUT (LABOR)	2,000	2,000	150.00	.00	.00	1,850.00	7.5%
59100 CUSTOMER BILLING CHARGES	1,516,371	1,516,371	1,390,006.75	126,364.25	.00	126,364.25	91.7%
59200 IT & DATA PROCESSING CHGS	854,157	854,157	782,977.36	71,179.76	.00	71,179.64	91.7%
59300 LIABILITY INSURANCE CHGS	407,913	407,913	373,920.25	33,992.75	.00	33,992.75	91.7%
59400 TELEPHONE CHGS HIPC	66,780	66,780	61,215.00	5,565.00	.00	5,565.00	91.7%
59500 FLEET EQUIP MAINT ISF CHG	418,308	418,308	357,094.76	35,307.98	.00	61,213.24	85.4%
59600 INDIRECT PRORATED CST CHG	2,001,396	2,001,396	1,834,612.89	166,782.99	.00	166,783.11	91.7%
59700 FACILITY CHG MAINTENANCE	234,069	234,069	214,563.25	19,505.75	.00	19,505.75	91.7%
59800 TRANSFERS OUT - CIP	5,150,000	16,232,423	7,128,154.95	.00	.00	9,104,267.66	43.9%
59900 TRANSFERS OUT - DEBT	27,887	27,887	27,886.78	21,076.83	.00	.22	100.0%
60200 CAPITAL ASSET OFFSET	0	0	-17,275.39	-9,670.67	.00	17,275.39	100.0%
60300 INTERFUND ADVANCE OFFSET	0	0	148,985.96	.00	.00	-148,985.96	100.0%
60500 DEBT OFFSET	0	0	-5,803,916.00	-5,803,916.00	.00	5,803,916.00	100.0%
TOTAL WATER OPERATING FUND	74,650,757	86,005,640	59,322,919.47	8,299,945.63	2,596,954.22	24,085,765.92	72.0%
602 WATER CIP FUND							
53200 PROF SERVICES - OTHER	0	10,422,839	2,010,586.56	244,196.76	2,343,621.89	6,068,630.13	41.8%
53270 CONSTRUCTION SERVICES	0	13,170,660	6,387,194.14	.00	2,006,281.16	4,777,184.84	63.7%
56000 CAPEX - LAND EASEMENTS	0	74,699	.00	.00	4,938.75	69,760.00	6.6%
56020 CAPEX - IMPRV OTH. THN BLDGS	5,100,000	5,100,223	.00	.00	.00	5,100,223.00	.0%
56040 CAPEX - MACHINERY/EQUIP	50,000	161,345	.00	.00	.00	161,345.00	.0%
56050 CAPEX - INFRASTRUCTURE	5,250,000	9,923,256	.00	.00	.00	9,923,256.33	.0%
57800 FOR CONTINGENCIES	0	1,689,216	.00	.00	.00	1,689,215.70	.0%
59000 TRANSFERS OUT (LABOR)	0	3,443,577	306,406.92	116,081.32	.00	3,137,169.91	8.9%
TOTAL WATER CIP FUND	10,400,000	43,985,814	8,704,187.62	360,278.08	4,354,841.80	30,926,784.91	29.7%

603 WATER DEVLPMT IMPACT FEES FUND

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603	WATER DEVL	PMT IMPACT FEES FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
59600	INDIRECT PRORATED CST CHG		11,342	11,342	10,396.87	945.17	.00	945.13	91.7%
59800	TRANSFERS OUT - CIP		4,500,000	20,016,593	259,518.55	.00	.00	19,757,074.72	1.3%
	TOTAL WATER DEVL	PMT IMPACT FEES F	4,511,342	20,027,935	269,915.42	945.17	.00	19,758,019.85	1.3%
605 WATER CAP FACILITY FUND									
53700	DEVELOPER REIMBURSEMENTS		350,000	350,000	.00	.00	.00	350,000.00	.0%
59600	INDIRECT PRORATED CST CHG		1,622	1,622	1,486.87	135.17	.00	135.13	91.7%
59800	TRANSFERS OUT - CIP		0	400,000	.00	.00	.00	400,000.00	.0%
	TOTAL WATER CAP FACILITY FUND		351,622	751,622	1,486.87	135.17	.00	750,135.13	.2%
606 WATER RESOURCE FEE FUND									
59600	INDIRECT PRORATED CST CHG		1,048	1,048	960.63	87.33	.00	87.37	91.7%
59800	TRANSFERS OUT - CIP		250,000	131	.00	.00	.00	131.00	.0%
	TOTAL WATER RESOURCE FEE FUND		251,048	1,179	960.63	87.33	.00	218.37	81.5%
607 WATER BONDS/WIFIA LOANS									
59800	TRANSFERS OUT - CIP		0	600,000	.00	.00	.00	600,000.00	.0%
	TOTAL WATER BONDS/WIFIA LOANS		0	600,000	.00	.00	.00	600,000.00	.0%
608 WATER SECURITY-CONT PREV FUND									
50000	SALARIES - REGULAR		397,988	397,988	345,592.01	47,377.32	.00	52,395.99	86.8%
50168	LEAVE BANK CASH OUT		9,194	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES		8,000	8,000	2,403.35	232.43	.00	5,596.65	30.0%
50400	VAC SICK COMP BUYBACK		0	0	4,694.07	1,282.23	.00	-4,694.07	100.0%
51000	CALPERS PENSION NORMAL COST		40,197	40,197	34,403.75	4,793.88	.00	5,793.25	85.6%
51010	CALPERS PENSION UAL		61,012	61,012	55,927.63	5,084.33	.00	5,084.37	91.7%
51030	RETIREMENT ENHANCEMENT PLAN		61,179	61,179	56,138.59	7,480.32	.00	5,040.41	91.8%
51160	CITY PAID EMPLOYEE BENEFITS		117,028	126,222	90,811.87	11,481.82	.00	35,410.13	71.9%

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51300 WORKERS COMPENSATION	25,501	25,501	23,375.88	2,125.08	.00	2,125.12	91.7%
52000 POSTAGE	25,000	25,000	.00	.00	.00	25,000.00	.0%
52400 MINOR EQUIPMENT	147,000	147,000	174,723.58	26,497.02	59,456.27	-87,179.85	159.3%
53010 SERVICES PRINTING BINDING	10,000	10,000	1,750.14	.00	.00	8,249.86	17.5%
53200 PROF SERVICES - OTHER	400,000	400,000	12,879.00	.00	6,638.38	380,482.62	4.9%
53420 TEST MONITOR COMPLIANCE	200,000	200,000	144,434.89	30,266.35	26,132.38	29,432.73	85.3%
59000 TRANSFERS OUT (LABOR)	45,000	45,000	11,500.00	.00	.00	33,500.00	25.6%
59200 IT & DATA PROCESSING CHGS	55,820	55,820	51,168.37	4,651.67	.00	4,651.63	91.7%
59300 LIABILITY INSURANCE CHGS	28,361	28,361	25,997.62	2,363.42	.00	2,363.38	91.7%
59400 TELEPHONE CHGS HIPC	1,135	1,135	1,040.38	94.58	.00	94.62	91.7%
59600 INDIRECT PRORATED CST CHG	85,567	85,567	78,436.38	7,130.58	.00	7,130.62	91.7%
59800 TRANSFERS OUT - CIP	0	29,951	29,792.32	.00	.00	158.77	99.5%
TOTAL WATER SECURITY-CONT PREV FU	1,717,982	1,747,933	1,145,069.83	150,861.03	92,227.03	510,636.23	70.8%
609 WATER BOND 2021A REV BOND FUND							
59800 TRANSFERS OUT - CIP	0	2,906,798	451,229.57	.00	.00	2,455,568.74	15.5%
TOTAL WATER BOND 2021A REV BOND F	0	2,906,798	451,229.57	.00	.00	2,455,568.74	15.5%
611 WASTEWATER OPERATING FUND							
50000 SALARIES - REGULAR	7,604,236	7,604,236	6,089,867.02	742,353.85	.00	1,514,368.98	80.1%
50100 SALARIES - TEMPORARY	180,000	180,000	154,290.39	30,482.40	.00	25,709.61	85.7%
50168 LEAVE BANK CASH OUT	175,657	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	430,000	430,000	432,453.97	40,262.88	.00	-2,453.97	100.6%
50400 VAC SICK COMP BUYBACK	0	0	74,261.53	18,974.39	.00	-74,261.53	100.0%
51000 CALPERS PENSION NORMAL COST	768,028	768,028	600,206.06	73,114.42	.00	167,821.94	78.1%
51010 CALPERS PENSION UAL	1,078,922	1,078,922	989,011.87	89,910.17	.00	89,910.13	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	428,882	428,882	406,856.81	51,195.96	.00	22,025.19	94.9%
51160 CITY PAID EMPLOYEE BENEFITS	1,988,007	2,163,664	1,624,881.51	179,930.42	.00	538,782.49	75.1%
51210 RETIREE HEALTH INS PLAN	56,738	56,738	54,628.70	6,546.85	.00	2,109.30	96.3%
51300 WORKERS COMPENSATION	431,371	431,371	395,423.49	35,947.59	.00	35,947.51	91.7%
51400 AUTO ALLOWANCE	1,050	1,050	947.08	121.17	.00	102.92	90.2%
51425 TREATMENT CERTIFICAT PAY	0	0	4,873.72	450.00	.00	-4,873.72	100.0%
52000 POSTAGE	6,000	6,000	2,092.27	57.15	.00	3,907.73	34.9%
52100 CHEMICALS	1,800,000	1,800,000	1,840,625.69	116,681.32	312,364.04	-352,989.73	119.6%
52110 REPAIR PARTS	405,000	380,000	30,569.30	2,275.11	75,430.70	274,000.00	27.9%
52200 BROCHURES & PUBLICATIONS	1,000	1,000	.00	.00	.00	1,000.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
52300 UNIFORMS	51,000	51,000	24,436.15	2,685.88	30,464.14	-3,900.29	107.6%
52310 TRAINING-WORKSHOP-MTGS	219,000	219,000	36,963.01	4,808.22	83,484.79	98,552.20	55.0%
52330 EDUCATION REIMBURSEMENT	15,000	15,000	2,876.00	.00	.00	12,124.00	19.2%
52340 MEMBERSHIPS	48,000	48,000	47,411.62	11,022.50	.00	588.38	98.8%
52400 MINOR EQUIPMENT	945,000	945,000	1,082,347.22	122,018.58	458,933.83	-596,281.05	163.1%
52610 SUPPLIES SAFETY	95,000	95,000	76,156.29	25,037.80	25,343.71	-6,500.00	106.8%
52900 MISC SUPPLIES	65,000	65,000	50,934.48	9,321.83	41,772.66	-27,707.14	142.6%
53000 SOFTWARE EXPENSE	62,500	62,500	119,650.61	17,404.22	17,822.21	-74,972.82	220.0%
53010 SERVICES PRINTING BINDING	20,000	20,000	1,456.19	.00	6,043.81	12,500.00	37.5%
53020 INTERNAL PHOTOCOPING COSTS	4,000	4,000	4,166.44	.00	.00	-166.44	104.2%
53110 SERVICES MEDICAL	5,500	5,500	270.00	.00	.00	5,230.00	4.9%
53200 PROF SERVICES - OTHER	3,445,000	3,738,622	1,775,612.27	258,012.55	952,216.55	1,010,793.18	73.0%
53220 SERVICES LEGAL SERVICES	69,500	69,500	11,451.50	.00	12,057.50	45,991.00	33.8%
53250 ADVERTISING	5,000	5,000	1,635.00	.00	.00	3,365.00	32.7%
53260 LEGAL ADVOCACY	11,000	11,000	9,620.00	962.00	1,932.00	-552.00	105.0%
53420 TEST MONITOR COMPLIANCE	490,000	490,000	307,646.87	9,311.30	133,649.85	48,703.28	90.1%
54010 UTILITY EXPENSE-ELECTRIC	1,470,000	1,470,000	1,311,668.19	149,620.03	.00	158,331.81	89.2%
54020 UTILITY EXPENSE - GAS	200,000	200,000	51,667.64	577.93	228,756.51	-80,424.15	140.2%
54030 UTILITY EXPENSE- WASTEWATER	15,000	15,000	9,036.35	963.12	.00	5,963.65	60.2%
54040 UTILITY EXPENSE WATER	100,000	100,000	151,217.51	13,811.50	.00	-51,217.51	151.2%
54050 UTIL EXP REFUSE AND DISPOSE	1,600,000	1,750,000	1,427,131.32	128,163.18	494,513.91	-171,645.23	109.8%
54080 TELEPHONE CHGS	65,000	65,000	57,461.83	4,722.88	.00	7,538.17	88.4%
54090 UNLEADED FUEL	158,000	261,000	12,140.36	.00	248,859.64	.00	100.0%
54355 UTILITY RATE ASSIST CREDIT	80,500	80,500	.00	.00	.00	80,500.00	.0%
55030 VEHICLE MAINTENANCE	90,000	90,000	74,599.70	2,723.56	67,010.11	-51,609.81	157.3%
56040 CAPEX - MACHINERY/EQUIP	2,030,000	2,040,000	674,204.68	55,023.17	1,102,675.95	263,119.37	87.1%
57000 RENTALS & LEASES	465,000	465,000	261,445.42	22,412.34	57,881.90	145,672.68	68.7%
57110 TAXES AND FILING FEES	288,000	313,000	291,546.44	4,778.24	.00	21,453.56	93.1%
57200 BAD DEBT EXPENSE	40,000	40,000	-752.30	.00	.00	40,752.30	-1.9%
57500 PRINCIPAL PAYMENTS	5,830,000	5,830,000	5,830,000.00	5,830,000.00	.00	.00	100.0%
57510 INTEREST & PENALTIES EXPENSE	3,603,000	3,603,000	2,725,144.09	1,209,127.69	.00	877,855.91	75.6%
59100 CUSTOMER BILLING CHARGES	606,548	606,548	556,002.37	50,545.67	.00	50,545.63	91.7%
59200 IT & DATA PROCESSING CHGS	987,121	987,121	904,860.99	82,260.09	.00	82,260.01	91.7%
59300 LIABILITY INSURANCE CHGS	422,025	422,025	386,856.14	35,168.74	.00	35,168.86	91.7%
59400 TELEPHONE CHGS HIPC	40,588	40,588	37,205.63	3,382.33	.00	3,382.37	91.7%
59500 FLEET EQUIP MAINT ISF CHG	37,913	37,913	33,641.58	861.71	.00	4,271.42	88.7%
59600 INDIRECT PRORATED CST CHG	1,526,304	1,526,304	1,399,112.11	127,192.01	.00	127,191.89	91.7%
59700 FACILITY CHG MAINTENANCE	27,881	27,881	25,557.62	2,323.42	.00	2,323.38	91.7%
59800 TRANSFERS OUT - CIP	8,340,000	37,248,579	1,703,421.53	.00	.00	35,545,157.15	4.6%
59900 TRANSFERS OUT - DEBT	31,649	31,649	31,648.26	23,919.76	.00	.74	100.0%
60200 CAPITAL ASSET OFFSET	0	0	-573,247.40	-27,309.26	.00	573,247.40	100.0%
60220 CAPITAL OFFSET - GAIN/LOSS	0	0	12,335.72	.00	.00	-12,335.72	100.0%
60500 DEBT OFFSET	0	0	-5,830,000.00	-5,830,000.00	.00	5,830,000.00	100.0%
TOTAL WASTEWATER OPERATING FUND	48,959,920	78,425,121	27,817,528.84	3,739,156.67	4,351,213.81	46,256,378.03	41.0%

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612	WASTEWATER CIP FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
612 WASTEWATER CIP FUND								
53200	PROF SERVICES - OTHER	0	7,587,824	2,102,828.90	297,399.99	3,164,555.06	2,320,440.50	69.4%
53270	CONSTRUCTION SERVICES	0	58,139,211	13,177,743.96	2,469,561.07	17,751,435.64	27,210,031.46	53.2%
56020	CAPEX - IMPRV OTH. THN BLDGS	47,340,000	30,498,790	.00	.00	.00	30,498,790.00	.0%
56040	CAPEX - MACHINERY/EQUIP	1,000,000	1,151,300	.00	.00	.00	1,151,300.00	.0%
56050	CAPEX - INFRASTRUCTURE	8,000,000	4,917,559	790,397.00	.00	2,856,000.00	1,271,162.00	74.2%
57800	FOR CONTINGENCIES	0	844,630	.00	.00	.00	844,630.00	.0%
59000	TRANSFERS OUT (LABOR)	0	4,350,676	181,576.24	60,354.59	.00	4,169,099.87	4.2%
	TOTAL WASTEWATER CIP FUND	56,340,000	107,489,991	16,252,546.10	2,827,315.65	23,771,990.70	67,465,453.83	37.2%
613 WASTEWATER CONNECTION FEE FUND								
53200	PROF SERVICES - OTHER	0	68,312	.00	.00	.00	68,312.00	.0%
53700	DEVELOPER REIMBURSEMENTS	1,100,000	1,100,000	.00	.00	.00	1,100,000.00	.0%
57700	LOANS TO PROP OWNERS	0	52,168	.00	.00	.00	52,168.00	.0%
59600	INDIRECT PRORATED CST CHG	9,369	9,369	8,588.25	780.75	.00	780.75	91.7%
	TOTAL WASTEWATER CONNECTION FEE F	1,109,369	1,229,849	8,588.25	780.75	.00	1,221,260.75	.7%
617 WASTEWATER BONDS/SRF LOANS								
59800	TRANSFERS OUT - CIP	48,000,000	67,197,739	9,234,411.84	.00	.00	57,963,327.31	13.7%
	TOTAL WASTEWATER BONDS/SRF LOANS	48,000,000	67,197,739	9,234,411.84	.00	.00	57,963,327.31	13.7%
631 SOLID WASTE OPERATING FUND								
50000	SALARIES - REGULAR	13,204,876	13,204,876	11,481,295.03	1,510,474.58	.00	1,723,580.97	86.9%
50100	SALARIES - TEMPORARY	56,461	56,461	234,749.21	34,667.12	.00	-178,288.21	415.8%
50168	LEAVE BANK CASH OUT	305,033	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES	3,203,712	3,203,712	3,673,735.02	367,442.92	.00	-470,023.02	114.7%
50400	VAC SICK COMP BUYBACK	0	0	143,347.25	38,974.92	.00	-143,347.25	100.0%
50410	WORKERS COMP SALARY CONTINUE	0	0	1,173.63	.00	.00	-1,173.63	100.0%
51000	CALPERS PENSION NORMAL COST	1,333,692	1,333,692	1,162,802.05	150,482.25	.00	170,889.95	87.2%

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51010 CALPERS PENSION UAL	2,286,576	2,286,576	2,096,028.00	190,548.00	.00	190,548.00	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	780,519	780,519	739,437.94	96,738.82	.00	41,081.06	94.7%
51040 EARLY RETIREMENT INCENTIVE	24,740	24,740	24,739.58	.00	.00	.42	100.0%
51160 CITY PAID EMPLOYEE BENEFITS	4,296,393	4,601,426	3,823,922.11	453,899.44	.00	777,503.89	83.1%
51210 RETIREE HEALTH INS PLAN	57,356	57,356	54,201.13	6,638.03	.00	3,154.87	94.5%
51300 WORKERS COMPENSATION	506,271	506,271	464,081.75	42,189.25	.00	42,189.25	91.7%
51400 AUTO ALLOWANCE	1,050	1,050	947.08	121.17	.00	102.92	90.2%
51420 TOOL AND EQUIPMENT ALLOWANCE	15,375	15,375	13,325.00	.00	.00	2,050.00	86.7%
52000 POSTAGE	13,000	13,000	1,171.06	177.81	.00	11,828.94	9.0%
52110 REPAIR PARTS	190,000	190,000	101,824.66	8,293.71	46,122.33	42,053.01	77.9%
52200 BROCHURES & PUBLICATIONS	495	495	300.00	.00	.00	195.00	60.6%
52300 UNIFORMS	200,000	200,000	124,176.41	14,555.56	22,386.90	53,436.69	73.3%
52310 TRAINING-WORKSHOP-MTGS	30,000	30,000	20,927.29	7,959.26	2,600.00	6,472.71	78.4%
52330 EDUCATION REIMBURSEMENT	6,500	6,500	.00	.00	.00	6,500.00	.0%
52340 MEMBERSHIPS	10,000	10,000	5,170.00	395.00	.00	4,830.00	51.7%
52400 MINOR EQUIPMENT	1,433,445	1,433,445	1,098,685.59	16,285.87	159,143.77	175,615.64	87.7%
52510 PUBLIC OUTREACH	7,000	7,000	5,757.68	3,259.75	.00	1,242.32	82.3%
52610 SUPPLIES SAFETY	84,000	84,000	51,452.56	7,256.03	10,842.44	21,705.00	74.2%
52900 MISC SUPPLIES	37,000	37,000	19,533.92	2,753.40	5,370.09	12,095.99	67.3%
53020 INTERNAL PHOTOCOPING COSTS	6,691	6,691	7,585.63	.00	.00	-894.63	113.4%
53200 PROF SERVICES - OTHER	2,146,812	2,121,812	1,014,721.13	67,878.40	680,023.57	427,067.30	79.9%
53250 ADVERTISING	89,500	89,500	44,124.00	7,031.78	15,130.00	30,246.00	66.2%
53260 LEGAL ADVOCACY	15,000	15,000	9,640.00	964.00	1,912.00	3,448.00	77.0%
53500 BANK CHARGES	37,180	37,180	30,295.79	75.00	1,704.21	5,180.00	86.1%
54010 UTILITY EXPENSE-ELECTRIC	160,000	160,000	121,124.62	7,020.23	.00	38,875.38	75.7%
54020 UTILITY EXPENSE - GAS	2,600	2,600	3,405.55	344.17	.00	-805.55	131.0%
54030 UTILITY EXPENSE- WASTEWATER	2,000	2,000	1,606.20	149.58	.00	393.80	80.3%
54040 UTILITY EXPENSE WATER	18,000	18,000	17,288.89	1,742.22	.00	711.11	96.0%
54050 UTIL EXP REFUSE AND DISPOSE	10,350,000	10,350,000	8,299,962.50	804,593.29	2,051,920.29	-1,882.79	100.0%
54080 TELEPHONE CHGS	55,000	55,000	48,230.83	3,925.14	.00	6,769.17	87.7%
54090 UNLEADED FUEL	245,000	270,000	141,531.27	13,418.83	108,468.73	20,000.00	92.6%
54200 RECYCLES BUY BACK	1,300,000	1,300,000	504,510.85	7,475.37	.00	795,489.15	38.8%
54300 GREENWASTE PROCESSING	1,600,000	1,600,000	762,256.84	72,836.74	237,743.16	600,000.00	62.5%
54355 UTILITY RATE ASSIST CREDIT	80,500	80,500	.00	.00	.00	80,500.00	.0%
54400 SUPP WASTE HAULING	1,500,000	1,500,000	978,843.44	82,652.86	321,156.56	200,000.00	86.7%
55010 BUILDING MAINT & REPAIR	150,000	150,000	23,611.63	.00	4,559.54	121,828.83	18.8%
55030 VEHICLE MAINTENANCE	250,000	250,000	155,689.24	15,608.44	68,347.76	25,963.00	89.6%
56030 CAPEX - VEHICLES	1,021,283	1,021,283	.00	.00	.00	1,021,283.00	.0%
56040 CAPEX - MACHINERY/EQUIP	755,000	755,000	29,360.31	29,360.31	185,000.00	540,639.69	28.4%
57000 RENTALS & LEASES	1,226,541	1,226,541	986,269.94	33,089.95	79,851.05	160,420.01	86.9%
57110 TAXES AND FILING FEES	75,000	75,000	48,613.91	2,041.31	.00	26,386.09	64.8%
57200 BAD DEBT EXPENSE	30,000	30,000	-325.17	.00	.00	30,325.17	-1.1%
57500 PRINCIPAL PAYMENTS	1,964,721	1,964,721	1,964,720.27	730,571.00	.00	.73	100.0%
57510 INTEREST & PENALTIES EXPENSE	138,730	138,730	116,550.93	38,023.54	.00	22,179.07	84.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
59000 TRANSFERS OUT (LABOR)	20,000	20,000	.00	.00	.00	20,000.00	.0%
59010 INFRASTRUCTURE USE FEE	0	1,024,234	.00	-1,024,234.00	.00	1,024,234.00	.0%
59100 CUSTOMER BILLING CHARGES	909,822	909,822	834,003.50	75,818.50	.00	75,818.50	91.7%
59200 IT & DATA PROCESSING CHGS	2,092,021	2,092,021	1,917,685.88	174,335.08	.00	174,335.12	91.7%
59300 LIABILITY INSURANCE CHGS	675,895	675,895	619,570.49	56,324.59	.00	56,324.51	91.7%
59400 TELEPHONE CHGS HIPC	39,547	39,547	36,251.38	3,295.58	.00	3,295.62	91.7%
59500 FLEET EQUIP MAINT ISF CHG	4,426,505	4,426,505	3,069,814.08	288,209.90	.00	1,356,690.92	69.4%
59600 INDIRECT PRORATED CST CHG	2,144,855	2,144,855	1,966,117.12	178,737.92	.00	178,737.88	91.7%
59700 FACILITY CHG MAINTENANCE	158,334	158,334	145,139.50	13,194.50	.00	13,194.50	91.7%
59800 TRANSFERS OUT - CIP	200,000	4,432,227	1,204.00	.00	.00	4,431,022.76	.0%
59900 TRANSFERS OUT - DEBT	79,683	79,683	79,682.71	60,224.20	.00	.29	100.0%
60500 DEBT OFFSET	0	0	-1,980,728.60	-730,571.00	.00	1,980,728.60	100.0%
TOTAL SOLID WASTE OPERATING FUND	62,049,714	67,306,175	47,341,142.61	3,967,250.32	4,002,282.40	15,962,749.75	76.3%
632 SOLID WASTE CIP FUND							
53200 PROF SERVICES - OTHER	0	354,174	.00	.00	.00	354,174.18	.0%
53270 CONSTRUCTION SERVICES	0	3,317,874	.00	.00	1,067,693.74	2,250,180.62	32.2%
56010 CAPEX - BUILDINGS	200,000	200,000	.00	.00	.00	200,000.00	.0%
56040 CAPEX - MACHINERY/EQUIP	0	708,708	519,396.00	519,396.00	.00	189,311.95	73.3%
57800 FOR CONTINGENCIES	0	502,500	.00	.00	.00	502,500.00	.0%
59000 TRANSFERS OUT (LABOR)	0	167,716	3,634.08	2,430.08	.00	164,082.19	2.2%
TOTAL SOLID WASTE CIP FUND	200,000	5,250,973	523,030.08	521,826.08	1,067,693.74	3,660,248.94	30.3%
634 SOLID WASTE DEVELOPER FEE FUND							
56030 CAPEX - VEHICLES	790,573	790,573	.00	.00	.00	790,573.00	.0%
TOTAL SOLID WASTE DEVELOPER FEE F	790,573	790,573	.00	.00	.00	790,573.00	.0%
638 SOLID WASTE SEC - CONT PREV FU							
53200 PROF SERVICES - OTHER	220,000	220,000	.00	.00	.00	220,000.00	.0%
59800 TRANSFERS OUT - CIP	0	299,350	.00	.00	.00	299,350.00	.0%
TOTAL SOLID WASTE SEC - CONT PREV	220,000	519,350	.00	.00	.00	519,350.00	.0%
641 PERFORMING ARTS CENTER FUND							

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641	PERFORMING ARTS CENTER FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50200	OVERTIME WAGES	0	0	.00	-142.37	.00	.00	.0%
51000	CALPERS PENSION NORMAL COST	0	0	.00	-14.38	.00	.00	.0%
51160	CITY PAID EMPLOYEE BENEFITS	0	0	.00	-31.23	.00	.00	.0%
54010	UTILITY EXPENSE-ELECTRIC	72,000	72,000	66,421.26	845.00	.00	5,578.74	92.3%
54020	UTILITY EXPENSE - GAS	0	5,000	4,471.13	482.97	.00	528.87	89.4%
54030	UTILITY EXPENSE- WASTEWATER	4,588	4,588	2,309.95	441.45	.00	2,278.05	50.3%
54040	UTILITY EXPENSE WATER	10,493	10,493	9,962.59	1,172.35	.00	530.41	94.9%
54050	UTIL EXP REFUSE AND DISPOSE	21,336	27,836	32,544.72	2,828.25	.00	-4,708.72	116.9%
55010	BUILDING MAINT & REPAIR	120,857	109,357	65,581.48	.00	43,731.84	43.68	100.0%
57110	TAXES AND FILING FEES	200	200	.00	.00	.00	200.00	.0%
59400	TELEPHONE CHGS HIPC	7,923	7,923	7,262.75	660.25	.00	660.25	91.7%
59600	INDIRECT PRORATED CST CHG	2,129	2,129	1,951.62	177.42	.00	177.38	91.7%
	TOTAL PERFORMING ARTS CENTER FUND	239,526	239,526	190,505.50	6,419.71	43,731.84	5,288.66	97.8%
651 GOLF COURSE OPERATING FUND								
50000	SALARIES - REGULAR	26,214	26,214	24,243.87	3,133.66	.00	1,970.13	92.5%
50168	LEAVE BANK CASH OUT	606	0	.00	.00	.00	.00	.0%
50400	VAC SICK COMP BUYBACK	0	0	292.35	79.80	.00	-292.35	100.0%
51000	CALPERS PENSION NORMAL COST	2,648	2,648	2,383.01	265.38	.00	264.99	90.0%
51010	CALPERS PENSION UAL	1,831	1,831	1,678.38	152.58	.00	152.62	91.7%
51030	RETIREMENT ENHANCEMENT PLAN	0	0	114.84	31.35	.00	-114.84	100.0%
51160	CITY PAID EMPLOYEE BENEFITS	4,526	5,132	4,291.80	478.02	.00	840.20	83.6%
51210	RETIREE HEALTH INS PLAN	0	0	114.84	31.35	.00	-114.84	100.0%
51300	WORKERS COMPENSATION	1,455	1,455	1,333.75	121.25	.00	121.25	91.7%
52400	MINOR EQUIPMENT	347,800	347,800	309,882.34	33,714.72	.00	37,917.66	89.1%
53020	INTERNAL PHOTOCOPING COSTS	0	0	709.45	.00	.00	-709.45	100.0%
53200	PROF SERVICES - OTHER	4,067,821	4,750,687	3,514,788.99	336,551.80	19,764.84	1,216,133.17	74.4%
53210	SERVICES AUDIT	10,000	10,000	.00	.00	.00	10,000.00	.0%
53500	BANK CHARGES	106,517	165,056	113,798.91	.00	.00	51,257.09	68.9%
54010	UTILITY EXPENSE-ELECTRIC	234,000	234,000	258,462.47	25,443.91	.00	-24,462.47	110.5%
54040	UTILITY EXPENSE WATER	430,000	430,000	203,385.05	12,874.54	.00	226,614.95	47.3%
54050	UTIL EXP REFUSE AND DISPOSE	15,000	15,000	11,468.10	10,562.33	.00	3,531.90	76.5%
54070	INTERNET CHARGES	12,894	12,894	13,036.02	1,512.75	.00	-142.02	101.1%
54080	TELEPHONE CHGS	8,800	8,800	.00	.00	.00	8,800.00	.0%
55030	VEHICLE MAINTENANCE	35,052	35,052	27,163.00	.00	.00	7,889.00	77.5%
56040	CAPEX - MACHINERY/EQUIP	100,000	21,485	.00	.00	.00	21,485.00	.0%
57110	TAXES AND FILING FEES	24,502	24,502	.00	.00	.00	24,502.00	.0%
57500	PRINCIPAL PAYMENTS	148,986	148,986	148,985.96	.00	.00	.04	100.0%
57510	INTEREST & PENALTIES EXPENSE	10,355	10,355	10,354.10	.00	.00	.90	100.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
58100 GENERAL LIABILITY INSURANCE	126,000	126,000	67,080.70	8,588.07	.00	58,919.30	53.2%
59200 IT & DATA PROCESSING CHGS	1,675	1,675	1,535.38	139.58	.00	139.62	91.7%
59300 LIABILITY INSURANCE CHGS	1,503	1,503	1,377.75	125.25	.00	125.25	91.7%
59400 TELEPHONE CHGS HIPC	11,838	11,838	10,851.50	986.50	.00	986.50	91.7%
59600 INDIRECT PRORATED CST CHG	144,965	144,965	132,884.51	12,080.41	.00	12,080.49	91.7%
59800 TRANSFERS OUT - CIP	1,350,000	1,663,045	33,146.74	.00	.00	1,629,898.43	2.0%
60300 INTERFUND ADVANCE OFFSET	0	0	-148,985.96	.00	.00	148,985.96	100.0%
TOTAL GOLF COURSE OPERATING FUND	7,224,988	8,200,923	4,744,377.85	446,873.25	19,764.84	3,436,780.48	58.1%
652 GOLF COURSE CIP FUND							
53200 PROF SERVICES - OTHER	0	123,681	5,324.00	.00	58,693.79	59,663.40	51.8%
53270 CONSTRUCTION SERVICES	0	333,000	.00	.00	.00	333,000.00	.0%
56010 CAPEX - BUILDINGS	1,350,000	1,710,000	.00	.00	.00	1,710,000.00	.0%
59000 TRANSFERS OUT (LABOR)	0	96,364	30,098.20	2,275.46	.00	66,265.78	31.2%
TOTAL GOLF COURSE CIP FUND	1,350,000	2,263,045	35,422.20	2,275.46	58,693.79	2,168,929.18	4.2%
701 PUBLIC LIAB & PROP INSUR ISF							
50000 SALARIES - REGULAR	174,683	174,683	153,007.17	15,829.72	.00	21,675.83	87.6%
50168 LEAVE BANK CASH OUT	4,035	0	.00	.00	.00	.00	.0%
50400 VAC SICK COMP BUYBACK	0	0	1,614.15	357.87	.00	-1,614.15	100.0%
51000 CALPERS PENSION NORMAL COST	17,643	17,643	15,285.26	1,556.03	.00	2,357.74	86.6%
51010 CALPERS PENSION UAL	18,914	18,914	17,337.87	1,576.17	.00	1,576.13	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	20,977	20,977	18,603.07	1,450.56	.00	2,373.93	88.7%
51160 CITY PAID EMPLOYEE BENEFITS	36,641	40,676	32,898.56	3,155.14	.00	7,777.44	80.9%
51210 RETIREE HEALTH INS PLAN	0	0	377.16	66.85	.00	-377.16	100.0%
51300 WORKERS COMPENSATION	7,023	7,023	6,437.75	585.25	.00	585.25	91.7%
51400 AUTO ALLOWANCE	210	210	181.33	24.24	.00	28.67	86.3%
52000 POSTAGE	33	33	.00	.00	.00	33.00	.0%
52200 BROCHURES & PUBLICATIONS	275	275	300.00	.00	.00	-25.00	109.1%
52310 TRAINING-WORKSHOP-MTGS	500	500	848.00	.00	.00	-348.00	169.6%
52320 MILEAGE REIMBURSEMENTS	300	300	.00	.00	.00	300.00	.0%
52400 MINOR EQUIPMENT	700	700	.00	.00	.00	700.00	.0%
52900 MISC SUPPLIES	325	325	.00	.00	.00	325.00	.0%
53010 SERVICES PRINTING BINDING	600	600	.00	.00	.00	600.00	.0%
53200 PROF SERVICES - OTHER	270,000	270,000	227,240.16	17,756.84	48,216.00	-5,456.16	102.0%
53220 SERVICES LEGAL SERVICES	15,113	15,113	.00	.00	2,515.00	12,598.00	16.6%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
58050 LOSS CONTROL ACTIVITIES	110,000	110,000	.00	.00	.00	110,000.00	.0%
58200 PHYSICAL DMG INS NON AUTO	1,876,500	1,504,304	1,696,079.00	5,677.00	.00	-191,775.00	112.7%
58300 EXCESS LIABILITY INS	3,670,000	2,714,584	3,192,292.00	.00	.00	-477,708.00	117.6%
58400 LIABILITY CLAIMS EXPENSE	2,896,962	5,824,574	4,549,602.04	169,029.39	.00	1,274,971.96	78.1%
58500 WORKERS COMP CLAIMS	4,324	4,324	.00	.00	.00	4,324.00	.0%
59200 IT & DATA PROCESSING CHGS	17,304	17,304	15,862.00	1,442.00	.00	1,442.00	91.7%
59300 LIABILITY INSURANCE CHGS	12,124	12,124	11,113.63	1,010.33	.00	1,010.37	91.7%
59400 TELEPHONE CHGS HIPC	1,136	1,136	1,041.37	94.67	.00	94.63	91.7%
59600 INDIRECT PRORATED CST CHG	155,073	155,073	142,150.25	12,922.75	.00	12,922.75	91.7%
TOTAL PUBLIC LIAB & PROP INSUR IS	9,311,395	10,911,395	10,082,270.77	232,534.81	50,731.00	778,393.23	92.9%
702 WORKERS COMP INSUR ISF							
50000 SALARIES - REGULAR	467,947	467,947	322,746.92	47,562.20	.00	145,200.08	69.0%
50168 LEAVE BANK CASH OUT	10,810	0	.00	.00	.00	.00	.0%
50400 VAC SICK COMP BUYBACK	0	0	3,545.78	1,140.43	.00	-3,545.78	100.0%
51000 CALPERS PENSION NORMAL COST	47,263	47,263	32,166.59	4,803.74	.00	15,096.41	68.1%
51010 CALPERS PENSION UAL	48,199	48,199	44,182.38	4,016.58	.00	4,016.62	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	16,782	16,782	15,866.36	1,523.05	.00	915.64	94.5%
51160 CITY PAID EMPLOYEE BENEFITS	84,396	95,206	65,235.06	8,509.00	.00	29,970.94	68.5%
51210 RETIREE HEALTH INS PLAN	1,851	1,851	2,940.58	604.65	.00	-1,089.58	158.9%
51300 WORKERS COMPENSATION	17,400	17,400	15,950.00	1,450.00	.00	1,450.00	91.7%
51400 AUTO ALLOWANCE	210	210	189.40	24.24	.00	20.60	90.2%
52000 POSTAGE	63	63	.00	.00	.00	63.00	.0%
52310 TRAINING-WORKSHOP-MTGS	432	432	.00	.00	.00	432.00	.0%
52400 MINOR EQUIPMENT	65	65	.00	.00	.00	65.00	.0%
52900 MISC SUPPLIES	950	950	250.06	86.52	249.94	450.00	52.6%
53020 INTERNAL PHOTOCOPING COSTS	200	200	.00	.00	.00	200.00	.0%
53200 PROF SERVICES - OTHER	342,000	342,000	231,495.04	22,779.15	120,152.74	-9,647.78	102.8%
54080 TELEPHONE CHGS	0	0	1,201.98	92.15	.00	-1,201.98	100.0%
57110 TAXES AND FILING FEES	475,000	475,000	157,194.19	.00	.00	317,805.81	33.1%
58050 LOSS CONTROL ACTIVITIES	175,000	175,000	80,576.41	2,335.47	71,894.56	22,529.03	87.1%
58300 EXCESS LIABILITY INS	710,000	710,000	641,422.00	.00	.00	68,578.00	90.3%
58500 WORKERS COMP CLAIMS	7,833,881	7,833,881	4,761,060.11	726,246.14	25,407.50	3,047,413.39	61.1%
59200 IT & DATA PROCESSING CHGS	44,098	44,098	40,423.13	3,674.83	.00	3,674.87	91.7%
59300 LIABILITY INSURANCE CHGS	30,042	30,042	27,538.50	2,503.50	.00	2,503.50	91.7%
59400 TELEPHONE CHGS HIPC	757	757	693.88	63.08	.00	63.12	91.7%
59600 INDIRECT PRORATED CST CHG	148,150	148,150	135,804.13	12,345.83	.00	12,345.87	91.7%
TOTAL WORKERS COMP INSUR ISF	10,455,496	10,455,496	6,580,482.50	839,760.56	217,704.74	3,657,308.76	65.0%
725 CUSTOMER BILLING OPS ISF							

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725	CUSTOMER BILLING OPS ISF	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50000	SALARIES - REGULAR	958,671	958,671	748,769.60	104,098.74	.00	209,901.40	78.1%
50168	LEAVE BANK CASH OUT	22,146	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES	0	0	10,974.48	135.89	.00	-10,974.48	100.0%
50400	VAC SICK COMP BUYBACK	0	0	9,486.67	2,624.74	.00	-9,486.67	100.0%
51000	CALPERS PENSION NORMAL COST	96,826	96,826	75,014.05	10,491.30	.00	21,811.95	77.5%
51010	CALPERS PENSION UAL	163,450	163,450	149,829.24	13,620.84	.00	13,620.76	91.7%
51030	RETIREMENT ENHANCEMENT PLAN	49,541	49,541	22,784.48	3,820.38	.00	26,756.52	46.0%
51160	CITY PAID EMPLOYEE BENEFITS	311,333	333,479	225,549.16	25,171.61	.00	107,929.84	67.6%
51210	RETIREE HEALTH INS PLAN	6,784	6,784	7,731.44	876.42	.00	-947.44	114.0%
51300	WORKERS COMPENSATION	40,729	40,729	37,334.88	3,394.08	.00	3,394.12	91.7%
51400	AUTO ALLOWANCE	2,625	2,625	.00	.00	.00	2,625.00	.0%
52000	POSTAGE	275,256	275,256	229,999.97	22,803.51	18,286.31	26,969.72	90.2%
52200	BROCHURES & PUBLICATIONS	24,000	24,000	7,302.64	.00	.00	16,697.36	30.4%
52310	TRAINING-WORKSHOP-MTGS	1,000	1,000	.00	.00	.00	1,000.00	.0%
52330	EDUCATION REIMBURSEMENT	2,000	2,000	1,000.00	.00	.00	1,000.00	50.0%
52620	SUPPLIES OTHER	165	165	.00	.00	.00	165.00	.0%
52900	MISC SUPPLIES	6,000	6,000	3,601.42	82.69	3,170.78	-772.20	112.9%
53010	SERVICES PRINTING BINDING	74,258	74,258	54,455.35	5,360.79	9,345.47	10,457.18	85.9%
53020	INTERNAL PHOTOCOPING COSTS	4,815	4,815	2,789.35	55.90	.00	2,025.65	57.9%
53200	PROF SERVICES - OTHER	68,959	68,959	38,923.24	3,787.22	37,261.45	-7,225.69	110.5%
53500	BANK CHARGES	438,164	438,164	322,854.95	28,638.18	65,761.79	49,547.26	88.7%
54080	TELEPHONE CHGS	551	551	466.67	49.69	.00	84.33	84.7%
55020	EQUIPMENT MAINTENANCE	52,662	52,662	.00	.00	.00	52,662.00	.0%
57300	LEASE PMT CAP GROWTH FEES	28,820	28,820	28,819.69	23,283.61	.00	.31	100.0%
59200	IT & DATA PROCESSING CHGS	149,542	149,542	137,080.13	12,461.83	.00	12,461.87	91.7%
59300	LIABILITY INSURANCE CHGS	70,318	70,318	64,458.13	5,859.83	.00	5,859.87	91.7%
59400	TELEPHONE CHGS HIPC	24,358	24,358	22,328.13	2,029.83	.00	2,029.87	91.7%
59600	INDIRECT PRORATED CST CHG	139,822	139,822	128,170.24	11,651.84	.00	11,651.76	91.7%
59700	FACILITY CHG MAINTENANCE	56,809	56,809	52,074.88	4,734.08	.00	4,734.12	91.7%
TOTAL CUSTOMER BILLING OPS ISF		3,069,604	3,069,604	2,381,798.79	285,033.00	133,825.80	553,979.41	82.0%

731 INFORMATION TECHNOLOGY ISF

50000	SALARIES - REGULAR	4,943,950	4,943,950	3,102,171.88	430,532.46	.00	1,841,778.12	62.7%
50100	SALARIES - TEMPORARY	65,420	65,420	34,058.50	.00	.00	31,361.50	52.1%
50168	LEAVE BANK CASH OUT	114,205	0	.00	.00	.00	.00	.0%
50200	OVERTIME WAGES	54,666	54,666	96,441.60	12,792.83	.00	-41,775.60	176.4%
50400	VAC SICK COMP BUYBACK	0	0	37,533.49	10,442.00	.00	-37,533.49	100.0%
51000	CALPERS PENSION NORMAL COST	499,339	499,339	306,950.85	40,524.24	.00	192,388.15	61.5%
51010	CALPERS PENSION UAL	512,496	512,496	469,788.11	42,708.01	.00	42,707.89	91.7%
51030	RETIREMENT ENHANCEMENT PLAN	107,638	107,638	117,332.93	18,128.15	.00	-9,694.93	109.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
51160 CITY PAID EMPLOYEE BENEFITS	1,104,425	1,218,630	674,156.07	80,452.07	.00	544,473.93	55.3%
51210 RETIREE HEALTH INS PLAN	13,568	13,568	20,221.07	3,977.40	.00	-6,653.07	149.0%
51300 WORKERS COMPENSATION	192,947	192,947	176,868.12	16,078.92	.00	16,078.88	91.7%
51400 AUTO ALLOWANCE	4,200	4,200	3,788.11	484.62	.00	411.89	90.2%
52000 POSTAGE	0	0	8.97	.00	.00	-8.97	100.0%
52310 TRAINING-WORKSHOP-MTGS	30,000	30,000	327.96	.00	.00	29,672.04	1.1%
52320 MILEAGE REIMBURSEMENTS	-1	-1	.00	.00	.00	-1.00	.0%
52340 MEMBERSHIPS	0	0	1,000.00	.00	.00	-1,000.00	100.0%
52400 MINOR EQUIPMENT	1,244,503	1,244,503	244,917.61	62,691.01	690,890.78	308,694.61	75.2%
52900 MISC SUPPLIES	227,000	227,000	30,589.67	2,595.25	10,924.86	185,485.47	18.3%
53000 SOFTWARE EXPENSE	0	0	67,913.99	282.19	7,256.54	-75,170.53	100.0%
53001 SOFTWARE SUBSCRIPTION	4,692,030	4,692,030	3,600,690.21	67,799.83	654,189.87	437,149.92	90.7%
53020 INTERNAL PHOTOCOPYING COSTS	18,746	18,746	1,905.61	.00	.00	16,840.39	10.2%
53200 PROF SERVICES - OTHER	3,717,844	3,717,844	1,608,095.92	74,038.03	1,037,705.60	1,072,042.48	71.2%
53290 OUTSIDE SERVICES	0	0	196,439.10	.00	758,523.15	-954,962.25	100.0%
54070 INTERNET CHARGES	123,540	123,540	115,177.88	9,117.73	43,200.00	-34,837.88	128.2%
54080 TELEPHONE CHGS	615,300	615,300	330,921.03	26,403.47	7,570.96	276,808.01	55.0%
56040 CAPEX - MACHINERY/EQUIP	0	0	.00	.00	437,944.80	-437,944.80	100.0%
57000 RENTALS & LEASES	0	0	19,345.26	1,758.66	1,758.66	-21,103.92	100.0%
59300 LIABILITY INSURANCE CHGS	333,121	333,121	305,360.99	27,760.09	.00	27,760.01	91.7%
59500 FLEET EQUIP MAINT ISF CHG	2,472	2,472	3,850.35	350.46	.00	-1,378.35	155.8%
59600 INDIRECT PRORATED CST CHG	308,582	308,582	282,866.76	25,715.16	.00	25,715.24	91.7%
59700 FACILITY CHG MAINTENANCE	181,596	181,596	166,463.00	15,133.00	.00	15,133.00	91.7%
59800 TRANSFERS OUT - CIP	0	289,103	.00	.00	.00	289,103.36	.0%
59900 TRANSFERS OUT - DEBT	73,701	73,701	73,700.20	.00	.00	.80	100.0%
TOTAL INFORMATION TECHNOLOGY ISF	19,181,288	19,470,391	12,088,885.24	969,765.58	3,649,965.22	3,731,540.90	80.8%
732 IT CAPITAL							
53200 PROF SERVICES - OTHER	0	189,270	.00	.00	.00	189,270.00	.0%
56030 CAPEX - VEHICLES	0	42,155	.00	.00	.00	42,154.70	.0%
56050 CAPEX - INFRASTRUCTURE	0	99,833	.00	.00	.00	99,833.36	.0%
TOTAL IT CAPITAL	0	331,258	.00	.00	.00	331,258.06	.0%
735 FACILITIES MAINTENANCE ISF							
50000 SALARIES - REGULAR	2,580,731	2,555,769	2,180,713.23	294,060.40	.00	375,055.77	85.3%
50100 SALARIES - TEMPORARY	32,000	23,410	6,217.59	4,791.59	.00	17,192.41	26.6%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50168 LEAVE BANK CASH OUT	59,615	0	.00	.00	.00	.00	.0%
50200 OVERTIME WAGES	35,000	55,000	63,952.48	6,854.39	.00	-8,952.48	116.3%
50400 VAC SICK COMP BUYBACK	0	0	27,702.93	7,698.58	.00	-27,702.93	100.0%
50410 WORKERS COMP SALARY CONTINUE	0	0	7,425.47	.00	.00	-7,425.47	100.0%
51000 CALPERS PENSION NORMAL COST	260,654	258,132	217,433.14	29,402.00	.00	40,698.86	84.2%
51010 CALPERS PENSION UAL	437,328	437,328	400,884.00	36,444.00	.00	36,444.00	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	282,580	282,580	258,964.22	34,826.55	.00	23,615.78	91.6%
51160 CITY PAID EMPLOYEE BENEFITS	797,374	848,063	660,261.85	80,166.29	.00	187,801.15	77.9%
51210 RETIREE HEALTH INS PLAN	22,203	22,203	20,528.22	2,476.91	.00	1,674.78	92.5%
51300 WORKERS COMPENSATION	201,497	201,497	184,705.62	16,791.42	.00	16,791.38	91.7%
51400 AUTO ALLOWANCE	210	210	189.37	24.24	.00	20.63	90.2%
52300 UNIFORMS	11,200	11,200	14,319.77	9,820.09	2,080.23	-5,200.00	146.4%
52310 TRAINING-WORKSHOP-MTGS	299	7,499	10,169.15	.00	450.85	-3,121.00	141.6%
52340 MEMBERSHIPS	0	835	835.32	.00	.00	.00	100.0%
52400 MINOR EQUIPMENT	405,116	405,116	233,319.20	38,107.28	89,086.95	82,709.85	79.6%
52600 SUPPLIES CUSTODIAL	80,000	80,000	87,119.36	30,079.24	2,836.76	-9,956.12	112.4%
52610 SUPPLIES SAFETY	5,800	5,800	3,258.21	1,226.08	1,141.79	1,400.00	75.9%
52900 MISC SUPPLIES	2,000	2,000	1,505.87	351.70	1,883.78	-1,389.65	169.5%
53020 INTERNAL PHOTOCOPING COSTS	750	750	3,908.19	.00	.00	-3,158.19	521.1%
53200 PROF SERVICES - OTHER	1,189,000	1,107,768	744,842.75	121,819.44	273,020.83	89,904.23	91.9%
54010 UTILITY EXPENSE-ELECTRIC	770,487	798,685	684,661.54	46,872.80	.00	114,023.46	85.7%
54020 UTILITY EXPENSE - GAS	65,945	65,945	68,595.83	8,508.05	.00	-2,650.83	104.0%
54030 UTILITY EXPENSE- WASTEWATER	11,851	21,851	14,510.52	577.49	.00	7,340.48	66.4%
54040 UTILITY EXPENSE WATER	31,190	61,649	53,099.20	10,562.82	.00	8,549.80	86.1%
54050 UTIL EXP REFUSE AND DISPOSE	87,000	87,000	71,873.14	13,567.14	.00	15,126.86	82.6%
54080 TELEPHONE CHGS	20,487	20,487	19,355.30	1,584.70	.00	1,131.70	94.5%
57000 RENTALS & LEASES	86,000	309,197	210,736.60	21,419.99	40,619.84	57,840.43	81.3%
57110 TAXES AND FILING FEES	6,000	6,000	5,973.00	.00	.00	27.00	99.6%
59200 IT & DATA PROCESSING CHGS	400,117	400,117	366,773.88	33,343.08	.00	33,343.12	91.7%
59300 LIABILITY INSURANCE CHGS	174,870	174,870	160,297.50	14,572.50	.00	14,572.50	91.7%
59400 TELEPHONE CHGS HIPC	25,233	25,233	23,130.25	2,102.75	.00	2,102.75	91.7%
59500 FLEET EQUIP MAINT ISF CHG	91,146	91,146	60,091.28	10,657.77	.00	31,054.72	65.9%
59600 INDIRECT PRORATED CST CHG	291,784	291,784	267,468.63	24,315.33	.00	24,315.37	91.7%
59800 TRANSFERS OUT - CIP	0	1,050,000	.00	.00	.00	1,050,000.00	.0%
TOTAL FACILITIES MAINTENANCE ISF	8,465,467	9,709,124	7,134,822.61	903,024.62	411,121.03	2,163,180.36	77.7%
741 FLEET SERVICES ISF							
50000 SALARIES - REGULAR	1,194,675	1,194,675	1,108,295.87	142,710.46	.00	86,379.13	92.8%
50100 SALARIES - TEMPORARY	20,000	20,000	7,243.36	5,376.00	.00	12,756.64	36.2%
50168 LEAVE BANK CASH OUT	27,597	0	.00	.00	.00	.00	.0%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
50200 OVERTIME WAGES	25,000	25,000	33,667.91	5,177.26	.00	-8,667.91	134.7%
50400 VAC SICK COMP BUYBACK	0	0	13,841.40	3,695.14	.00	-13,841.40	100.0%
51000 CALPERS PENSION NORMAL COST	120,662	120,662	110,942.12	14,758.44	.00	9,719.88	91.9%
51010 CALPERS PENSION UAL	179,983	179,983	164,984.38	14,998.58	.00	14,998.62	91.7%
51030 RETIREMENT ENHANCEMENT PLAN	105,307	105,307	93,692.40	13,909.00	.00	11,614.60	89.0%
51160 CITY PAID EMPLOYEE BENEFITS	293,564	321,161	273,181.41	32,124.72	.00	47,979.59	85.1%
51210 RETIREE HEALTH INS PLAN	20,969	20,969	17,750.72	1,855.86	.00	3,218.28	84.7%
51300 WORKERS COMPENSATION	83,579	83,579	76,614.12	6,964.92	.00	6,964.88	91.7%
51400 AUTO ALLOWANCE	210	210	189.43	24.24	.00	20.57	90.2%
51420 TOOL AND EQUIPMENT ALLOWANCE	6,150	6,150	6,150.00	.00	.00	.00	100.0%
52000 POSTAGE	200	200	123.40	14.99	.00	76.60	61.7%
52110 REPAIR PARTS	1,260,000	1,360,000	961,074.63	106,589.39	273,025.62	125,899.75	90.7%
52300 UNIFORMS	36,000	36,000	19,822.68	2,069.91	13,936.39	2,240.93	93.8%
52310 TRAINING-WORKSHOP-MTGS	27,000	27,000	16,246.41	186.00	1,892.65	8,860.94	67.2%
52330 EDUCATION REIMBURSEMENT	0	0	90.00	.00	.00	-90.00	100.0%
52400 MINOR EQUIPMENT	30,000	30,000	10,849.79	1,522.57	9,250.21	9,900.00	67.0%
52610 SUPPLIES SAFETY	0	0	3,630.93	531.44	2,319.27	-5,950.20	100.0%
52900 MISC SUPPLIES	27,800	27,800	23,262.35	3,758.28	23,018.69	-18,481.04	166.5%
53000 SOFTWARE EXPENSE	40,000	40,000	48,937.95	.00	.00	-8,937.95	122.3%
53020 INTERNAL PHOTOCOPING COSTS	3,000	3,000	1,386.23	.00	.00	1,613.77	46.2%
53200 PROF SERVICES - OTHER	543,079	543,079	354,482.02	42,494.25	99,692.75	88,904.23	83.6%
54080 TELEPHONE CHGS	4,997	4,997	5,221.24	444.62	.00	-224.24	104.5%
54090 UNLEADED FUEL	1,400,000	1,400,000	1,012,491.10	109,194.84	329,193.98	58,314.92	95.8%
54091 COMPRESSED NATURAL GAS	576,000	576,000	477,363.63	47,256.34	235,938.32	-137,301.95	123.8%
54092 DIESEL FUEL	1,700,000	1,434,000	994,981.62	104,953.34	269,481.07	169,537.31	88.2%
55020 EQUIPMENT MAINTENANCE	18,000	18,000	16,864.55	.00	13,435.45	-12,300.00	168.3%
55030 VEHICLE MAINTENANCE	753,030	753,030	524,220.55	62,397.47	289,919.05	-61,109.60	108.1%
55040 LUBRICANT	90,370	90,370	126,037.25	14,356.07	17,962.75	-53,630.00	159.3%
55050 TIRES	381,660	381,660	308,175.69	31,470.35	66,903.97	6,580.34	98.3%
56040 CAPEX - MACHINERY/EQUIP	23,000	119,000	29,111.44	.00	81,829.52	8,059.04	93.2%
57000 RENTALS & LEASES	0	70,000	.00	.00	70,000.00	.00	100.0%
57110 TAXES AND FILING FEES	9,000	9,000	5,761.05	.00	.00	3,238.95	64.0%
59200 IT & DATA PROCESSING CHGS	164,669	164,669	150,946.62	13,722.42	.00	13,722.38	91.7%
59300 LIABILITY INSURANCE CHGS	78,754	78,754	72,191.13	6,562.83	.00	6,562.87	91.7%
59400 TELEPHONE CHGS HIPC	7,934	7,934	7,272.87	661.17	.00	661.13	91.7%
59500 FLEET EQUIP MAINT ISF CHG	0	0	10,356.88	7,373.24	.00	-10,356.88	100.0%
59600 INDIRECT PRORATED CST CHG	339,971	339,971	311,640.12	28,330.92	.00	28,330.88	91.7%
59700 FACILITY CHG MAINTENANCE	420,363	420,363	385,332.75	35,030.25	.00	35,030.25	91.7%
60200 CAPITAL ASSET OFFSET	0	0	-23,911.52	.00	.00	23,911.52	100.0%
60400 DEPRECIATION EXPENSE	0	0	385.18	.00	.00	-385.18	100.0%
TOTAL FLEET SERVICES ISF	10,012,523	10,012,523	7,760,901.66	860,515.31	1,797,799.69	453,821.65	95.5%

742 FLEET REPLACEMENT FUND

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742	FLEET REPLACEMENT FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
56040	CAPEX - MACHINERY/EQUIP	0	572,042	.00	.00	.00	572,042.15	.0%
57000	RENTALS & LEASES	0	0	30,048.46	2,731.67	2,948.18	-32,996.64	100.0%
59800	TRANSFERS OUT - CIP	0	15,389	.00	.00	.00	15,389.00	.0%
	TOTAL FLEET REPLACEMENT FUND	0	587,431	30,048.46	2,731.67	2,948.18	554,434.51	5.6%
801 COFA DEBT SERVICE FUND								
57500	PRINCIPAL PAYMENTS	5,295,698	5,295,698	5,280,927.10	4,497,043.34	.00	14,770.90	99.7%
57510	INTEREST & PENALTIES EXPENSE	2,441,290	2,441,290	2,440,160.58	1,211,718.52	.00	1,129.42	100.0%
	TOTAL COFA DEBT SERVICE FUND	7,736,988	7,736,988	7,721,087.68	5,708,761.86	.00	15,900.32	99.8%
850 RIVERPARK JPA FUND								
53200	PROF SERVICES - OTHER	0	191,094	.00	.00	.00	191,094.00	.0%
56020	CAPEX - IMPRV OTH. THN BLDGS	0	671,098	86,364.13	.00	.00	584,734.14	12.9%
59000	TRANSFERS OUT (LABOR)	0	0	5,362.94	.00	.00	-5,362.94	100.0%
	TOTAL RIVERPARK JPA FUND	0	862,192	91,727.07	.00	.00	770,465.20	10.6%
991 GOVERNMENTAL CAPITAL ASSETS FD								
53600	HOUSING ASSIST LOAN GRANT	0	0	.00	1,327,704.72	.00	.00	.0%
57510	INTEREST & PENALTIES EXPENSE	0	0	93,416.04	93,416.04	.00	-93,416.04	100.0%
60200	CAPITAL ASSET OFFSET	0	0	-1,768,192.06	-208,508.87	.00	1,768,192.06	100.0%
60210	CAPITAL ASSET OFFSET - CIP	0	0	42,146.84	.00	.00	-42,146.84	100.0%
60550	LOAN OFFSET	0	0	-1,327,704.72	-1,327,704.72	.00	1,327,704.72	100.0%
	TOTAL GOVERNMENTAL CAPITAL ASSETS	0	0	-2,960,333.90	-115,092.83	.00	2,960,333.90	100.0%
996 GOVERNMENTAL DEBT SERVICE FUND								
57510	INTEREST & PENALTIES EXPENSE	0	0	-851,729.94	-447,442.18	.00	851,729.94	100.0%
60500	DEBT OFFSET	0	0	-7,210,658.89	-4,497,043.34	.00	7,210,658.89	100.0%
	TOTAL GOVERNMENTAL DEBT SERVICE F	0	0	-8,062,388.83	-4,944,485.52	.00	8,062,388.83	100.0%
GRAND TOTAL		984,101,305*****		559,742,771.92	64,862,091.72	178,276,658.15	765,510,748.21	49.1%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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** END OF REPORT - Generated by James Costello **

CITY OF OXNARD BALANCE SHEET REPORT

May-25

FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'101	'GENERAL FUND	0000	UNDEFINED SUBFUND	'Asset	5,536,749.61	117,669,710.08
				'Fund Balance	(3,636,292.86)	(107,480,105.90)
				'Liability	(1,900,456.75)	(10,189,604.18)
'104	'HALF CENT SALES TAX - MEAS O	0000	UNDEFINED SUBFUND	'Asset	(212,530.17)	28,778,236.56
				'Fund Balance	158,824.58	(28,201,147.26)
				'Liability	53,705.59	(577,089.30)
'105	'STREET MAINTENANCE (IUF) FUND	0000	UNDEFINED SUBFUND	'Asset	(1,024,234.00)	233,267.93
				'Fund Balance	1,024,234.00	(233,305.85)
				'Liability	0.00	37.92
'114	'STORM WATER MANAGEMENT FUND	0000	UNDEFINED SUBFUND	'Asset	(188,618.36)	391,811.46
				'Fund Balance	206,331.71	(331,014.07)
				'Liability	(17,713.35)	(60,797.39)
'119	'PUBLIC SAFETY RETIREMENT FUND	0000	UNDEFINED SUBFUND	'Asset	(1,336,486.42)	6,111,857.44
				'Fund Balance	1,336,486.42	(6,112,821.69)
				'Liability	0.00	964.25
'120	'MAINT ASSMNT DIST	2000	SPECIAL DISTRICTS ADMIN	'Asset	(207,097.58)	(545,249.10)
				'Fund Balance	214,178.41	554,356.71
				'Liability	(7,080.83)	(9,107.61)
		2030	LMD 03 - RIVER RIDGE	'Asset	1,080.92	101,770.14
				'Fund Balance	1,310.95	(97,772.11)
				'Liability	(2,391.87)	(3,998.03)
		2100	LMD 10 - COUNTRY CLUB	'Asset	(1,997.96)	37,014.04
				'Fund Balance	1,920.13	(36,913.00)
				'Liability	77.83	(101.04)
		2110	LMD 11 - ST. TROPAZ	'Asset	(1,256.71)	1,097.28
				'Fund Balance	1,256.71	(1,097.28)
		2120	LMD 12 - STANDARD PACIFIC	'Asset	(412.83)	41,740.11
				'Fund Balance	98.30	(41,740.11)
				'Liability	314.53	0.00
		2130	LMD 13 - LE VILLAGE	'Asset	(876.24)	30,818.96

CITY OF OXNARD BALANCE SHEET REPORT

May-25

FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'120	'MAINT ASSMNT DIST	2130	LMD 13 - LE VILLAGE	'Fund Balance	671.30	(30,818.96)
				'Liability	204.94	0.00
		2140	LMD 14 - CALIFORNIA COVE	'Asset	(1,591.96)	62,548.56
				'Fund Balance	3,941.08	(59,428.56)
				'Liability	(2,349.12)	(3,120.00)
		2160	LMD 16 - CALIFORNIA LIGHTHOUSE	'Asset	(2,878.04)	14,544.04
				'Fund Balance	1,498.16	(14,544.04)
				'Liability	1,379.88	0.00
		2230	LMD 23 - GREYSTONE	'Asset	(553.02)	9,268.04
				'Fund Balance	323.41	(9,253.14)
				'Liability	229.61	(14.90)
		2240	LMD 24 - VINEYARDS	'Asset	(1,566.18)	28,753.39
				'Fund Balance	988.25	(28,753.39)
				'Liability	577.93	0.00
		2250	LMD 25 - THE POINTE	'Asset	(1,840.81)	31,032.69
				'Fund Balance	1,135.91	(31,032.69)
				'Liability	704.90	0.00
		2270	LMD 27- ROSE ISLAND	'Asset	(3,507.79)	21,052.51
				'Fund Balance	1,295.15	(21,052.51)
				'Liability	2,212.64	0.00
		2280	LMD 28 - HARBORSIDE	'Asset	(8,346.89)	83,632.94
				'Fund Balance	6,213.23	(83,632.94)
				'Liability	2,133.66	0.00
		2300	LMD 30 - HAAS AUTOMATION	'Asset	(3,020.17)	82,349.93
				'Fund Balance	690.08	(82,349.93)
				'Liability	2,330.09	0.00
		2310	LMD 31 - RANCHO DE LA ROSA	'Asset	(17,575.89)	80,611.89
				'Fund Balance	15,313.90	(80,545.97)
				'Liability	2,261.99	(65.92)
		2320	LMD 32 - OAK PARK	'Asset	(2,182.68)	42,791.71

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'120	'MAINT ASSMNT DIST	2320	LMD 32 - OAK PARK	'Fund Balance	1,435.10	(42,791.71)
				'Liability	747.58	0.00
		2330	LMD 33 - EL PASEO	'Asset	(8,532.07)	65,978.06
				'Fund Balance	7,435.78	(65,801.42)
				'Liability	1,096.29	(176.64)
		2340	LMD 34 - SUNRISE PT/SUNSET CV	'Asset	4,908.86	76,797.87
				'Fund Balance	(6,159.32)	(76,306.08)
				'Liability	1,250.46	(491.79)
		2360	LMD 36 - V ST CRUZ/V CARMEL	'Asset	14,278.63	153,308.16
				'Fund Balance	(19,941.38)	(153,051.40)
				'Liability	5,662.75	(256.76)
		2370	LMD 37 - PACIFIC BREEZE	'Asset	(1,104.53)	145,146.94
				'Fund Balance	804.24	(144,970.14)
				'Liability	300.29	(176.80)
		2380	LMD 38 - ALDEA DEL MAR	'Asset	(8,206.94)	105,315.60
				'Fund Balance	5,983.49	(104,543.56)
				'Liability	2,223.45	(772.04)
		2390	LMD 39 - EL SUENO PROMESA	'Asset	(12,133.33)	271,176.59
				'Fund Balance	10,096.93	(267,528.16)
				'Liability	2,036.40	(3,648.43)
		2391	LMD 39- D.R. HORTON	'Asset	(4,531.73)	(7,486.76)
				'Fund Balance	2,934.00	7,849.21
				'Liability	1,597.73	(362.45)
		2400	LMD 40 - CANTADA	'Asset	(3,398.56)	107,793.68
				'Fund Balance	2,293.67	(106,976.56)
				'Liability	1,104.89	(817.12)
		2410	LMD 41 - PACIFIC COVE	'Asset	(1,018.11)	38,851.79
				'Fund Balance	1,480.08	(38,127.24)
				'Liability	(461.97)	(724.55)
		2420	LMD 42 - CANTABRIA/CORONADO	'Asset	(11,041.08)	238,272.42

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'120	'MAINT ASSMNT DIST	2420	LMD 42 - CANTABRIA/CORONADO	'Fund Balance	17,676.46	(226,282.53)
				'Liability	(6,635.38)	(11,989.89)
		2430	LMD 43 - GREENBELT	'Asset	(6,212.09)	140,755.80
				'Fund Balance	4,013.02	(139,941.50)
				'Liability	2,199.07	(814.30)
		2460	LMD 46 - DAILY RANCH	'Asset	(17,746.29)	127,357.33
				'Fund Balance	9,926.22	(127,357.33)
				'Liability	7,820.07	0.00
		2470	LMD 47 - SYCAMORE PLACE	'Asset	(3,429.42)	95,717.59
				'Fund Balance	2,133.13	(95,717.59)
				'Liability	1,296.29	0.00
		2490	LMD 49 - CAMERON RANCH	'Asset	(637.57)	(52,635.71)
				'Fund Balance	444.94	52,635.71
				'Liability	192.63	0.00
		2500	LMD 50 - PV SENIOR HOUSING	'Asset	(2,819.03)	38,034.35
				'Fund Balance	1,214.44	(38,034.35)
				'Liability	1,604.59	0.00
		2510	LMD 51 - PFEILER	'Asset	(13,884.87)	196,829.70
				'Fund Balance	8,887.02	(194,316.93)
				'Liability	4,997.85	(2,512.77)
		2520	LMD 52 - WINGFIELD	'Asset	(15,411.25)	222,013.11
				'Fund Balance	15,212.12	(222,013.11)
				'Liability	199.13	0.00
		2530	LMD 53 - HUFF COURT	'Asset	(36.21)	7,101.84
				'Fund Balance	36.21	(7,101.84)
		2540	LMD 54 - MEADOWCREST	'Asset	(727.95)	84,463.38
				'Fund Balance	585.72	(84,463.38)
				'Liability	142.23	0.00
		2550	LMD 55 - WINGFIELD WEST	'Asset	(3,423.46)	46,035.02
				'Fund Balance	2,183.73	(46,035.02)

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'120	'MAINT ASSMNT DIST	2550	LMD 55 - WINGFIELD WEST	'Liability	1,239.73	0.00
		2580	LMD 58 - WESTWIND	'Asset	(5,696.35)	103,557.57
				'Fund Balance	1,269.67	(103,557.57)
				'Liability	4,426.68	0.00
		2600	LMD 60 - ARTISAN	'Asset	(2,138.78)	46,267.26
				'Fund Balance	1,133.56	(46,267.26)
				'Liability	1,005.22	0.00
		3040	LMD 04 - MNDLY BAY/BEACH MAIN	'Asset	(5,475.85)	64,898.39
				'Fund Balance	3,512.14	(64,898.39)
				'Liability	1,963.71	0.00
		4010	WATERWAYS 01- MANDALAY BAY	'Asset	(68,713.97)	385,242.81
				'Fund Balance	61,884.77	(380,168.20)
				'Liability	6,829.20	(5,074.61)
		4020	WATERWAYS 02- HARBOR ISLAND	'Asset	44,179.86	(35,859.98)
				'Fund Balance	(44,179.86)	38,559.98
				'Liability	0.00	(2,700.00)
		6020	CFD 02 - WESTPORT	'Asset	(67,077.42)	1,519,640.01
				'Fund Balance	67,862.65	(1,498,922.90)
				'Liability	(785.23)	(20,717.11)
		6040	CFD 04 - SEABRIDGE	'Asset	(70,745.16)	4,069,988.82
				'Fund Balance	78,198.69	(4,030,096.11)
				'Liability	(7,453.53)	(39,892.71)
		6050	CFD 05 - RIVERPARK	'Asset	(218,164.55)	4,099,186.88
				'Fund Balance	113,469.85	(4,014,927.68)
				'Liability	104,694.70	(84,259.20)
		6060	CFD 09 - NORTHSHORE MANDALAY	'Asset	413.67	510,948.07
				'Fund Balance	(413.67)	(510,948.07)
		6070	CFD 07- WAGON WHEEL	'Asset	(117,810.64)	6,753.13
				'Fund Balance	159.75	(6,753.13)
				'Liability	117,650.89	0.00

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'120	'MAINT ASSMNT DIST					
		6080	CFD 08 - SAKIOKA FARMS	'Asset	0.00	858,175.94
				'Fund Balance	0.00	(858,175.94)
'181	'STATE GAS TAX FUND	0000	UNDEFINED SUBFUND	'Asset	(196,146.64)	106,028.82
				'Fund Balance	206,040.46	(64,203.26)
				'Liability	(9,893.82)	(41,825.56)
'182	'TRAFFIC SAFETY FUND	0000	UNDEFINED SUBFUND	'Asset	(38,113.97)	(75,387.11)
				'Fund Balance	38,113.97	75,239.58
				'Liability	0.00	147.53
'185	'ROAD MAINT & REHAB ACT FUND	0000	UNDEFINED SUBFUND	'Asset	424,220.14	4,673,016.39
				'Fund Balance	(430,468.89)	(4,673,016.39)
				'Liability	6,248.75	0.00
'191	'ASSET SEIZURE FUND - FED	0000	UNDEFINED SUBFUND	'Asset	(17,271.11)	183,885.18
				'Fund Balance	848.36	(183,515.18)
				'Liability	16,422.75	(370.00)
'192	'ASSET SEIZURE FUND - STATE	0000	UNDEFINED SUBFUND	'Asset	(6,726.92)	193,712.90
				'Fund Balance	6,726.92	(193,712.90)
'200	'FEDERAL GRANTS FUND	0000	UNDEFINED SUBFUND	'Asset	(185,945.55)	(1,844,037.33)
				'Fund Balance	406,440.66	2,087,405.24
				'Liability	(220,495.11)	(243,367.91)
'201	'CDBG FUND	0000	UNDEFINED SUBFUND	'Asset	(388,965.43)	5,554,499.08
				'Fund Balance	210,933.02	(2,752,297.71)
				'Liability	178,032.41	(2,802,201.37)
'202	'HOME FUND	0000	UNDEFINED SUBFUND	'Asset	(22,666.18)	8,720,471.17
				'Fund Balance	22,666.18	(31,000.35)
				'Liability	0.00	(8,689,470.82)
'203	'EMERGENCY SHELTER FUND	0000	UNDEFINED SUBFUND	'Asset	(1,688.15)	46,463.19
				'Fund Balance	7,061.75	(41,089.59)
				'Liability	(5,373.60)	(5,373.60)
'204	'ARPA	0000	UNDEFINED SUBFUND	'Asset	(23,732.63)	3,012,611.20

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'204	'ARPA	0000	UNDEFINED SUBFUND	'Fund Balance	24,790.74	(2,994,671.00)
				'Liability	(1,058.11)	(17,940.20)
'210	'STATE & LOCAL GRANTS FUND	0000	UNDEFINED SUBFUND	'Asset	(479,185.96)	10,852,083.70
				'Fund Balance	(2,990,954.92)	(181,594.16)
				'Liability	3,470,140.88	(10,670,489.54)
'212	'TRANSPORT DEV ACT (TDA) FUND	9030	TDA ARTICLE 3	'Asset	146.83	195,120.16
				'Fund Balance	(146.83)	(193,013.50)
				'Liability	0.00	(2,106.66)
		9040	TDA ARTICLE 4	'Asset	(52,259.55)	1,818,756.74
				'Fund Balance	14,769.06	(19,813.80)
				'Liability	37,490.49	(1,798,942.94)
		9080	TDA ARTICLE 8A	'Asset	(3,179.35)	15,158.61
				'Fund Balance	3,179.35	(15,158.61)
'220	'STATE HOUSING (LHTFP) GRANT	0000	UNDEFINED SUBFUND	'Asset	497,802.14	978,832.43
				'Fund Balance	(1,406,030.38)	(978,832.43)
				'Liability	908,228.24	0.00
'230	'STATE TRAFFIC CONG RELIEF FUND	0000	UNDEFINED SUBFUND	'Asset	603.87	755,017.37
				'Fund Balance	(603.87)	(755,017.37)
'301	'CAPITAL OUTLAY FUND	0000	UNDEFINED SUBFUND	'Asset	(3,669,464.88)	(1,065,723.29)
				'Fund Balance	4,944,823.51	4,004,319.07
				'Liability	(1,275,358.63)	(2,938,595.78)
'311	'PEG FEES FUND	0000	UNDEFINED SUBFUND	'Asset	66,832.33	5,431,196.74
				'Fund Balance	(66,832.33)	(5,431,196.74)
'313	'2022 LEASE PURCH EQUIP FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	770,731.23
				'Fund Balance	0.00	(769,091.18)
				'Liability	0.00	(1,640.05)
'314	'2014 LEASE REV BOND FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	1,957,199.79
				'Fund Balance	0.00	(1,957,199.79)
'315	'2006 TAB HERO/SW/ORMOND FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	1,239,559.08

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'315	'2006 TAB HERO/SW/ORMOND FUND	0000	UNDEFINED SUBFUND	'Fund Balance	0.00	(1,239,559.08)
'316	'2019A LEASE REV BOND FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	0.32
				'Fund Balance	0.00	(0.32)
'320	'LOST PUBLIC SECTOR REV FUND	0000	UNDEFINED SUBFUND	'Asset	(13,299.10)	28,915,346.90
				'Fund Balance	117,708.54	(28,809,626.03)
				'Liability	(104,409.44)	(105,720.87)
'350	'DEVELOPMENT IMPACT FEES FUND	8010	PARK FEES - QUIMBY RESERVE	'Fund Balance	0.00	0.01
				'Liability	0.00	(0.01)
		8020	PARKS DEVELOPMENT FEES	'Asset	30,270.76	2,061,976.48
				'Fund Balance	(30,270.76)	(2,061,976.48)
		8030	STORM DRAIN FACILITY FEE	'Asset	17,466.05	10,992,085.03
				'Fund Balance	(17,466.05)	(10,992,085.03)
		8040	CIRCULATION SYS IMPROV FEES	'Asset	61,513.63	21,471,966.60
				'Fund Balance	(61,513.63)	(21,471,837.53)
				'Liability	0.00	(129.07)
		8050	CAP GROWTH FEES-RESIDENTIAL	'Asset	(298,630.49)	1,781,010.83
				'Fund Balance	298,630.49	(1,781,010.83)
		8055	MOBILITY FEE	'Asset	14,385.83	600,782.80
				'Fund Balance	(14,385.83)	(600,782.80)
		8060	CAP GROWTH FEES-NONRESIDENTIAL	'Asset	(106,210.05)	2,635,917.78
				'Fund Balance	106,210.05	(2,635,917.78)
		8070	UTILITY UNDERGROUNDING IN LIEU	'Asset	6,931.30	1,885,484.92
				'Fund Balance	(6,931.30)	(1,885,484.92)
		8080	PUBLIC ART PROGRAM FEE	'Asset	3,768.77	1,303,387.90
				'Fund Balance	(3,768.77)	(1,303,387.89)
				'Liability	0.00	(0.01)
'351	'QUIMBY FUND	8111	QUIMBY FEE - 5 POINTS NORTH	'Asset	1,081.97	1,353,360.40
				'Fund Balance	(1,081.97)	(1,353,360.40)

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'351	'QUIMBY FUND					
		8112	QUIMBY FEE - BRYCE CNYN SO	'Asset	4.00	5,002.29
				'Fund Balance	(4.00)	(5,002.29)
		8113	QUIMBY FEE - CABRILLO	'Asset	129.75	162,288.59
				'Fund Balance	(129.75)	(162,288.59)
		8114	QUIMBY FEE - CAL-GISLER	'Asset	0.95	1,184.08
				'Fund Balance	(0.95)	(1,184.08)
		8115	QUIMBY FEE - CARRIAGE SQUARE	'Asset	343.89	430,146.62
				'Fund Balance	(343.89)	(430,146.62)
		8116	QUIMBY FEE - CYPRESS	'Asset	32.56	40,726.53
				'Fund Balance	(32.56)	(40,726.53)
		8117	QUIMBY FEE - EAST VILLAGE	'Asset	568.64	711,273.61
				'Fund Balance	(568.64)	(711,273.61)
		8118	QUIMBY FEE - EL RIO	'Asset	11.98	14,990.03
				'Fund Balance	(11.98)	(14,990.03)
		8119	QUIMBY FEE - EL RIO WEST	'Asset	250.89	313,818.56
				'Fund Balance	(250.89)	(313,818.56)
		8120	QUIMBY FEE - FREMONT SOUTH	'Asset	206.88	258,774.26
				'Fund Balance	(206.88)	(258,774.26)
		8121	QUIMBY FEE - HOBSON PARK EAST	'Asset	368.68	461,158.99
				'Fund Balance	(368.68)	(461,158.99)
		8122	QUIMBY FEE - LA COLONIA	'Asset	65.25	79,201.87
				'Fund Balance	(65.25)	(79,201.87)
		8123	QUIMBY FEE - MAR VISTA	'Asset	424.21	530,612.34
				'Fund Balance	(424.21)	(530,612.34)
		8124	QUIMBY FEE - MARINA WEST	'Asset	106.99	133,828.91
				'Fund Balance	(106.99)	(133,828.91)

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'351	'QUIMBY FUND	8125	QUIMBY FEE - ORCHARD	'Asset	175.79	219,883.71
				'Fund Balance	(175.79)	(219,883.71)
		8126	QUIMBY FEE - OXNARD DUNES	'Asset	551.62	689,984.55
				'Fund Balance	(551.62)	(689,984.55)
		8127	QUIMBY FEE - OXNARD SHORES	'Asset	76.50	95,692.71
				'Fund Balance	(76.50)	(95,692.71)
		8128	QUIMBY FEE - PACIFIC AVE CMCRL	'Asset	290.15	362,922.40
				'Fund Balance	(290.15)	(362,922.40)
		8129	QUIMBY FEE - RIO LINDO	'Asset	129.06	161,428.79
				'Fund Balance	(129.06)	(161,428.79)
		8130	QUIMBY FEE - ROSE PARK	'Asset	1.30	1,623.94
				'Fund Balance	(1.30)	(1,623.94)
		8131	QUIMBY FEE - SEA VIEW ESTATES	'Asset	1,790.17	2,239,191.58
				'Fund Balance	(1,790.17)	(2,239,191.58)
		8132	QUIMBY FEE - SOUTH BANK	'Asset	44.90	56,160.47
				'Fund Balance	(44.90)	(56,160.47)
		8133	QUIMBY FEE - SOUTHWIND	'Asset	131.83	164,899.57
				'Fund Balance	(131.83)	(164,899.57)
		8134	QUIMBY FEE - VIA MARINA	'Asset	1,264.80	1,582,043.48
				'Fund Balance	(1,264.80)	(1,582,043.48)
		8135	QUIMBY FEE - WILSON	'Asset	606.24	758,306.64
				'Fund Balance	(606.24)	(758,306.64)
		8136	QUIMBY FEE - WINDSOR NORTH	'Asset	29.38	36,746.98
				'Fund Balance	(29.38)	(36,746.98)
'360	'OTH. DEVPT FEES FUND	7010	AIR POLLUTION BUYDOWN FEE	'Asset	348.56	343,543.14
				'Fund Balance	(348.56)	(343,543.14)
		7020	CUPA OPERATING PROGRAM	'Asset	(155,864.73)	1,647,108.12

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'360	'OTH. DEVPT FEES FUND	7020	CUPA OPERATING PROGRAM	'Fund Balance	148,087.14	(1,648,279.93)
				'Liability	7,777.59	1,171.81
		7030	CUPA CAPITAL PROGRAM	'Asset	362.78	457,110.84
				'Fund Balance	(362.78)	(457,110.84)
		7040	AFFORDABLE RENTAL HOUSING	'Asset	100.79	1,428,710.87
				'Fund Balance	(100.79)	(128,710.87)
				'Liability	0.00	(1,300,000.00)
		7050	HOUSING IN LIEU - FEES	'Asset	20,691.72	15,761,500.04
				'Fund Balance	(28,718.73)	(2,815,181.09)
				'Liability	8,027.01	(12,946,318.95)
		7060	HOUSING IN LIEU - CITY	'Asset	364.57	1,105,817.19
				'Fund Balance	(364.57)	(455,817.19)
				'Liability	0.00	(650,000.00)
'420	'HOUSING SUC AGCY FUND	0000	UNDEFINED SUBFUND	'Asset	20,175.75	36,378,456.61
				'Fund Balance	(40,153.25)	(2,815,910.80)
				'Liability	19,977.50	(33,562,545.81)
'429	'CDC SUCCESSOR AGENCY FUND	0000	UNDEFINED SUBFUND	'Asset	(148,323.49)	10,588,983.81
				'Fund Balance	158,406.63	13,040,850.17
				'Liability	(10,083.14)	(23,629,833.98)
'481	'DOWNTOWN IMPROVEMENT DISTRICT	0000	UNDEFINED SUBFUND	'Asset	2,852.36	4,479,731.54
				'Fund Balance	(2,852.36)	(4,419,731.53)
				'Liability	0.00	(60,000.01)
'500	'BOND ASSESSMENT DISTRICTS	5000	CFD 2000-3	'Asset	1,505.98	6,409,521.83
				'Fund Balance	(1,505.98)	(2,608,210.44)
				'Liability	0.00	(3,801,311.39)
		5010	HUENEME RD ASSESS DIST 83-1	'Fund Balance	0.00	(0.42)
				'Liability	0.00	0.42
		5020	ROSE/CLARA ASSESS DIST 86-4	'Fund Balance	0.00	(0.18)
				'Liability	0.00	0.18

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'500	'BOND ASSESSMENT DISTRICTS	5030	ROSE/101 ASSESS DIST 96-1	'Fund Balance	0.00	(0.08)
				'Liability	0.00	0.08
		5040	ROSE AVE/101 IFD	'Fund Balance	0.00	0.43
				'Liability	0.00	(0.43)
		5050	ASSESSMENT DISTRICT 2000-1	'Asset	(9,599.50)	2,401,316.05
				'Fund Balance	(900.50)	(1,266,316.53)
				'Liability	10,500.00	(1,134,999.52)
		5060	RICE/101 INTER ASSESS DIST	'Asset	(95.75)	6,982,067.52
				'Fund Balance	95.75	(843,778.09)
				'Liability	0.00	(6,138,289.43)
		5070	CFD 03-SEABRIDGE BONDED	'Asset	(129.25)	19,601,076.24
				'Fund Balance	129.25	(1,836,075.87)
				'Liability	0.00	(17,765,000.37)
		5080	OXNARD TWIN CENTER CFD 88-1	'Fund Balance	0.00	(0.32)
				'Liability	0.00	0.32
		5100	CFD-01 - WESTPORT BONDED	'Asset	(86.08)	6,413,430.55
				'Fund Balance	86.08	(833,524.97)
				'Liability	0.00	(5,579,905.58)
'541	'DEVELOPER/OTHER DEPOSITS FUND	0000	UNDEFINED SUBFUND	'Asset	(23,232.18)	8,871,116.35
				'Fund Balance	25,266.51	(7,262,113.81)
				'Liability	(2,034.33)	(1,609,002.54)
'542	'PAYROLL CLEARING FUND	0000	UNDEFINED SUBFUND	'Asset	3,482,582.89	6,805,717.47
				'Fund Balance	444,868.77	3,075,329.06
				'Liability	(3,927,451.66)	(9,881,046.53)
'545	'HOUSING AUTHORITY PAYROLL FUND	0000	UNDEFINED SUBFUND	'Asset	1,511,042.39	819,194.02
				'Fund Balance	(1,511,042.39)	(822,077.94)
				'Liability	0.00	2,883.92
'551	'OPD PROPERTY ROOM FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	365,748.19
				'Fund Balance	0.00	(279,686.23)
				'Liability	0.00	(86,061.96)

CITY OF OXNARD BALANCE SHEET REPORT

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'551	'OPD PROPERTY ROOM FUND					
'561	'OXNARD DOWNTOWN MGT DIST FUND	0000	UNDEFINED SUBFUND	'Asset	205.62	341,079.99
				'Fund Balance	166,194.38	(174,679.80)
				'Liability	(166,400.00)	(166,400.19)
'571	'CONTRIBUTIONS TRUST FUND	0000	UNDEFINED SUBFUND	'Asset	(4,385.80)	2,674,223.78
				'Fund Balance	(3,936.46)	(2,259,204.37)
				'Liability	8,322.26	(415,019.41)
'586	'ENHANCED RETIREMENT PLAN FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	116,651,766.91
				'Fund Balance	0.00	(116,651,766.91)
'601	'WATER OPERATING FUND	0000	UNDEFINED SUBFUND	'Asset	(9,500,654.34)	299,600,246.05
				'Fund Balance	2,435,020.34	(124,357,475.07)
				'Liability	7,065,634.00	(175,242,770.98)
'602	'WATER CIP FUND	0000	UNDEFINED SUBFUND	'Asset	(532,252.16)	368,903.82
				'Fund Balance	360,278.08	736,124.69
				'Liability	171,974.08	(1,105,028.51)
'603	'WATER DEVLPMT IMPACT FEES FUND	0000	UNDEFINED SUBFUND	'Asset	51,876.99	20,747,931.68
				'Fund Balance	(51,876.99)	(20,747,931.68)
'605	'WATER CAP FACILITY FUND	0000	UNDEFINED SUBFUND	'Asset	5,767.12	1,850,172.70
				'Fund Balance	(5,767.12)	(1,858,467.30)
				'Liability	0.00	8,294.60
'606	'WATER RESOURCE FEE FUND	0000	UNDEFINED SUBFUND	'Asset	1,566.46	2,066,960.58
				'Fund Balance	(1,566.46)	(2,066,960.58)
'607	'WATER BONDS/WIFIA LOANS	0000	UNDEFINED SUBFUND	'Asset	0.00	(149,428.25)
				'Fund Balance	0.00	149,428.25
'608	'WATER SECURITY-CONT PREV FUND	0000	UNDEFINED SUBFUND	'Asset	(78,153.34)	254,287.72
				'Fund Balance	111,282.01	525,022.46
				'Liability	(33,128.67)	(779,310.18)
'609	'WATER BOND 2021A REV BOND FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	2,506,792.56
				'Fund Balance	0.00	(2,386,991.26)
				'Liability	0.00	(119,801.30)

CITY OF OXNARD BALANCE SHEET REPORT

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'609	'WATER BOND 2021A REV BOND FUND					
'611	'WASTEWATER OPERATING FUND	0000	UNDEFINED SUBFUND	'Asset	(6,252,255.46)	326,485,268.03
				'Fund Balance	(193,749.33)	(229,896,263.51)
				'Liability	6,446,004.79	(96,589,004.52)
'612	'WASTEWATER CIP FUND	0000	UNDEFINED SUBFUND	'Asset	(723,627.43)	(19,835.16)
				'Fund Balance	2,827,315.65	4,403,585.55
				'Liability	(2,103,688.22)	(4,383,750.39)
'613	'WASTEWATER CONNECTION FEE FUND	0000	UNDEFINED SUBFUND	'Asset	61,630.53	17,852,060.35
				'Fund Balance	(61,630.53)	(17,852,060.35)
'617	'WASTEWATER BONDS/SRF LOANS	0000	UNDEFINED SUBFUND	'Asset	20,883,126.00	(6,120,383.21)
				'Fund Balance	(20,883,126.00)	6,120,383.21
'628	'WASTEWATER SEC-CONT PREV FUND	0000	UNDEFINED SUBFUND	'Asset	816.41	1,052,607.53
				'Fund Balance	(816.41)	(1,052,607.53)
'631	'SOLID WASTE OPERATING FUND	0000	UNDEFINED SUBFUND	'Asset	(2,218,090.57)	60,022,879.10
				'Fund Balance	730,869.51	(15,316,838.27)
				'Liability	1,487,221.06	(44,706,040.83)
'632	'SOLID WASTE CIP FUND	0000	UNDEFINED SUBFUND	'Asset	(521,826.08)	(521,826.08)
				'Fund Balance	521,826.08	521,826.08
'634	'SOLID WASTE DEVELOPER FEE FUND	0000	UNDEFINED SUBFUND	'Asset	3,264.44	962,911.71
				'Fund Balance	(3,264.44)	(962,911.71)
'638	'SOLID WASTE SEC - CONT PREV FU	0000	UNDEFINED SUBFUND	'Asset	871.86	1,089,897.85
				'Fund Balance	(871.86)	(1,089,897.85)
'641	'PERFORMING ARTS CENTER FUND	0000	UNDEFINED SUBFUND	'Asset	(6,419.71)	679,869.87
				'Fund Balance	6,419.71	(679,880.17)
				'Liability	0.00	10.30
'651	'GOLF COURSE OPERATING FUND	0000	UNDEFINED SUBFUND	'Asset	(860,974.30)	49,904,418.08
				'Fund Balance	313,022.30	(49,690,223.11)
				'Liability	547,952.00	(214,194.97)
'652	'GOLF COURSE CIP FUND	0000	UNDEFINED SUBFUND	'Asset	(2,275.46)	(2,275.46)

CITY OF OXNARD BALANCE SHEET REPORT

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'652	'GOLF COURSE CIP FUND	0000	UNDEFINED SUBFUND	'Fund Balance	2,275.46	2,275.46
'701	'PUBLIC LIAB & PROP INSUR ISF	0000	UNDEFINED SUBFUND	'Asset	584,900.75	2,276,467.33
				'Fund Balance	(539,223.75)	5,838,358.56
				'Liability	(45,677.00)	(8,114,825.89)
'702	'WORKERS COMP INSUR ISF	0000	UNDEFINED SUBFUND	'Asset	(5,055.90)	24,809,003.60
				'Fund Balance	(99,132.15)	16,794,420.71
				'Liability	104,188.05	(41,603,424.31)
'725	'CUSTOMER BILLING OPS ISF	0000	UNDEFINED SUBFUND	'Asset	(62,694.04)	2,915,031.69
				'Fund Balance	30,739.81	(8,757.01)
				'Liability	31,954.23	(2,906,274.68)
'731	'INFORMATION TECHNOLOGY ISF	0000	UNDEFINED SUBFUND	'Asset	(141,834.63)	16,186,857.76
				'Fund Balance	(387,325.99)	(7,686,645.52)
				'Liability	529,160.62	(8,500,212.24)
'732	'IT CAPITAL	0000	UNDEFINED SUBFUND	'Fund Balance	0.00	0.00
'735	'FACILITIES MAINTENANCE ISF	0000	UNDEFINED SUBFUND	'Asset	(203,365.16)	5,707,427.20
				'Fund Balance	198,774.79	2,297,582.92
				'Liability	4,590.37	(8,005,010.12)
'741	'FLEET SERVICES ISF	0000	UNDEFINED SUBFUND	'Asset	182,572.51	2,174,764.76
				'Fund Balance	94,011.52	2,874,787.56
				'Liability	(276,584.03)	(5,049,552.32)
'742	'FLEET REPLACEMENT FUND	0000	UNDEFINED SUBFUND	'Asset	(2,274.57)	581,132.19
				'Fund Balance	2,274.57	(578,400.52)
				'Liability	0.00	(2,731.67)
'801	'COFA DEBT SERVICE FUND	0000	UNDEFINED SUBFUND	'Asset	0.00	52,908.73
				'Fund Balance	0.00	(52,908.73)
'850	'RIVERPARK JPA FUND	0000	UNDEFINED SUBFUND	'Asset	671.09	825,582.97
				'Fund Balance	(671.09)	(825,582.97)
'991	'GOVERNMENTAL CAPITAL ASSETS FD	0000	UNDEFINED SUBFUND	'Asset	71,040.67	2,133,262,602.19
				'Fund Balance	(115,092.83)	(1,837,652,685.03)

CITY OF OXNARD BALANCE SHEET REPORT

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FUND	FUND DESCRIPTION	SUBFUND	SUBFUND DESCRIPTION	ACCOUNT TYPE	NET CHANGE	ACCOUNT BALANCE
'991	'GOVERNMENTAL CAPITAL ASSETS FD	0000	UNDEFINED SUBFUND	'Liability	44,052.16	(295,609,917.16)
'996	'GOVERNMENTAL DEBT SERVICE FUND	0000	UNDEFINED SUBFUND	'Asset	(13,583.47)	19,395,072.74
				'Fund Balance	(4,944,485.52)	62,807,018.25
				'Liability	4,958,068.99	(82,202,090.99)
'999	'TREASURY FUND	0000	UNDEFINED SUBFUND	'Asset	11,035,527.48	522,880,044.59
				'Liability	(11,035,527.48)	(522,880,044.59)
(blank)	(blank)	(blank)	(blank)	(blank)		
			#N/A	(blank)		
Grand Total					0.00	(0.00)



CITY COUNCIL AGENDA REPORT
INFORMATION/CONSENT AGENDA
AGENDA ITEM NO. J.7

DATE: July 29, 2025
TO: City Council
FROM: Michael Wolfe, Public Works Director, (805) 385-8055, michael.wolfe@oxnard.org
SUBJECT: Public Project Agreement 32600050 with Rainy Day Roofing for River Ridge Golf Course Clubhouse Roof Replacement (Rebid-2), Specification No. PW 24-79R2.

RECOMMENDATION

That the City Council approve and authorize:

1. A total of \$998,425.15 in Project funds for the River Ridge Golf Course Clubhouse Roof Replacement (Rebid-2), Specification No. PW 24-79R2;
2. The Mayor to Execute an Agreement with Rainy Day Roofing in the amount of \$768,019.15 for the Project and approve a Project contingency amount of \$153,604 (~20%) with Rainy Day Roofing for a total not to exceed value of \$921,623.15 for the Project; and
3. A Project allocation amount of \$76,802 (~10%) for engineering, inspection, survey, and project management (EISPM) for the Project.

(This item did not originate in Committee as this is a capital improvement project specifically listed in the City's Capital Improvement Program budget, which was previously approved by the City Council.)

BACKGROUND

Constructed in 1985, the River Ridge Clubhouse roof has water leak issues stemming from age and deferred maintenance. The original roof, having never been replaced, is a composite structure that uses separate materials and components with different lifespans; these include fluid applied membranes that have a life expectancy of approximately 20-30 years, tile roofs which have a useful lifespan of 50 or more years, and skylights with sealants that generally last 10-30 years. The actual service life depends on many factors, such as the original workmanship and the level of preventative maintenance performed. The subject roof is over 40 years old, and its materials are generally at the end of their service lives. The project scope includes furnishing all necessary labor, materials, equipment and other incidental and appurtenant work to make repairs to the roof and exterior features at the River Ridge Golf Course Clubhouse.

Capital Improvement Program (CIP) Reference:

Project No. **C2313** – River Ridge Clubhouse Roofing Replacement and Exterior Improvements Project - CIP 2025-2029 - Adopted June 4, 2024 – Page 54.

DISCUSSION

This work will be done as part of the larger CIP project titled “River Ridge Clubhouse Roofing Replacement and Exterior Improvements”, which is phased into two separate efforts: roofing and exterior work. The present roofing project will be performed ahead of the exterior improvements, which will be solicited separately once the roof reconstruction is complete. The reason for phasing the work was to break down the project scope to allow for more focused solicitations; this tends to attract more specialty contractor interest, as demonstrated by the five bids received.

The specific work for the project includes the selective demolition of portions of the existing roof and the installation of 13,000 square feet of new roofing material, gutters and downspouts, roof hatch doors, and skylight refurbishment. The notice inviting formal bids (NIFB) for this Project was published on May 15, 2025, in the local newspaper. Additionally, the NIFB was posted on multiple online platforms, including the City’s website, and distributed directly to 55 contractors registered with the City to be notified of Public Project bids within their contractors' license classification, and 22 contractors who have participated in past bids for similar projects. All bids were due on June 10, 2025, and the City received the following bids:

Rainy Day Roofing	\$768,019.15
Greentech Industry, Inc.	\$848,791.00
EJS Construction, Inc.:	\$988,715.00
Best Contracting Services, Inc.	\$1,083,314.00
Southland Roofing, Inc.	\$1,126,937.00

The lowest bidder is Rainy Day Roofing and its bid is responsive to the City’s NIFB. Following this determination, procurement staff reviewed all documentation received from Rainy Day Roofing and its subcontractors. Procurement staff verified possession of required, currently valid licenses, reviewed the federal Occupational Safety and Health Administration (OSHA) website for safety violations, and verified registration with the California Department of Industrial Relations (DIR). Based upon the available information and research performed to date, staff believes that the contractor is capable of satisfactorily completing the project. Thus, staff recommends that the City Council award the contract for this Project to Rainy Day Roofing.

In addition to the project award amount of \$768,019.15, Staff recommends authorizing \$230,406 for the project, which includes \$153,604 for project contingency (~20% of the contract costs) and \$76,802 for the cost for engineering services and City staff (~10% of the contract cost). It should be noted that this contingency amount is higher than typical CIP projects, and this is due to the likelihood of finding unforeseen conditions and construction complications that may need to be addressed once the old roof is removed and hidden components, such as structural elements of the roof, are exposed. Engineering services include the following activities during construction: engineering, inspection, survey and project management. These recommendations bring the total estimated cost of the project to \$998,425.15.

The work is tentatively scheduled to begin in late Fall 2025 and be completed by late winter/early spring 2026, absent delays due to the procurement of long lead items, unforeseen site conditions, or inclement weather.

STRATEGIC PRIORITIES

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promote safe neighborhoods, encourage community engagement, and support our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

The total cost for this Project shall not exceed \$998,425.15, which includes the construction agreement, contingency and project allocation. The River Ridge Clubhouse Roofing Replacement and Exterior Improvements Project (C2313) has an available project budget balance of \$1,567,900 from the Golf Fund (651).

COMMITTEE OUTCOME

This item did not originate in Committee as this is a capital improvement project specifically listed in the City's Capital Improvement Program budget, which was previously approved by the City Council.

Prepared by: Morgan Kessler, City Engineer

ATTACHMENTS

1. Agreement 32600050

**CONSTRUCTION CONTRACT FOR
RIVER RIDGE GOLF COURSE CLUBHOUSE ROOF REPLACEMENT (REBID-2)
SPECIFICATION NO. PW 24-79R2**

**BY AND BETWEEN
THE CITY OF OXNARD**

AND RAINY DAY ROOFING

THIS CONSTRUCTION CONTRACT (the “Contract”) is made and entered this _____ day of _____, 2025 (“Effective Date”), by and between the CITY OF OXNARD, a California municipal corporation (“City”) and RAINY DAY ROOFING (“Contractor”). Contractor’s license number is 974439. The City and Contractor are sometimes hereinafter referred to as a “Party” and collectively referred to as the “Parties.”

WHEREAS, the City requires construction of the River Ridge Golf Course Clubhouse Roof Replacement as more fully described in the bid package issued by the City for Specification No. PW 24-79R2 (the “Project”); and

WHEREAS, on May 15, 2025, the City issued a Notice Inviting Bids and Contract Documents to prospective bidders for the Project. In response, Contractor submitted a Bid which the City determined to be the lowest responsive and responsible bid; and

WHEREAS, Contractor is a duly organized C-Corp in good standing in the State of California, and represents that it has the background, knowledge, experience, expertise and resources to perform the Work and other obligations encompassed by this Contract; and

WHEREAS, at its meeting held on _____, the Oxnard City Council duly accepted Contractor’s Bid Proposal for the Project and directed that a written agreement for the Project be entered into with Contractor; and

WHEREAS, in light of the facts set forth above and the certifications made by Contractor as part of its Bid, the City desires to retain Contractor to perform the construction Work for the Project as set forth in this Contract and in the Contract Documents, as hereinafter described.

NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS, CONDITIONS, AND PROMISES CONTAINED HEREIN AND FOR SUCH OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES HERETO AGREE AS FOLLOWS:

1. RECITALS

The Recitals set forth above are true and correct and are hereby incorporated into this Contract by this reference, as though set forth herein.

2. CONTRACT DOCUMENTS; ORDER OF PRECEDENCE

- A. Contract Documents. The Contract Documents consist of the following documents, all of which are either attached hereto as exhibits or are incorporated herein by this reference. Said Contract Documents are complementary; what is called for in one is binding as if called for in all, and together constitutes Contractor's performance obligations:
1. Contract and its attached Exhibits, subject to the limitations in Sections 10 ("Prevailing Wage") and 24 ("Ambiguities") with respect to Exhibit "A" (Contractor's submitted Bid Proposal as accepted by the City);
 2. Change Orders issued and approved by the City;
 3. Regulatory Permits from other agencies or as may otherwise be required by law;
 4. Bid Addenda issued by the City;
 5. Notice Inviting Bids and Instructions to Bidders;
 6. Special Provisions
 7. General Provisions
 8. Appendices
 9. Plans
 10. Bid Forms and attachment thereto;
 11. Performance Bond;
 12. Payment Bond.

3. CONTRACTOR'S OBLIGATIONS

- A. Contractor will perform all of the Work required for the Project, as specified in the Contract Documents. Contractor must provide, furnish, and supply all things necessary and incidental for the timely performance and completion of the Work, including all necessary labor, materials, supplies, tools, equipment, transportation, onsite facilities, and utilities, unless otherwise specified in the Contract Documents. Contractor must use its best efforts to diligently prosecute and complete the Work in a professional and expeditious manner and to meet or exceed the performance standards required by the Contract Documents, and to the satisfaction of the Public Works Director or his/her designee (hereinafter the "Project Manager").
- B. Until the acceptance of the Work, the Contractor shall have the responsible charge and care of the Work and of the materials to be used therein, (including materials for which partial payment has been received or materials which have been furnished by the Owner), and shall bear the risk of injury, loss or damage to any part thereof by the action of the elements or from any other cause, whether arising from the execution or from the nonexecution of the Work.
- C. The Contractor shall rebuild, repair, restore, and make good all injuries, losses, damages to any portion of the Work or the materials occasioned by any cause before its completion and acceptance, and shall bear the expense thereof. Where necessary to protect the Work or materials from damage, the Contractor shall, at the Contractor's expense, provide suitable drainage and erect such temporary structures as are necessary to protect the Work or materials from damage.
- D. The suspension of the Work from any cause whatever shall not relieve the Contractor of his responsibility for the Work and materials as herein specified. If ordered by the Owner's Representative, the Contractor shall, at the Contractor's sole cost and expense, properly store materials which have been partially paid for by the Owner or which have been furnished by the Owner. Such storage by the Contractor shall be on behalf of the Owner, and the Owner shall, at all times, be entitled to the possession of such materials, and the Contractor shall promptly return

the same to the site for the work when requested. The Contractor shall not dispose of any of the materials so stored, except with written authorization from the Owner.

- E. In an emergency affecting the safety of life or property, including adjoining property, the Contractor, without special instructions or authorizations, is authorized to act at the Contractor's discretion to prevent such threatened loss or injury, and shall so act as though instructed to do so by the Owner.
- F. Notwithstanding the foregoing provisions of this article, the Contractor shall not be responsible for the cost of repairing or restoring damage to the work, which damage is determined to have been proximately caused by an Act of God, in excess of five (5) percent of the contracted amount, provided the work is built in accordance with accepted and applicable building standards and the approved Plans and Specifications.
 - 1. "Acts of God" shall include earthquakes in excess of a magnitude of 3.5 on the Richter Scale, wildfires and tidal waves.

4. LICENSES REQUIRED

- A. The Contractor shall possess a valid Class B General Building Contractor's license issued by California State Contractors License Board.
- B. If traffic control in a construction zone is required, it must be performed by a State of California Construction Zone Traffic Control Contractor, Specialty License Classification C-31.
- C. In accordance with Section 7028.15 of the Business and Professions Code, all Contractors shall be licensed in accordance with the laws of the State of California and any Contractor or Subcontractor not so licensed is subject to the penalties imposed by such laws.
- D. The Contractor will also be required to possess a City of Oxnard business license at the time of Contract award.

5. CONTRACT PRICE; PAYMENT AND RETENTION

- A. As full and complete compensation for Contractor's timely performance and completion of the Work in strict accordance with the terms and conditions of the Contract Documents, City will pay Contractor SEVEN HUNDRED SIXTY-EIGHT THOUSAND NINETEEN DOLLARS AND FIFTEEN CENTS, (\$768,019.15) (the "Contract Price") for all of Contractor's direct and indirect costs to perform the Work, including all labor, materials, supplies, equipment, taxes, insurance, bonds and all overhead costs, in accordance with Contractor's Bid Proposal (attached hereto as Exhibit "A") subject to the provisions of this Contract and the Contract Documents.
- B. Procedures relating to payment and retention are set forth in Section A - General Provisions.

6. CONTRACT TIME; NOTICE TO PROCEED; TERM

- A. Contract Time. The Work under this Agreement shall be diligently prosecuted to completion before expiration of one hundred and twenty (120) Working Days, after the issuance of the Notice to Proceed. The City will not issue a Notice to Proceed to the Contractor until this Contract, including payment and performance bonds, insurance documents, business tax certificate have been executed and/or approved by the City.

- B. Notice to Proceed. No work, service, material, or equipment shall be performed or furnished under this Contract unless and until a Notice to Proceed has been given to the Contractor by the City. Contractor shall commence Work pursuant to the Contract Documents and as directed by the City in the Notice to Proceed, and diligently execute the same to completion within the Contract Time. Any Work that is done by the Contractor in advance of such time shall be considered as being done at the Contractor's own risk and responsibility, and as a consequence will be subject to rejection.
- C. Term. The Contract is effective as of the Effective Date listed, and shall remain in full force and effect until the Contractor has completed all Work pursuant to the Contract Documents, the City has accepted all Work, and the Contract Term has ended, unless the Contract has been otherwise terminated by the City.

7. DISPUTE RESOLUTION AND CLAIMS PROCEDURES

- A. Public Contract Code Section 9204. For purposes of any Public Works Claims filed by a Contractor or Subcontractor (as those terms are defined in Public Contract Code Section 9204) under this Contract, the claims procedures in Public Contract Code Section 9204 ("Section 9204") and the provisions of this Section shall apply.
 - 1. In the event of a Section 9204 Public Works Claim, Contractor may not stop working pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work during the Section 9204 process.
 - 2. Any Public Works Claims not resolved by the Section 9204 procedures (and/or any tort claims) shall be subject to the provisions of the Government Claims Act (Government Code section 810 et seq.).
- B. Public Contract Code Section 20104 et al. For purposes of any Public Works Claims of three hundred and seventy-five thousand dollars (\$375,000) or less filed by a Contractor or Subcontractor (as those terms are defined in Public Contract Code Section 9204), the claims procedures in Public Contract Code Section 20104.2 and the provisions of this Section shall apply.
 - 1. In the event of a Section 20104 Public Works Claim, Contractor may not stop working pending resolution of the dispute, but must continue to comply with its duty to diligently prosecute the performance and timely completion of the Work during the Section 20104.2 process.
 - 2. Any Public Works Claims not resolved by the Section 20104.2 procedures (and/or any tort claims) shall be subject to the provisions of Section 20104.4 and the Government Claims Act (Government Code section 810 et seq.).
- C. For disputes or claims that do not constitute Public Works Claims, City and Contractor agree to comply with the following process:
 - 1. Each Party shall designate a senior management or executive level representative to negotiate any dispute.
 - 2. The representatives shall attempt, through good faith negotiations, to resolve the dispute by any means within their authority.

3. If the issue remains unresolved after ten (10) days of good faith negotiations, the Parties shall attempt to resolve the disagreement by negotiation between the legal counsel for each Party. If the above process fails, the Parties may mutually agree to engage in non-binding mediation or arbitration in which the Parties equally share the costs of any mediator or arbitrator, or may proceed with suit or other remedies, subject to the provisions of subparagraph (5) of this Subsection and other applicable provisions and laws.
4. The alternative dispute resolution process set forth herein is a material condition to Contract and must be exhausted as an administrative remedy prior to either Party initiating legal action.
5. The provisions of the Government Claims Act (Government Code section 810 et seq.) are also required prior to initiating suit against the City.

8. TERMINATION OF AGREEMENT FOR CONVENIENCE

- A. The City may, by providing thirty (30) days' advance written notice to Contractor, terminate this Agreement in whole or in part, whenever the City shall determine that such termination is in the best interests of the City, or when it becomes impracticable or impossible to proceed, or because of conditions or events beyond the control of the City. Any such termination shall be effected by delivery to Contractor of a Notice of Termination for Convenience, specifying the extent to which performance of Work under this Agreement is terminated, and the date upon which such termination becomes effective. Upon such termination, the obligations of the Contractor for portions of the Work already performed shall continue.
- B. Upon receipt of a Notice of Termination for Convenience, the Contractor shall, unless the notice directs otherwise, do the following:
 1. Immediately discontinue the Work to the extent specified in the notice.
 2. Place no further orders or subcontracts for materials, equipment, services, or facilities, except as may be necessary to complete such portion(s) of the Work that are not to be discontinued.
 3. Promptly cancel, on the most favorable terms reasonably possible, all subcontracts to the extent that they relate to the performance of the discontinued portion of the Work.
 4. Thereafter do only such Work as may be necessary to preserve and protect the Work already in progress and to protect materials, plants, and equipment on the Project site or in transit thereto.
- C. Upon such termination, the Contractor will be paid without duplication for:
 1. Work completed in accordance with the Contract Documents prior to the effective date of the Notice of Termination for Convenience;
 2. Reasonable costs incurred in settlement of terminated contracts with Subcontractors, suppliers and others; and
 3. Reasonable expenses directly attributable to termination.

The Contractor shall submit a final termination settlement proposal to the City no later than ninety (90) days from the effective date of termination, unless extended in writing by the City, upon written request by the Contractor. If the Contractor fails to submit a proposal, the City may determine the amount, if any, due the Contractor as a result of the termination. The City will pay the Contractor the amount it determines is reasonable. If the Contractor disagrees with the amount determined by the City as being reasonable, the Contractor shall provide notice to the City within thirty (30) Days of receipt of payment. Any amount due shall be subject to the dispute resolution provisions set forth in the Contract Documents.

- D. Contractor shall include provisions in all of its subcontracts, purchase orders, and other contracts permitting termination for convenience by Contractor on terms that are consistent with this Contract and that afford no greater rights of recovery against Contractor than are afforded to Contractor under this Section 7.

9. TERMINATION FOR CONTRACTOR'S DEFAULT

- A. Default. The City may terminate this Contract for Contractor's default as set forth in this Section. The City will consider the Contractor in default of this Contract if, prior to the City's acceptance of the Work, the Contractor:
 1. becomes insolvent, assigns its assets for the benefit of its creditors, is unable to pay its debts as they become due, or is otherwise financially unable to complete the Work;
 2. abandons the Work by failing to report to the Work site and diligently prosecute the Work to completion;
 3. disregards written instructions from the City or materially violates provisions of the Contract Documents;
 4. fails to prosecute the Work according to the schedule approved by the Engineer,
 5. disregards laws or regulations of any public body having jurisdiction, or
 6. commits continuous or repeated violations of regulatory or statutory safety requirements.

Notices, and other written communications regarding default between the Contractor, the City, and the Surety shall be transmitted in accordance with Section 25 ("NOTICES") of this Contract.

- B. Notice and Opportunity to Cure. The City will issue a written notice to cure the default to the Contractor and its Surety. The Contractor shall commence satisfactory corrective actions within five (5) Working Days after receipt. If the Contractor fails to commence satisfactory corrective action within five (5) Working Days after receipt of the notice to cure, or to diligently continue satisfactory and timely correction of the default thereafter, the City will consider the Contractor in default of the Contract and:
 1. will terminate the Contractor's right to perform under the Contract by issuing a written notice of termination for default to the Contractor and its Surety;
 2. may use any materials, equipment, tools or other facilities furnished by the Contractor to secure and maintain the Work site, and
 3. may furnish labor, equipment, and materials the City deems necessary to secure and maintain the Job Site;
- C. Remedies Cumulative. The provisions of this Section shall be in addition to all other legal rights and remedies available to the City. Termination of this Contract will not relieve the Surety of its obligation for any just claims arising out of the Work performed.

10. PREVAILING WAGE

- A. Compliance with State Prevailing Wage Requirements. Pursuant to Labor Code Section 1773, the City has obtained the prevailing rate of per diem wages and the prevailing wage rate for

holiday and overtime work applicable in Ventura County, California from the Director of the Department of Industrial Relations (DIR) for each craft, classification, or type of worker needed to perform the Work required under this Contract. A copy of these prevailing wage rates are on file at the City's Finance Department/Purchasing Division and shall be made available for review to any interested party on request. In addition, a copy of the prevailing rate of per diem wages may be obtained via the internet at: <http://www.dir.ca.gov/DLSR/PWD>. Contractor and all Subcontractors shall pay not less than said specified State of California rates to all workers employed by them in the execution of the Work contemplated by this Contract, including workers performing Work covered by under Labor Code Sections 1720 and 1720.9. Contractor shall be responsible for using the correct and current prevailing wage rates. Contractor shall be solely responsible for using the correct wage decision or determination and performing accordingly. An error on the part of any awarding body does not relieve the Contractor from the responsibility for payment of the correct prevailing wage.

- B. Conflict. It is further expressly agreed by and between the Parties hereto that should there be any conflict between the terms of this Section 10 and the provisions of Exhibit "A", the terms of this Section 10 shall control and nothing herein shall be considered as an acceptance of the terms of Contractor's Submitted Bid Proposal conflicting with the requirements of this Section 10.
- C. Payroll Records. Contractor must comply with the provisions of Labor Code sections 1776 and 1812 and all implementing regulations, including without limitation, those set forth in Title 8 of the California Code of Regulations, Section 16000 et seq. (hereinafter the "Regulations"), which are fully incorporated by this reference, including requirements for electronic submission of payroll records to the DIR.
 1. Contractor and Subcontractor Obligations. Contractor and each Subcontractor must keep accurate payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in connection with the Work. Each payroll record must contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:
 - a. The information contained in the payroll record is true and correct; and
 - b. Contractor or the Subcontractor has complied with the requirements of Labor Code §§ 1771, 1811, and 1815 for any Work performed by its employees on the Project.
 2. Certified Record. A certified copy of an employee's payroll record must be made available for inspection or furnished to the employee or his or her authorized representative on request, to City, to the Division of Labor Standards Enforcement, to the Division of Apprenticeship Standards of the DIR, and as further required by the Labor Code.
 3. Enforcement. Upon notice of noncompliance with Labor Code § 1776, Contractor or Subcontractor has ten days in which to comply with the requirements of this section. If Contractor or Subcontractor fails to do so within the ten-day period, Contractor or Subcontractor will forfeit a penalty of \$100.00 per day, or portion a day, for each worker for whom compliance is required, until strict compliance is achieved. Upon request by the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement, these penalties will be withheld from payments then due to Contractor.

- D. Apprentices. Contractor is responsible for compliance with the requirements governing employment and payment of apprentices, as set forth in Labor Code section 1777.5, which is fully incorporated by reference.
- E. Notices. Pursuant to Labor Code section 1771.4, Contractor is required to post all Job Site notices, including prevailing wage rates and other notices as required by regulation.
- F. Other Labor Requirements. Contractor has the responsibility for and shall comply with all other requirements of California Labor Code Section 1720 et seq., the Regulations, and all other applicable State labor laws. Contractor further acknowledges and agrees that it will be independently responsible for reviewing the applicable laws and regulations and effectuating compliance with those laws. Contractor will require the same of all its Subcontractors.
- G. Statutory Penalties. The statutory penalties for failure to pay prevailing wage or to comply with State wage and hour laws will be enforced as follows:
 - 1. Pursuant to Labor Code section 1775, the Contractor and any Subcontractor under it shall forfeit as a penalty to the City not more than two hundred dollars (\$200.00), for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate as determined by the Director of the DIR for such work or craft in which such worker is employed for any public work done under this Contract by it or by any Subcontractor under it. The difference between such prevailing wage rate and the amount paid to each worker for each calendar day or portion thereof, for which each worker was paid less than the prevailing wage rate, shall be paid to each worker by the Contractor.
 - 2. The Contractor or Subcontractor shall, as a penalty to the City, forfeit twenty-five dollars (\$25) for each worker employed in the execution of this Contract by the respective contractor or Subcontractor for each calendar day during which the worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of this Subsection. In awarding any contract for public work, Contractor must forfeit to City twenty-five dollars (\$25.00) per day for each worker who works in excess of the minimum working hours when Contractor does not pay overtime. In accordance with the provisions of Labor Code Sections 1810 et seq., eight (8) hours is the legal working day.
- H. DIR Monitoring. Pursuant to Labor Code § 1771.4, the Contract for this Project is subject to compliance monitoring and enforcement by the DIR.
- I. DIR Registration. Pursuant to Labor Code sections 1725.5 and 1771.1, the Contractor and its Subcontractors must be registered with the DIR prior to the execution of a contract to perform public works. By entering into this Contract, Contractor represents that it is aware of the registration requirement and is currently registered with the DIR. Contractor shall maintain a current registration for the duration of the Project. Contractor shall further include the requirements of Labor Code sections 1725.5 and 1771.1 in any subcontract and ensure that all Subcontractors are registered at the time this Contract is entered into and maintain registration for the duration of the Project.

11. LIQUIDATED DAMAGES

If Contractor fails to complete the Work within the Contract Time, City will assess liquidated damages in the amount of two hundred and fifty dollars (\$250) per day for each Calendar Day of unexcused delay in completion, and such liquidated damages may be deducted from City's payments due or to become due to Contractor under this Contract.

12. COMPLIANCE WITH LAWS

Contractor shall comply with all Laws applicable to the performance of the Work required by the Contract Documents, including any rule, regulation, or bylaw governing the conduct or performance of Contractor, its employees, officers, board members, agents, independent contractors, and Subcontractors. Unless otherwise specified in the Contract Documents, all required permits and licenses, including a City business license, shall be held or obtained by the Contractor at its sole expense and prior to commencing any Work hereunder.

13. WORKERS' COMPENSATION CERTIFICATION

Pursuant to Labor Code § 1861, by signing this Contract, Contractor certifies as follows: "I am aware of the provisions of Labor Code § 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work on this Contract."

14. INSURANCE

Contractor shall procure and maintain at its own expense at all times during the period covered by this Contract (and through the one-year guarantee period following the date of City's acceptance of the Project) the following policies of insurance as approved by the City's Risk Manager as set forth in INS-E attached as Exhibit B to this Contract.

15. [RESERVED] Not used.

16. TIME OF THE ESSENCE

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

17. INDEMNIFICATION

- A. Notwithstanding the limits of any insurance and to the fullest extent permitted by law, Contractor shall indemnify the City, its elected or appointed officials, officers, agents, volunteers and employees against, and will hold and save them and each of them harmless from, any and all actions, suits, claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities, (hereinafter "Claims or Liabilities") that may be asserted or claimed by any person, firm or entity arising or alleged to arise out of or in connection with the performance of the Work, operations, or activities of Contractor, its agents, employees, Subcontractors, or invitees on the Project, or arising or alleged to arise from the acts or omissions of Contractor hereunder, or arising or alleged to arise from Contractor's performance of or failure to perform any term, provision, covenant or condition of this Contract, but excluding such Claims or Liabilities or portion of such Claims or Liabilities arising or alleged to arise from the active negligence, sole negligence, or willful misconduct of the City, its elected or appointed officials, officers, agents, volunteers, or employees, and in connection therewith:

1. Contractor will defend any action or actions filed in connection with any of said Claims or Liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;
 2. Contractor will promptly pay any judgment rendered against the City, its elected or appointed officials, officers, agents, volunteers, or employees for any such claims or liabilities arising or alleged to arise out of or in connection with Contractor's (or its agents', employees', Subcontractors' or invitees') performance of or failure to perform such Work, operations or activities hereunder; and Contractor agrees to save and hold the City, its elected or appointed officials, officers, agents, volunteers and employees harmless therefrom;
 3. In the event the City, its elected or appointed officials, officers, agents, volunteers, or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising or alleged to arise out of or in connection with the performance of or failure to perform the Work, operation, or activities of Contractor hereunder, Contractor shall pay to the City, its elected or appointed officials, officers, agents, volunteers, or employees, any and all costs and expenses incurred by the City, its elected or appointed officers, officials, agents, volunteers, or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees for counsel acceptable to City;
 4. Contractor's duty to defend, indemnify, and hold harmless as set out in this Section shall include any claims, liabilities, obligations, losses, demands, actions, penalties, suits, costs, expenses or damages or injury to persons or property arising or alleged to arise from, in connection with, as a consequence of, or pursuant to any state or federal law or regulation regarding hazardous substances, including but not limited to, the Federal Insecticide, Fungicide and Rodenticide Act ("FIFRA"), Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), Resource Conservation and Recovery Act of 1976 ("RCRA"), the Hazardous and Solid Waste Amendments of 1984, the Hazardous Material Transportation Act, the Toxic Substances Control Act, the Clean Air Act, the Clean Water Act, the California Hazardous Substance Account Act, the California Hazardous Waste Control Law or the PorterCologne Water Quality Control Act, as any of those statutes may be amended from time to time.
- B. City will timely notify Contractor upon receipt of any third-party claim relating to the Contract, as required by Public Contract Code § 9201. The Contractor's indemnification and defense obligations pursuant to this Section shall survive the termination of this Contract. Contractor shall require the same indemnification from all Subcontractors.

18. THIRD PARTY CLAIMS

The City shall have full authority to compromise or otherwise settle any claim relating to the Project at any time. The City shall timely notify the Contractor of the receipt of any third-party claim relating to the Project. The City shall be entitled to recover its reasonable costs incurred in providing this notice.

The Contractor shall not have any authority to compromise or otherwise settle any claim relating to the Project; any effort by the Contractor to do so shall be deemed a breach of the Contract, and the City will not participate in any such compromise or settlement. Within five (5) Calendar Days of the date that the

Contractor receives any third-party claim relating to this Project, the Contractor shall provide written notice thereof and a copy of the claim to the City Attorney.

19. CONFLICTS OF INTEREST

The Contractor shall not accept any employment or representation during the Contract Term or within twelve (12) months thereafter that is or may likely make the Contractor “financially interested,” as provided in Government Code Sections 1090 and 87100, in any decisions made by the City on any matter in connection with which the Contractor has been retained pursuant to the Contract Documents.”

20. REPORTS; BOOKS AND RECORDS; AUDIT

- A. Upon request by the Project Manager, Contractor shall prepare and submit reports concerning Contractor's performance of the Work required by this Contract.
- B. Contractor shall keep such books and records as shall be necessary to perform the work required by this Contract and enable the Project Manager to evaluate the cost and the performance of such Work.
- C. Books and records pertaining to costs shall be kept and prepared in accordance with generally accepted accounting principles, and Contractor and its subcontractors shall establish and maintain a financial management system and records that properly accumulate and segregate reasonable, allowable, and allocable incurred Project costs and matching funds by line item for the Project. The Project Manager and their designee(s), shall have full and free access to such books and records at all reasonable times, including the right to inspect, copy, audit, and make records and transcripts from such records.
- D. Records and supporting documents pertaining to the use of funds paid to Contractor hereunder shall be retained by Contractor and made available to the Project Manager for purposes of performing an audit for a period of five (5) years from the termination of this Contract.

21. NONDISCRIMINATORY EMPLOYMENT

- A. The Contractor shall not unlawfully discriminate against any individual based on race, religion or religious creed, color, national origin, ancestry, ethnic group identification, primary language, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, immigration status, citizenship or military and veteran status. The Contractor shall comply with the nondiscrimination mandates of all statutes, ordinances and regulations.
- B. For every Subcontractor who will perform Work on the Project, the Contractor shall be responsible for such Subcontractor's compliance with this Section. The Contractor shall include in the written contract between itself and each Subcontractor a copy of the provisions in this Section and a requirement that each Subcontractor shall comply with those provisions. The Contractor shall be required to take all actions necessary to enforce such contractual provisions and ensure Subcontractor's compliance. The Contractor shall diligently take corrective action to halt or rectify any failure to comply.

22. MODIFICATIONS AND AMENDMENTS

This Contract may be modified or amended only by written Change Orders as specified in the Contract Documents or a written instrument signed by both Parties.

23. ENTIRE AGREEMENT

- A. This Contract supersedes any and all prior or contemporaneous agreements, either oral or written, between the City and Contractor with respect to the subject matter of this Contract.
- B. The Contract Documents contain all of the covenants and agreements between the Parties with respect to the subject matter herein, and each Party acknowledges that no representations, inducements, promises, or agreements have been made by or on behalf of any Party, except those covenants and agreements in this Contract and the Contract Documents incorporated herein.
- C. No agreement, statement, or promise with respect to the subject matter of the Contract Documents, which is not contained in the Contract Documents, or in a valid modification or amendment to the Contract Documents, shall be valid or binding on either Party.

24. AMBIGUITIES

This Contract is in all respects intended by each Party hereto to be deemed and construed to have been jointly prepared by the Parties and the Parties hereby expressly agree that any uncertainty or ambiguity existing herein shall not be interpreted against either of them. Except as expressly limited by this paragraph, all of the applicable rules of interpretation of contract shall govern the interpretation of any uncertainty or ambiguity of this Contract. Notwithstanding the foregoing, the Parties agree that Exhibit "A" is attached hereto for reference purposes, and to the extent there are any ambiguities, inconsistencies, or conflicts between the terms of this Contract and Exhibit "A", the terms of this Contract shall control and nothing set forth in Exhibit "A" shall be deemed to supersede any of the provisions of this Contract.

25. NOTICES

- A. Any notice to be provided pursuant to this Contract shall be in writing, and all such notices shall be delivered by personal service or by deposit in the United States mail, certified or registered, return receipt requested, with postage prepaid, and addressed to the Parties as follows:

TO CITY: City of Oxnard, Public Works-Engineering
Attn: Project Manager - Pw 24-79R2
305 W Third St, East Wing, 3rd Floor
Oxnard, CA 93030

TO CONTRACTOR: Rainy Day Roofing
Attn: Jeff Fanning
8930 Center Avenue
Rancho Cucamonga, CA 91730

- B. Notices, payments, and other documents shall be deemed delivered upon receipt by personal service or as of the second (2nd) day after deposit in the United States mail.
- C. Either Party, or the surety, may change its address by giving notice in writing to all other parties listed above, and thereafter notices shall be addressed and transmitted to such new address.

26. NON-LIABILITY OF CITY OFFICERS AND EMPLOYEES

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

27. REVIEW BY ATTORNEYS

Each Party hereto has had its attorneys review this Contract and all related documents. Each Party hereto has consulted with its attorneys and has negotiated the terms of this Contract based on such consultation.

28. BONDS

Concurrently with the execution of this Contract by the Contractor, and before the commencement of any Work, Contractor shall furnish to the City a Performance Bond, and a Payment Bond (Labor and Materials Bond) each in an amount equal to one hundred percent (100%) of the Contract Price written on the forms included in the Contract Documents. These bonds must remain in force until the later of (a) the expiration of the one-year guarantee period; or (b) one year from the date of completion of the corrective Work. Such bonds must be issued by a responsible corporate Surety, licensed and authorized to issue such bonds in the State of California.

29. CARE OF WORK

Contractor must adopt reasonable methods during the life of the Contract to furnish continuous protection to the Work, and the equipment, materials, papers, documents, plans, studies, and other components to prevent losses or damages, and will be responsible for all damages, to persons or property, until acceptance of the Work by the City, except those losses or damages as may be caused by the City's own negligence. The performance of the Work by Contractor or the payment of money by the City shall not relieve Contractor from any obligation to correct any incomplete, inaccurate, or defective Work (including the obligation to remedy any defective Work or materials during the one-year guarantee period after the City's acceptance thereof) at no further cost to the City.

30. CAPTIONS AND HEADINGS

The captions and headings contained in this Contract are provided for identification purposes only and shall not be interpreted to limit or define the content of the provisions described under the respective caption or heading.

31. OWNERSHIP OF DOCUMENTS

No portion of the Contract Documents may be used for any purpose other than construction of the Project, without prior written consent from City. Contractor is deemed to have conveyed the copyright in any designs, drawings, specifications, Shop Drawings, or other documents (in paper or electronic form) developed by Contractor for the Project, and City will retain all rights to such works, including the right to possession.

32. SUCCESSORS, HEIRS, AND ASSIGNS

Except as otherwise expressly provided herein, this Contract shall be binding upon the successors, endorsees, assigns, heirs, and personal representatives of each of the Parties and, likewise, shall inure

to the benefit of the successors, endorsees, assigns, heirs, and personal representatives of each of the Parties. This Contract may not be assigned or transferred by Contractor without the concurrence of the surety and express written consent of the City.

33. GENDER; PLURAL

In this Contract, unless the context clearly requires otherwise, the masculine, feminine and neuter genders and the singular and the plural shall include one another.

34. SEVERABILITY

If any one or more of the sentences, clauses, paragraphs, or sections contained herein is declared invalid, void, or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Contract and shall not affect, impair, or invalidate any of the remaining sentences, clauses, paragraphs, or sections contained herein.

35. GOVERNING LAW

The validity of this Contract and any of its terms or provisions, as well as the rights and duties of the Parties under this Contract, shall be construed pursuant to and in accordance with California law.

36. CUMULATIVE REMEDIES

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

37. VENUE

All proceedings involving disputes over the terms, provisions, covenants, or conditions contained in this Contract and all proceedings involving any enforcement action related to this Contract shall be initiated and conducted in the applicable court or forum in Ventura County, California.

38. EFFECTIVENESS OF CONTRACT

This Contract shall not be binding upon the City until signed by the authorized representative(s) of Contractor, approved by the City's Risk Manager and as to form by the City Attorney, and executed by the authorized City personnel or the Mayor.

39. REPRESENTATIONS OF PARTIES AND PERSONS EXECUTING CONTRACT

Each of the Parties to this Contract hereby represents that all necessary and appropriate actions of their governing bodies have been taken to make this Contract a binding obligation of each of the Parties hereto. The persons executing this Contract warrant that they are duly authorized to execute this Contract on behalf of and bind the Parties each purports to represent.

40. WAIVER

No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default under this Contract shall impair such right or remedy or be construed as a waiver. A Party's consent to or approval of any act by the other Party requiring the Party's consent or approval shall not be deemed to waive or render unnecessary the other Party's consent to or approval of any subsequent act. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Contract.

41. INDEPENDENT CONTRACTOR STATUS

Contractor is an independent contractor. All persons working for or under the direction of the Contractor are the Contractor's employees, agents, or subcontractors, and they shall not be deemed agents, servants, or employees of the City.

42. COUNTERPARTS

This Agreement may be executed in any number of counterparts and each such duplicate counterpart shall constitute an original, but they shall not be effective nor enforceable unless and until it is executed with the handwritten signature or electronic signature of an authorized representative of each of the relevant Parties. Each counterpart shall be deemed to be a part of this Contract.

43. PROVISIONS REQUIRED BY LAW DEEMED INSERTED

Each and every provision of law and clause required by Law to be inserted in this Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not currently inserted, then upon application of either Party the Contract shall forthwith be physically amended to make such insertion or correction.

44. ATTORNEY'S FEES

If either Party commences an action against the other Party, whether legal, administrative, or otherwise, arising out of or in connection with this Contract, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

[END OF THIS PAGE – SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have entered into this Contract effective on the date as stated herein and upon signature of all Parties.

CITY OF OXNARD

RAINY DAY ROOFING

☒ Luis Mc Arthur, Mayor^a Date
☐ Purchasing Agent

 Jeffrey Fanning, Date
 C.E.O. and Secretary ^b

ATTEST:

 Lourdes A. López, City Clerk Date
 (only if Mayor signs)

APPROVED AS TO FORM:

 Stephen M. Fischer, Date
 City Attorney (always required)

^a The City Council must authorize and the Mayor must execute any agreement over \$200,000. The Purchasing Agent may execute any authorized agreement up to \$200,000.

^b The City requires the following for any contract:

- For a corporation, the signatures of the Board President, CEO or Vice President and of the Board Secretary, Assistant Secretary, CFO or Assistant Treasurer;
- For an LLC, the signatures of at least two managers of the LLC (company directors, not lower-level managers); or
- For a partnership, the signature of a partner. If the partnership is a limited partnership, the signer must be a general partner.

If the company has a different structure, or if the above-listed persons are not the appropriate signers, please submit to the City Attorney legally-binding documentation stating who can sign and bind your company.

CONTRACT EXHIBITS

Exhibit A:	Contractors Bid Proposal
Exhibit B:	Form INS-E: Insurance Requirements
Exhibit C:	Iran Contracting Act Certification Form
Exhibit D:	RESERVED
Exhibit E:	RESERVED
Exhibit F:	RESERVED
Exhibit G:	Grant of Non-Exclusive Right of Entry Agreement
Bonds	

The corresponding exhibits and forms contained within follow.

EXHIBIT A**CONTRACTOR'S BID PROPOSAL****BID SCHEDULE****RIVER RIDGE GOLF COURSE CLUBHOUSE ROOF REPLACEMENT (REBID-2)
SPECIFICATION NO. PW 24-79R2**Bidder's Company Name: Rainy Day Roofing

To the Honorable Mayor and Members of the City Council:

In compliance with the Notice Inviting Bids, the undersigned hereby declares they have carefully examined the locations of the proposed work, the Plans, the Special Provisions, Bid Item Descriptions, and Contract documents; and hereby proposes to furnish all labor, materials, tools, equipment, supplies and incidentals required to complete the work. All of the aforementioned shall be done in accordance with said Plans, Special Provisions, and other Contract Documents to the satisfaction and under the direction of the City Engineer at the following prices:

ITEM NO.	DESCRIPTION	PAYMENT REFERENCE	UNIT OF MEASURE	ESTIMATED QUANTITY*	UNIT PRICE (+/- \$)	BID AMOUNT
1	Mobilization and Demobilization (maximum 5% of Total Bid Price)	TS-015000 TS-017400 TS-017700	LS			\$ 37,900.00
2	Selective Demolition	TS-013516	LS			\$ 116,733.15
3	Lightweight Insulating Concrete	TS-035216	SF	300	\$ 71.14*	\$ 21,342.00
4	Rough Carpentry	TS-061000 TS-061600	SF	7,000	\$ 8.33*	\$ 58,291.00
5	Exterior Architectural Woodwork	TS-064013	LS	1,000	\$ 71.74*	\$ 71,736.00
6	Roofing	TS-Division 7 (exclusive of Bid Items 7 and 8)	SF	13,000	\$ 19.59*	\$ 254,611.00
7	Fiber Cement Siding	TS-074646	SF	600	\$ 37.84*	\$ 22,705.00

ITEM NO.	DESCRIPTION	PAYMENT REFERENCE	UNIT OF MEASURE	ESTIMATED QUANTITY*	UNIT PRICE (+/-)	BID AMOUNT
8	Roof Specialties	TS-077100	LF	660	\$ 40.08*	\$ 26,455.00
9	Skylight Refurbishment	TS-088000	SF	750	\$ 141.67*	\$ 106,255.00
10	Painting	TS-Division 9	SF	1,000	\$ 38.19*	\$ 38,191.00
11	Electrical	Plans	LS			\$ 13,800.00
TOTAL BID PRICE: \$ 768,019.15						

TOTAL BID PRICE IN DIGITS: \$ 768,019.15

TOTAL BID PRICE IN WORDS: Seven Hundred Sixty Eight Thousand
Nineteen Dollars and Fifteen cents

Bidder's Company Name: Rainy Day Roofing

Signature:



Title: President

Print:

Jeff Fanning

Date: 06/09/2025

*Unit prices were omitted from the bid response and are shown above with an asterisk. Per the "Bid Schedule Instructions" on page B6, paragraph 4, "If the unit price is ambiguous, unintelligible, uncertain, omitted or identical to the amount listed in the total amount column, then the total amount for the item shall prevail." The Unit Price numbers are based on the bid amount total for each bid item divided by the estimated quantity for each item.

EXHIBIT B - FORM INS-E
INSURANCE REQUIREMENTS FOR CONSTRUCTION PROJECTS
(WITH BUILDER'S RISK REQUIREMENT)

1. Contractor shall obtain and maintain during the performance of any services under this Contract the following insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of services hereunder by Contractor, its agents, representatives, employees or subcontractors.
 - a. Commercial General Liability Insurance, including Contractual Liability, in an amount not less than \$2,000,000 combined single limit for bodily injury and property damage for each claimant for general liability with coverage equivalent to Insurance Services Office Commercial General Liability Coverage (Occurrence Form CG 0001). If a general aggregate limit is used, that limit shall apply separately to the project location or shall be twice the occurrence amount;
 - b. Business Automobile Liability Insurance in an amount not less than \$1,000,000 combined single limit for bodily injury and property damage for each claimant for automobile liability with coverage equivalent to Insurance Services Office Automobile Liability Coverage (Occurrence Form CA0001) covering Code No. 1, "any auto;"
 - c. If architectural, engineering, or electrical work will be performed under the Contract, Professional Liability/Errors and Omissions Insurance appropriate to the work being done in an amount not less than \$1,000,000, with neither Contractor nor listed subcontractors having less than \$500,000 individually. The Professional Liability/Errors and Omissions Insurance must be project specific with at least a one-year extended reporting period, or longer upon request.
 - d. Course of Construction Insurance providing coverage for "all risks" of loss in an amount not less than the completed value of the project, with City named as Owner and Insured.
 - e. Workers' Compensation Insurance in compliance with the laws of the State of California, and Employer's Liability Insurance in an amount not less than \$1,000,000 per claimant. Additionally, the workers' compensation policy shall include a waiver of all rights of subrogation which the insurer may have against the City.
2. Contractor shall, prior to performance of any services, file with the Risk Manager certificates of insurance with original endorsements effecting coverage required by this Exhibit INS-E. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on the attached forms or on other forms approved by the Risk Manager. All certificates and endorsements are to be received and approved by the Risk Manager before work commences. City reserves the right to require complete certified copies of all required insurance policies at any time. The certificates of insurance and endorsements shall be sent via email. If you have not received your request or are having difficulty with electronic upload, contact insurance@oxnard.org
3. Contractor agrees that all insurance coverages shall be provided by a California admitted insurance carrier with an A.M. Best rating of A:VII or better and shall be endorsed to state that coverage may not be suspended, voided, canceled by either party, or reduced in coverage or limits without 30 days' prior written notice to the Risk Manager. The Risk Manager shall not approve or accept any endorsement if the endorsement contains "best effort" modifiers or if the insurer is relieved from the responsibility to give such notice.
4. Contractor agrees that the Commercial General Liability and Business Automobile Liability Insurance policies shall be endorsed to name City, its City Council, officers, employees and volunteers as additional insureds as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, occupied or used by Contractor; or automobiles owned, leased, hired or borrowed by Contractor. The coverage shall contain no special limitations on the scope of protection afforded to City, its City Council, officers, employees and volunteers. **The General Liability Special Endorsement Form and Automobile Liability Special Endorsement Form attached to this Exhibit INS-E or substitute forms containing the same information and acceptable to the Risk Manager shall be used to provide the endorsements (ISO form CG 2010 11/85 or if not available, CG 2010 with an edition date prior to 01/04 and CG 2037).**
5. The coverages provided to City shall be primary and not contributing to or in excess of any existing City insurance or self-insurance coverages **(this must be endorsed)**. Additionally, the workers' compensation policy shall include a waiver of all rights of subrogation which the insurer may have against the City. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, its City Council, officers, employees and volunteers. The insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
6. Any deductibles or self-insured retentions must be declared to and approved by the Risk Manager. At the option of the Risk Manager, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, its City Council, officers, employees and volunteers, or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.
7. All insurance standards applicable to Contractor shall also be applicable to Contractor's subcontractors. Contractor agrees to maintain appropriate agreements with subcontractors and to provide proper evidence of coverage upon receipt of a written request from the Risk Manager.

INSTRUCTION FOR SUBMITTING INSURANCE CERTIFICATES AND ENDORSEMENT FORMS***Certificates of Insurance***

The sample accord form on the following page is provided to facilitate your preparation and submission of certificates of insurance. You may use this or any industry form that shows coverage as broad as that shown on the attached sample. **Please note the certificate holder address must be as shown on the attached sample accord form with the contract number and insurance exhibit identification information completed.** Improperly addressed certificates may delay the contract start-up date because the City's practice is to return unidentifiable insurance certificates to the insured for clarification as to the contract number. **Cancellation provisions must be endorsed to the policy. Modifying the certificate does not change coverage or obligate the carrier to provide notice of cancellation.**

Endorsement Forms

Original endorsements are required for general liability and automobile liability insurance policies and must be attached to the applicable certificate of insurance. City preference is that you use the endorsement forms which are attached. Substitute forms will be accepted, however, as long as they include provisions comparable to the sample accord form.

INS-E.doc

PRODUCER

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

CODE

SUB-CODE

COMPANIES AFFORDING INSURANCE COVERAGE

INSURED

COMPANY

LETTER A

SPECIFY COMPANY NAMES IN THIS SPACE

COMPANY

LETTER B

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS

CERTIFICATE HOLDER

CITY OF OXNARD % Evident ID, Inc.
8520 Allison Pointe Blvd. Ste 223
PMB 5210
Indianapolis, Indiana 46250-4299 US

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE☐ Broker/Agent ☐ Underwriter ☐ _____

I _____ (print/type name), warrant that I have authority to bind the above-mentioned insurance company and by my signature hereon do so bind this company to this endorsement.

Signature _____

Signature _____ (original signature required)
Telephone: () _____ Date Signed _____

[illegible]

EXHIBIT C**IRAN CONTRACTING ACT CERTIFICATION
FORM COMPLETED BY CONTRACTOR****CITY OF OXNARD
RIVER RIDGE GOLF COURSE CLUBHOUSE ROOF REPLACEMENT (REBID-2)
SPECIFICATION NO. PW 24-79R2****IRAN CONTRACTING ACT CERTIFICATION
(TO BE EXECUTED AND SUBMITTED WITH BID)
Public Contract Code Sections 2202-2208**

Pursuant to Public Contract Code 2204.(a) A public entity shall require a person that is submits a bid or proposal to, or otherwise proposes to enter into or renew a contract with, a public entity with respect to a contract for goods or services of one million dollars (\$1,000,000) or more to certify, at the time the bid is submitted or the contract is renewed, that the person is not identified on a list created pursuant to subdivision (b) of Section 2203 as a person engaging in investment activities in Iran described in subdivision (a) of Section 2202.5 or as a person described in subdivision 9b) of Section 2202.5, as applicable.

To comply with this requirement, please insert your company/entity and Federal ID number (if available) and complete one of the options below. Please note, California law established penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made, contract termination and three-year ineligibility to bid on contract in accordance with Public Contract Code section 2205.

OPTION No.1 – CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the company/entity identified below, and the company/entity identified below is not on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person or entity, for 45 days or more, if that other person or company/entity will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS in accordance with subdivision (b) of Public Contract Code 2203.

Company Name/Financial Institution (printed): Rainy Day Roofing Federal ID Number (or n/a): 45-3790233

By (Authorized Signature):

Jeff Fanning President

06/09/2025

Printed Name & Title of Person Signing:

Date Executed

Executed in the County of San Bernardino in the State of California

OPTION No.2 – EXEMPTION

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enters into or renews, a contract for goods and services. If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below and attach documentation demonstrating the exemption approval.

Company Name/Financial Institution (printed): _____ Federal ID Number (or n/a): _____

By (Authorized Signature):

Printed Name & Title of Person Signing:

Date Executed

Executed in the County of _____ in the State of _____

EXHIBIT D

[RESERVED]

**DISADVANTAGEDE BUSINESS ENTERPRISES AND FIRST TIER
SUBCONTRACTORS FORM AND INSTRUCTIONS**

[This page intentionally left blank]

EXHIBIT E
[RESERVED]
FEDERAL GRANT CONTRACT ADDENDUM

[This page intentionally left blank]

EXHIBIT F

**[RESERVED]
GRANT MASTER AGREEMENT**

[This page intentionally left blank]

**THIS AGREEMENT MUST BE SIGNED BY AWARDED CONTRACTOR
WHEN STAGING IN THE CITY PROPERTY**

EXHIBIT G

**GRANT OF NON-EXCLUSIVE RIGHT OF ENTRY AND INDEMNIFICATION AGREEMENT BY AND
BETWEEN THE CITY OF OXNARD AND Ra**

THIS RIGHT OF ENTRY AND INDEMNIFICATION AGREEMENT (the "Agreement"), is made and entered into by and between the City of Oxnard, a municipal corporation located in the County of Ventura, State of California, hereinafter referred to as the "Grantor", and Rainy Day Roofing, a California C-corporation, hereinafter referred to as the "Grantee." Grantor and Grantee are sometimes hereinafter referred to individually as "Party" and collectively referred to as the "Parties."

RECITALS:

WHEREAS, the Grantor is the owner of certain properties located in the City of Oxnard, Assessor's Parcel Numbers _____, as more particularly described in Attachment A attached hereto and incorporated herein by this reference (the "Subject Properties"); and

WHEREAS, Rainy Day Roofing is planning to secure a temporary non-exclusive right of entry on City of Oxnard property; and

WHEREAS, _____ will procure an agreement with a contractor who will utilize the Subject Properties for staging of construction equipment, materials, office trailer, vehicle parking and portable restrooms with overnight security; and

WHEREAS, In light of the benefits of the _____ and in cooperation with _____, the Grantee is requesting the Grantor to permit the Grantee, its contractor and its representatives, servants, employees, subcontractors and other agents to enter upon the Subject Properties in order to use the Subject Properties, as well as any restoration thereto, in accordance with this Agreement; and

WHEREAS, the Grantor desires to permit the Grantee to enter upon and use the Subject Properties in accordance with the terms of this Agreement.

**NOW THEREFORE, IN CONSIDERATION OF THE COVENANTS, CONDITIONS, AND PROMISES
CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:**

Section 1. GRANT OF RIGHT OF ENTRY

The Grantor hereby grants the Grantee a temporary non-exclusive right of entry upon the Subject Properties for the purpose of use for working, lay down and staging areas, including the right to locate construction trailers and construction equipment, storing equipment and materials; on the areas shaded in pink and blue on Attachment "A" attached hereto and made a part hereof, hereinafter referred to as "staging area."

Section 2. GRANTEE'S RESPONSIBILITY

The Grantee shall, at its sole expense, perform, or cause to be performed, all of the services associated with installing, maintaining, operating, repairing, and removing any improvements necessary to make the Subject Properties suitable for safe use of Subject Properties, in a manner causing the least amount of interference with the Subject Properties, including, without limitation, taking reasonable precautions to assure the safety of persons and property on the Subject Properties.

The Grantee shall erect and maintain temporary fencing and gates with a locking device to enclose the areas of use, and shall remove such fencing and gates at the end of the term of this agreement.

The Grantee shall comply with all applicable laws, ordinances, and regulations pertaining to its use. Grantee is required under State and local law to re-stabilize any disturbed locations within the area of use in order to control soil erosion and sediment runoff at the conclusion of the use of the Subject Properties by Grantee.

The Grantee shall restore, replace, or repair, as applicable, any of the Grantor's property damaged or destroyed as a result of the Grantee's right of entry on the Subject Properties during the Term of this Agreement.

Section 3. INDEMNIFICATION

The Grantee shall indemnify, defend, and hold harmless the Grantor, and its respective officers, officials, employees, agents, representatives, and assigns from and against any and all actions, suits, proceedings, claims, demands, losses, costs, expenses, and judgments for any injury or damage of any type claimed that may involve the Grantee, its contractor and its representatives, servants, employees, subcontractors and other agents resulting from or arising out of this Agreement, except in the case of Grantor's gross negligence or willful misconduct

Section 4. COMPENSATION [Optional]

Monthly Base Rent. During the Initial Term, Grantee shall pay to Grantor as rent for the Subject Properties, the amount of _____ (\$____.00) per month (the "Monthly Base Rent"), for a total amount of _____ (\$____.00) as compensation for the Right of Entry use of Subject Properties. If Grantee extends the term of the Agreement, Grantee will pay Grantor Five hundred dollars (\$____.00) per month and shall continue thereafter per month or for any portion thereof.

Section 5. TERM

The Term of this Agreement shall commence on _____, _____ (the "Effective Date") and shall terminate on _____, _____ (the "Expiration Date").

However, if the work is not completed by the Expiration Date the right of entry shall be extended for thirty (30) calendar days after the Expiration Date of this Agreement, then Grantee's right to enter the Subject Properties for the purpose of performing the work shall expire on that date (the "Extended Expiration Date"). A request to postpone the Expiration Date any further than the Extended Expiration Date shall be accompanied by revised proposed scope of services and shall require the prior written approval of the Grantor.

Section 6. TERMINATION OR SUSPENSION

If Grantee is in violation of the terms and conditions set forth herein, this Agreement may be terminated or suspended provided Grantor provides Grantee with written notice of such violation. Grantee shall have thirty (30) calendar days from the date of receiving said written notice of violation, to cure such violation. In the event Grantee fails to cure the violation within the time prescribed herein, Grantor has the right but not the obligation to terminate this agreement at which point Grantee shall remove all of Grantee's or its contractors equipment materials and fencing, etc. and shall restore the Subject Properties to its original conditions.

Section 7. MODIFICATIONS AND AMENDMENTS

This Agreement may be modified or amended only by a written instrument signed by both parties.

Section 8. NOTICES

- a. Any notice to be provided pursuant to this Agreement shall be in writing, and all such notices shall be delivered by personal service or by deposit in the United States mail, certified or registered, return receipt requested, with postage prepaid, and addressed to the parties as follows:

To the Grantor: The City of Oxnard
Public Works Dept, Engineering Div.
Attn: Project Manager (PW 24-79R2-32600050)
305 W Third St
East Wing, 3rd Floor
Oxnard, CA 93030

To the Grantee: Rainy Day Roofing
Attn: Jeff Fanning
8930 Center Av
Rancho Cucamonga, CA 91730

- b. Notices and other documents shall be deemed delivered upon receipt by personal service or as of the second (2nd) day after deposit in the United States mail.
- c. The parties to this Agreement may change their notification addresses from time to time upon written notice to one another.

Section 9. INSURANCE

14. INSURANCE

Grantee shall procure and maintain at its own expense at all times during the period covered by this Agreement the following policies of insurance as approved by the City's Risk Manager as set forth in INS-X attached.

Section 10. INTERPRETATION

Any rule of construction which states that ambiguities are to be resolved against the drafting party shall not apply in interpreting this Agreement.

Section 11. WAIVER

- a. No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective, unless executed in writing and signed by the party making the waiver.
- b. No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing or subsequent waiver of the same provision.
- c. Failure of either party to enforce any provision of this Agreement shall not constitute a waiver of the right to compel enforcement of the remaining provisions of this Agreement.

Section 12. CAPTIONS AND HEADINGS

The captions and headings contained in this Agreement are provided for identification purposes only and shall not be interpreted to limit or define the content of the provisions described under the respective caption or heading.

Section 13. SEVERABILITY

If any one or more of the sentences, clauses, paragraphs or sections contained herein is declared invalid, void or unenforceable by a court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall not affect, impair or invalidate any of the remaining sentences, clauses, paragraphs or sections contained herein.

Section 14. GOVERNING LAW

The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the parties under this Agreement, shall be construed pursuant to and in accordance with California law.

Section 15. RIGHTS AND REMEDIES

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

Section 16. MUTUAL COOPERATION

The parties hereto agree that they will each cooperate with the other, and shall provide such information and documentation as is reasonably necessary to fulfill the intent of this Agreement, and shall make diligent response to inquiries and requests for information from the other party.

Section 17. VENUE

All proceedings involving disputes over the terms, provisions, covenants or conditions contained in this Agreement and all proceedings involving any enforcement action related to this Agreement shall be initiated and conducted in the applicable Court of competent jurisdiction in the County of Ventura, California.

Section 18. ATTORNEY'S FEES

In the event any action, suit or proceeding is brought for the enforcement of, or the declaration of any right or obligation pursuant to this Agreement or as a result of any alleged breach of any provision of this Agreement, the prevailing party in such suit or proceeding shall be entitled to recover its costs and expenses, including reasonable attorney's fees, and any judgment or decree rendered in such a proceeding shall include an award thereof.

Section 19. AUTHORITY

The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties.

Section 20. COUNTERPARTS

This Agreement may be executed by the parties in counterparts, and when executed by each of the parties, each counterpart shall be deemed to be a part of this Agreement

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of _____, 2025.

GRANTOR

The City of Oxnard

By: _____
Michael Wolfe
Public Works Director

Approved as to Form

By: _____
Stephen M. Fischer,
City Attorney

GRANTEE

Rainy Day Roofing

By: _____
Its: _____

Bond No. _____

**PAYMENT BOND
(LABOR AND MATERIALS)**

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Oxnard ("Agency"), State of California, has awarded to Rainy Day Roofing,
8930 Center Avenue, Rancho Cucamonga, CA 91730 ("Principal")
(Name and address of Contractor)

a contract (the "Contract") for the Work described as RIVER RIDGE GOLF COURSE CLUBHOUSE ROOF REPLACEMENT (REBID-2) SPECIFICATION NO. PW 24-79R2.

WHEREAS, under the terms of the Contract, the Principal is required before entering upon the performance of any Work, to file a good and sufficient Payment Bond with the Agency to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code.

NOW, THEREFORE, we, the undersigned Principal, and _____

(Name and address of Surety)

a corporation organized and existing under the laws of the State of _____
("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, and our heirs, assignees, successors, executors and administrators are held and firmly bound, jointly and severally, unto the Agency and all Contractors, Subcontractors, laborers, material suppliers, and other persons employed in the performance of the Contract and referred to in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code in the penal sum of SEVEN HUNDRED SIXTY-EIGHT THOUSAND NINETEEN DOLLARS AND FIFTEEN CENTS, (\$768,019.15), this amount being not less than one hundred percent (100%) of the total Contract Price in lawful money of the United States of America, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to this Work or labor, that the Surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Agency in successfully enforcing this obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this Bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this Bond.

Upon expiration of the time within which the California Labor Commissioner may serve a civil wage and penalty assessment against the principal, any of its Subcontractors, or both the principal and its Subcontractors pursuant to Labor Code Section 1741, and upon expiration of the time within which a joint labor management committee may commence an action against the principal, any of its Subcontractors, or both the principal and its Subcontractors pursuant to Labor

Code Section 1771.2, if the condition of this Bond be fully performed, then this obligation shall become null and void; otherwise, it shall be and remain in full force and effect.

The Surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract, including all incorporated documents, shall in any manner affect its obligations on this Bond. The Surety hereby waives notice of any such change, extension, alteration, or addition. Additionally, the Surety hereby waives California Civil Code 2845 and 2849 as well as any statutes of limitation, statutes of repose and laches as they may apply to an action on this Bond.

IN WITNESS WHEREOF, this instrument has been duly executed by Principal and Surety, on the date set forth below, the name of each party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

“Surety”

RAINY DAY ROOFING
8930 Center Avenue
Rancho Cucamonga, CA 91730

By: _____

By: _____

Its: _____

Its: _____

By: _____

Its: _____

(Seal)

(Seal)

Notes: This Bond must be executed and dated by all parties, all Surety signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. Date of Bond must not be before the Effective Date of the Contract. Surety companies executing Bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the State of California.

Bond No. _____

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS that:

WHEREAS the City of Oxnard ("Agency"), has awarded to
Rainy Day Roofing, 8930 Center Avenue, Rancho Cucamonga, CA 91730 ("Principal")
(Name and address of Contractor)

a contract (the "Contract") for the Work described as RIVER RIDGE GOLF COURSE CLUBHOUSE ROOF REPLACEMENT (REBID-2) SPECIFICATION NO. PW 24-79R2.

WHEREAS, Principal is required under the terms of the Contract to furnish a Bond for the faithful performance of the Contract.

NOW, THEREFORE, we, the undersigned Principal, and _____

(Name and address of Surety)

a corporation organized and existing under the laws of the State of _____
("Surety") a duly admitted surety insurer under the laws of the State of California, as Surety, are held and firmly bound unto the Agency in the penal sum of SEVEN HUNDRED SIXTY-EIGHT THOUSAND NINETEEN DOLLARS AND FIFTEEN CENTS, (\$768,019.15), this amount being not less than one hundred percent (100%) of the total Contract Price in lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, assignees, successors, executors and administrators, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the hereby bounded Principal, his, her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Contract and any alteration thereof made as therein provided, on the Principal's part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Agency, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void one (1) year from the date of recordation of the Notice of Completion for the Project; otherwise, it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by Agency in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered. Surety hereby waives any statutes of limitation, statutes of repose and laches as they may apply to an action on this Bond.

The Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, including all incorporated documents, or of the Work to be performed thereunder or the Specifications accompanying the same shall in any way affect the Surety's obligations under this Bond. The Surety hereby waives notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the Work or to the Specifications.

Surety hereby waives California Civil Code 2845 and 2849. The City is the principal beneficiary of this Bond and has all rights of a party hereto.

IN WITNESS WHEREOF, this instrument has been duly executed by Principal and Surety, on the date set forth below, the name of each party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body.

Dated: _____

“Principal”

RAINY DAY ROOFING
8930 Center Avenue
Rancho Cucamonga, CA 91730

By: _____

Its: _____

“Surety”

By: _____

Its: _____

By: _____

Its: _____

(Seal)

(Seal)

Notes: This Bond must be executed and dated by all parties, all Surety signatures must be notarized, and evidence of the authority of any person signing as attorney-in-fact must be attached. Date of Bond must not be before the Effective Date of the Contract. Surety companies executing Bonds must appear on the Treasury Department’s most current list (Circular 570 as amended) and be authorized to transact business in the State of California.



CITY COUNCIL AGENDA REPORT

PUBLIC HEARINGS AGENDA ITEM NO. K.1

DATE: July 29, 2025

TO: City Council

FROM: Jeff Pengilley, Community Development Director, (805) 385-8208, jeff.pengilley@oxnard.org

SUBJECT: Subdivision to combine three existing lots into one lot (1.3-acre parcel), vacating existing easements and right of way, and granting of new easements to the City of Oxnard to allow for adaptive reuse of an existing development into a 20-unit apartment complex, located at 2929-2931 Albany Drive (APN Nos: 221-0-061-035 & 221-0-061-195). (20 minutes)

RECOMMENDATION

That the City Council:

1. Conduct a public hearing regarding the property located at the intersection of Channel Islands Boulevard and Albany Drive; and
2. Find the project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15315 and 15332 (Minor Land Division & In-fill Development Projects) of the CEQA Guidelines; and,
3. Adopt a resolution approving Planning and Zoning Permit No. 24-300-03 for a Tentative Subdivision Map subject to required findings and conditions of approval.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/TBUpzOsw3lo>

BACKGROUND

EXECUTIVE SUMMARY

The applicant requested a Special Use Permit (SUP) for the partial demolition of a former pre-school site and the construction of a 20-unit, multifamily, apartment complex. The project site construction includes the reuse of an existing classroom building (5,586 square feet) and new construction of two new buildings totaling 36,618 square feet to allow for a 20-unit, with ten 2-bedroom and ten 3-bedroom units. Two of the units shall be affordable to the Lower and Very Low income levels. The Planning Commission approved the SUP, and that is not before the City Council for a decision. The Project also included a request for the ministerial approval of a Density Bonus Permit consisting of two concessions and parking concessions allowed by State Law. The two concessions allowed for reductions of the front and side setbacks, while the parking concession allowed for use of the state parking requirements. Finally, the project includes a request for a Tentative Parcel Map (TPM) to allow for the creation of a new lot (1.3-acres), vacating existing easements and right-of-way that are no longer needed, and granting of new easements to the City of Oxnard. For the purposes of this staff report, the foregoing project description shall be referred to as the "Project".

BACKGROUND

The Project site is located on the southwest corner of Channel Island Boulevard and Albany Drive. The Project site was previously developed under Special Use Permit (SUP) 1205 & 309. The SUP allowed the development of three existing

lots with a former private pre-school of approximately 13,295 square feet. For more information regarding previous development history, please refer to Section 4 of the Planning Commission Staff Report (Attachment 1).

On June 5, 2025, the Planning Commission found the Project exempt from CEQA, approved the SUP and recommended approval of the TPM with a 4-0 vote (with one commissioner absent) to allow for the Project. With the Planning Commission's approval of the SUP (the SUP is required for the construction of a 20-unit apartment complex pursuant to Oxnard City Code (OCC) Section 16-273), the only remaining items needing action before the City Council are the Tentative Subdivision Map and CEQA determination.

DISCUSSION

Site Design & Tentative Subdivision Map

The Tentative Parcel Map would create a new 1.3-acre parcel by combining three existing lots, vacate an existing easement, and create new public access easements to allow for the construction of a 20-unit apartment complex of approximately 42,204 square feet. The development will provide a new relocated alley, access, driveway, parking, landscaping, and other development standards that were approved with the SUP entitlement for the residential apartment complex by the Planning Commission subject to the approval of the Tentative Parcel Map. For more information regarding the proposed site design of the tentative map, please refer to Section 6(d) of the Planning Commission Staff Report (Attachment 1 & 2).

Access to the site will be provided from the rear of the property with direct access to the newly proposed concrete alley that connects to Albany Drive.

In accordance with Division 2 of Chapter 15 "Subdivision Ordinance" of the Oxnard City Code, the City Council is the final decision-making body for the subdivision applications. As proposed, the subdivision complies with the minimum standards of the High Rise Residential Planned Development (R-4-PD) zone standards.

Environmental Review

In accordance with Section 15315 (Class 15, Minor Land Division) of the California Environmental Quality Act (CEQA) guidelines, projects such as this one, consisting of the development of a former private pre-school with the construction of a new residential apartment complex and merging three existing parcels may be found to be exempt from requirements of the CEQA. The Planning Commission found there is no substantial evidence that the Project may have a significant effect on the environment and recommends that the City Council find the project to be Categorically Exempt from environmental review pursuant to the CEQA Guidelines Section 15315.

STRATEGIC PRIORITIES

This agenda item supports Economic Development strategy. The purpose of Economic Development strategy is to focus on the retention and expansion of Oxnard businesses by increasing the skills and employability of our local workforce, invite new business investments, and target site-based redevelopment opportunities.

This agenda item supports the Quality of Life strategy. The purpose of the Quality of Life strategy is to restore and increase quality services and programs that enrich Oxnard's diverse community, promotes safe neighborhoods, encourages community engagement, and supports our residents in their efforts to improve their quality of life.

FINANCIAL IMPACT

The approval of the Tentative Map provides the opportunity for future development that will result in increased property tax revenue for the City. The Project will be required to pay the required connection and impact fees.

COMMITTEE OUTCOME

This is a Public Hearing and was reviewed by the Planning Commission (PC), therefore this item did not originate in Committee. During the Commission's public hearing on June 5, 2025, Commissioners asked a series of questions as a result of staff's and the applicant's team presentations. The questions and comments were generally in regard to the

number of affordable units, noise impacts and mitigations, and project benefits.

Following the deliberation, the Commission adopted Resolution No. 2025-12 approving Planning and Zoning Permit No. 24-500-03 for a Special Use Permit and 24-535-01, and adopted Resolution No. 2025-13 recommending the City Council approve Planning and Zoning Permit No. 24-300-03 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-03), subject to certain findings and conditions (Attachment 3 and 4). The Planning Commission meeting can be viewed online at the following links: June 5, 2025 - https://www.youtube.com/watch?v=I5n9QXQ_SDg

The final motion carried 4 (in favor) - 0 (against), with one commissioner absent.

Attachment 4 reflects the Commission's recommended action to the City Council.

Prepared by: Juan Carlos Torres, Associate Planner

ATTACHMENTS

1. June 5, 2025 PC Staff Report- (without Attachments)
2. Tentative Subdivision Map
3. Planning Commission SUP Resolution
4. Planning Commission Map Resolution
5. Notice of Exemption
6. City Council Resolution
7. City Council Staff Presentation

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Carlos Torres, Associate Planner

DATE: June 5, 2025

SUBJECT: **Project Name: Albany Apartments;** Planning and Zoning Permit No. 24-500-03 (Special Use Permit), Planning and Zoning Permit No. 24-535-01 (Density Bonus), and Planning and Zoning Permit No. 24-300-03 (Tentative Parcel Map); Property Located at 2929-2931 Albany Drive, APNs 221-0-061-195 & 221-0-061-035 .

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the Project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15315 and 15332 (Minor Land Division & In-fill Development Projects) of the CEQA Guidelines; and
 - b) Adopt Resolution 2025-XX recommending that the City Council approve Planning and Zoning Permit No. 24-300-03 (Tentative Parcel Map and vacating and relocation of alley) subject to certain findings and conditions.
 - c) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-500-03 (Special Use Permit) and Planning and Zoning Permit No. 24-535-01 (Density Bonus), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The applicant is requesting a Special Use Permit for the partial demolition of a former pre-school site and the construction a 20-unit, multi-family, apartment complex for a property located in the High-Rise Residential - Planned Development (R-4-PD) zone and Residential Medium High (RMH) land use designation. The project site construction includes reuse of an existing class room building (5,500 square feet) and new construction of two new buildings totaling 36,618 square feet to allow for a 20-unit, 42,204 square feet apartment complex with ten 2-bedroom and ten 3-bedroom units within a developable area of approximately 1.2-acres. Two of the units shall be affordable to the Lower and Very Low income levels. The project also includes a request for a Tentative Parcel Map to allow for the creation of a new lot (1.3-acres), vacating existing easements and right-of-way that are no longer needed, and granting of new easements to the City of Oxnard. The Project also includes a request for the ministerial approval of a Density Bonus Permit consisting of two concessions.

As shown in the following table, the Project includes a request for two concessions and parking reductions:

Project Deviations	
Density Bonus Concession (2)	1. Oxnard General Plan Goal SH-6.12: Require that new habitable structures be setback at least 85 feet from the nearest railroad track (provided 15 feet, 4 inches). 2. Oxnard General Plan Goal CD-9.4 View Corridor Preservation: View corridors by creating edge treatments along greenbelt areas and a landscape buffer corridor of at least 30 feet along designated scenic corridors (provided 15 feet). In conjunction with this request, the application is reducing the front yard setback from 15 to zero to allow for the front yard area to be included as part of the required interior yard space area for compliance with OCC Section 16.23 of the R-4 zone.
State Bonus Density Parking Reductions	Provide 31 parking spaces onsite (40 parking spaces Required). 3. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 or 3 bedrooms. (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 4. Allow uncovered parking (Garage required by the OCC) 5. Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

Please see the reduced Project plans (Attachment B) for more details.

- 3) Existing & Surrounding Land Uses:** The Project site was a former private pre-school and is currently non-operational. The Project site is within the General Plan College Estates neighborhood. The following table lists and identifies the General Plan Land Use

Designations, Zoning Designations, and existing land uses of the Project site and properties immediately adjacent to the site, which are also illustrated in Attachment A:

TABLE 1 EXISTING AND SURROUNDING LAND USES			
Property Location	General Plan Land Use Designation	Zoning Designation	Existing Land Use
Project Site	Residential Medium High (RMH)	High Rise Residential Planned Development (R-4-PD)	Former private pre-school
North	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	Across Channel Islands Boulevard, Self-Storage Facility.
South	Residential Medium High (RMH)	High Rise Residential Planned Development (R-4-PD)	An apartment complex
East	Residential Medium High (RMH)	High Rise Residential Planned Development (R-4-PD)	An apartment complex
West	Residential Low (RL)	Single Family Residential (R-1)	Across the railroad tracks, single family residential

4) Background Information:

The property located at 2929 Albany Drive (Lot 51 and 52):

- In June 1964, the City approved the Subdivision Map 1570 of from a parcel to two lots. The combine lots square footage of the lot was
- In November 1964, a Zone Change was approved by the City Council from R-PD to R-3-PD Zone.

- In December 1964, The approval of a Special Use Permit No. 145 for the construction of multiple family dwelling units. The application expired on November 19, 1965.
- In January 1968, Special Use Permit No 292 was approved for the construction of a 90 bed convalescent hospital. The application expired.
- On May 22, 1969, Special Use Permit No. 351 was approved by the Planning Commission for the construction of a 90-bed convalescent hospital. The application expired on
- On May 5, 1978, the Planning Commission approved Special Use Permit 336 for the construction of a 16-unit apartment complex. The application expired.
- In 1978; Parcel Map No. 78-16-The City Council approved a map to revert to acreage 0.8.
- On November 7, 1985; The Planning Commission approved Planned Development Permit No. 415 for the construction of a 15-unit apartment complex. The permit expired on May 7, 1987.
- On March 2, 1987; The Planning Commission approved Special Use Permit 1205 for the construction of an elementary and pre-school.
- On October 5, 1987, the construction of a 8,460 square foot private school was completed and released by Building and Engineering.
- The private school ceased business in 2022.

The property located at 2931 Albany Drive (Lot 53):

- On July 18, 1968, the Planning Commission approved Special Use Permit 309 for the construction of a 3000 square foot nursery school.
- On January 7, 1969, a building permit (Permit No. 19111) was issued for the construction of a nursery school with a two car garage and two car carport spaces.
- On March 11, 1971, building permit (Permit No. 0419) was issued for a 1,250 square foot addition to the existing nursery school.
- On December 12, 1972, a building permit (Permit No. 1241) was issued for the construction of a 20 feet by 25 feet classroom.
- On July 21, 1987, a minor modification was approved by the Planning Division to convert an existing garage into a classroom.
- The private school ceased business in 2022.

5) Environmental Determination: In accordance with Sections 15315 & 15332 (Class 15, Minor Land Division & Class 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects consists in the redevelopment of a former private pre-school with the construction of a new residential apartment complex and merging three existing parcels may be found to be exempt from the requirements of the CEQA.

The project consists of combining three existing parcels, vacating and relocation of an existing alley resulting in a new combined parcel of approximately 1.3-acres inclusive of public access alley easements. The developable area not including the public access alley easement will be approximately 1.2-acres. Merging the existing parcels, relocating and vacating the alley would allow for the construction of a new 20-unit apartment complex with ancillary parking, interior yard space, and landscaping consistent with the General Plan Land Use (RMH) and the zoning designations (R-4-PD). The project consists in the redevelopment of a former private school site that contains approximately 13,295 square feet within three parcels, the Special Use Permit proposes the demolition of 7,977 square feet, the rehabilitation of 5,586 for residential purposes, and the construction of two new two-story residential buildings with a combined square footage of approximately 42,204 square feet. The project site has no value as habitat for endangered, rare, or threatened species. Additionally the Project will not result in any significant effect relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission recommend that the City Council accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Project Analysis:

- a) General Discussion:** As discussed below, the Project has been found to be consistent with both the 2030 General Plan and the Oxnard City Code (OCC), subject to approval of the proposed Parcel Map by the City Council.

The Planning Commission is the decision maker for Special Use Permit pursuant to OCC Section 16-531. The Planning Commission makes recommendations to the City Council for the proposed Parcel Map (OCC Section 15-40).

Pursuant to OCC Section 16-273(A), at this location a Special Use Permit is required for the development of multi-family residential uses permitted under Division 17 (Planned Development-Additive Zone). The Planning Commission is the decision maker for Special Use Permit pursuant to OCC Section 16-531. Concurrently with the Special Use Permit, a Density Bonus application Pursuant to OCC Section 16-410.3 was submitted for the request of two concessions in-lieu of two very-low affordable housing units within the proposed development.

Pursuant to OCC §16-410.3, an applicant for a density bonus permit shall file an application in accordance with OCC §16-410.5 and 16-410.6. Pursuant to OCC §16-410.6(E), approval of a Density Bonus permit shall be made by the approval authority within the City that is authorized to approve the associated discretionary approval or ministerial approval for the underlying development permit for the housing

development. As described above, the Special Use Permit requires discretionary approval by the Planning Commission. Therefore, the Planning Commission is the decision maker for the requested Density Bonus. The approval of the density bonus application is non discretionary unless the city adopts written findings justifying the denial of the density bonus.

- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Residential Medium High (RMH) which allows for mid-rise residential buildings with a density between 18-30 dwelling units per acre. The proposed Project includes the development of a new multi-family apartment complex at a density of 18 units per acre. The approval of this Project has been determined to be consistent with the property's existing and proposed land use designations, subject to approval of the requested Tentative Parcel Map and Density Bonus application.

Pursuant to the OCC Chapter 16 Division 7A, Density Bonus and Related Incentives and Concessions Program and the State's Density Bonus law (Government Code § 65915-§ 65918), the applicant requested approval of two General Plan residential development goals concessions in exchange for constructing two (2) affordable units. Aside from the requested development concessions, the project complies with the standards of the High Rise Residential Planned Development zoning district. Approval of the proposed SUP 24-500-03 for the development plan and a Density Bonus Application is required to ensure consistency with the General Plan and land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached and detached single-family units.	The Project is proposed on a former pre-school campus that is no longer in use. Site improvements and new apartments will address an overall housing need within the immediate area.
CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The proposed Project is surrounded by urban development, and existing utilities along Albany Drive that can adequately serve the proposed Project.
CD-9.1	I	Recognize, preserve, and improve the visual identity and character of existing neighborhoods.	The two-story infill development is located within a predominantly two-story community that is designed with alley access to driveway and parking.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development Projects comply with City design policies, plans, and guidelines.	The Project includes development and performance conditions recommended by Development Advisory Committee (DAC) to ensure that the Project complies with City permitting expectations and policies.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which has the capacity to provide service to the proposed residential apartment complex. The project includes standards and special development project conditions by City Department representatives.
ER-9.2	I	Enhance neighborhood diversity and reinforce the desirable elements of neighborhood character and quality through incorporation of design guidelines, use of landscape materials, and encouraging new developments to integrate historical and culturally significant elements into proposed Projects.	The 20-unit apartment complex development proposes to maintain existing neighborhood characteristics.
CD-9.2 ICS-8.5	II	“...promote the revitalization of residential... properties that are deteriorated or detract from the visual quality of the City” Consider and require where appropriate and feasible the enhancement of the pedestrian environment as part of private development and public works Projects, especially for public sidewalks.	The majority of the existing former private school buildings and infrastructure will be cleared and the residential zoned property will incorporate multi-family and setbacks that include a streetscape design that will complement the existing community setting.

H-2.1	I	Adequate Development Opportunities	
H-2.2	I	Balanced Opportunities	The project includes the development of the required affordable housing that will be used to meet the City's RHNA requirements; this housing type will meet the growing need for housing. Per the Conditions, the project will be required to have a 10 percent inclusionary requirement.
H-3.4	I	Inclusionary Housing Program	
CD-3.4 CD-14.1 CD-14.2 CD-14.3 ICS-11.10 ER-9.4 ER-10.1	II	Neighborhood Quality of Life Design Review Process Development Advisory Committee Functions Quality of Design Water Supply Findings for Smaller Projects Human Scale Development Promote Use of Native and Water Wise Plants	The DAC review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
SH-6.12		Development Near Railroads and Oxnard Airport: Require that new habitable structures be setback at least 85 feet from the nearest railroad track measured from the edge of the outermost railroad track, and only compatible new development is located within the Oxnard Airport 65 dBA CNEL contour.	Pursuant to OCC §16-410.12 through §16-410.14 and Cal. Gov't Code Section 65915, an applicant for affordable housing may submit to the City a proposal for specific incentives or concessions that the applicant requests. The applicant for an incentive may also be an applicant for a density bonus. Pursuant to Cal. Gov't Code Section 65915(d)(2)(B), the subject project is eligible to receive a total of two (2) incentives or concessions, because it includes very-low-income housing units equal to at least 10 percent of the number of units allowed per the maximum base density. In addition, as conditioned, the project will be required to comply with an exterior noise level for the usable open space of 65 dBA and 45 dBA within the interior of the residential units.
CD-9.4	II	View Corridor Preservation: Ensure all public and private investments positively	Pursuant to OCC §16-410.12 through §16-410.14 and Cal. Gov't Code Section

		contribute to the overall character of the City by minimizing impacts on important view corridors by creating edge treatments along greenbelt areas and a landscaped buffer corridor of at least 30 feet along designated scenic corridors and other major transportation corridors.	65915, an applicant for affordable housing may submit to the City a proposal for specific incentives or concessions that the applicant requests. The applicant for an incentive may also be an applicant for a density bonus. Pursuant to Cal. Gov't Code Section 65915(d)(2)(B), the subject project is eligible to receive a total of two (2) incentives or concessions, because it includes very-low-income housing units equal to at least 10 percent of the number of units allowed per the maximum base density.
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As conditioned, the Project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) Conformance with Zoning Code Development Standards:** Pursuant to OCC §16-270 to 16-278, in addition to the Planned Development (Additive) Zone, new residential development in the -PD additive zone is subject to the R-4 High Rise Residential development standards (OCC §16-23 to 16-24(D)), the attached dwelling unit development standards (OCC §16-360 to 16-363), the off-street parking requirements (Article X of Chapter 16 of the City Code), and standards for all zones (Article IV of Chapter 16 of the City Code) except as otherwise provided under OCC Division 7A Density Bonus and Government Code Chapter 4.3 Density Bonus and Other Incentive Sections 65915-65918.

The proposed 20-unit apartment complex within was evaluated for consistency with the above-referenced development standards. As found in Attachment D, the Project is designed to be consistent with the development standards, except as otherwise noted.

- d) Tentative Parcel Map:** The subject residential Project is composed of three residential lots (Lot 51-53 of Tract 1570-1) in the R-4-PD zone. Lot 51 and 52 are located at the southwest corner of Albany Drive and Channel Islands Boulevard, with the main frontage along Channel Islands Boulevard. The combined acreage for Lot 51-52 is approximately .83-acres. To the south, rear, of Lot 51 and 52, across a 20 foot wide public alley, Lot 53 is situated. Lot 53 is approximately .32-acres and the main frontage is along Albany Drive with a 20 foot wide access alley along the north and west of the property. The public alley currently provides access to the existing apartment complexes south of the existing site. Lots 51-53 are under the same ownership.

In order to allow for the proposed residential development, the applicant is requesting a tentative parcel map which consists of the creation of a new lot (merging all three lots and alley), vacating any existing easements and right-of-way (existing alley way), and granting of new easements (proposed new alley access) to the City of Oxnard to continue providing access to the existing residential developments adjacent and within the vicinity of the proposed Project site.

Pursuant to OCC Chapter 15, Division 1, Section 15-11 (A) and the California Subdivision Map Act, a Tentative Parcel Map shall be required for each division of land creating four or fewer parcels. The Project proposes to merge three existing lots, the creation of a new parcel, vacating existing easements and right-of-ways, and granting new easements for a proposed alley. Pursuant to OCC Chapter 15, Division 2, Section 15-41, the proposed development of the 20-unit apartment complex, SUP 24-500-03 & Density Bonus, 24-535-01, is subject to City Council approval of the Tentative Parcel Map, 24-300-03.

- e) **Density Bonus Permit Request:** Pursuant to OCC §16-410.3 through §16-410.11 and Cal. Gov't Code Section 65915, density bonuses are available to affordable housing developers. A “density bonus” is an increase over the otherwise maximum allowable residential density for a qualified housing development. If the requirements of OCC §16-410.3 are met, then the affordable housing developer is entitled to a density bonus pursuant to Cal. Gov't Code, Section 65915(f).

The proposed Project meets the requirements of §16-410.13, subsection (B), by including a minimum affordable housing component as identified in Cal. Gov't Code, Section 65915(b). The proposed Project is requesting for two concessions and is not requesting to increase the density of the site as it proposes a 20-unit apartment complex within a proposed developable area, exclusive of public access alley easements, of approximately 1.2-acre site for a density of approximately 18 dwelling units per acre. The Oxnard General Plan Land Use Designation for the subject site is Medium High and the R-4-PD allows up to a maximum of 30 dwelling units per acre. Therefore, the proposed housing project would comply with the allowed density and proposes 20 apartment units in which two will be affordable units.

TABLE 4 DENSITY BONUS CALCULATION			
	High Rise Residential (R-4-PD) Zone	Density Bonus	Total
Density	30 units/acre	N/A	30
No. of Units	20	N/A	20

* Includes 2 affordable units.

Incentives/Concessions for Affordable Housing Pursuant to OCC §16-410.12 through §16-410.14 and Cal. Gov't Code Section 65915, an applicant for affordable housing may submit to the City a proposal for specific incentives or concessions that the applicant requests. The applicant for an incentive may also be an applicant for a density bonus. Pursuant to Cal. Gov't Code Section 65915(d)(2)(B), the subject project is eligible to receive a total of two (2) incentives or concessions, because it includes very-low-income housing units equal to at least 10 percent of the number of units allowed per the maximum base density.

With respect to the subject project, the applicant has submitted a request for a total of (2) two incentives and/or concessions, as follows:

- The applicant requests a concession to allow for less than the minimum required railroad setback of 85 feet clearance for new habitable structures from the nearest railroad track pursuant to Oxnard General Plan Safety and Hazards Element-Noise Consideration Development Review Goal SH 6.12 Development Near Railroads and Oxnard Airport. The applicant proposes to construct the residential project with a 15 feet, 4 inches clearance from the railroad tracks to habitable areas. The applicant estimates that meeting the General Plan Requirement would create an infeasibility for the property to construct residential units because the required railroad clearance takes approximately 38% of the site from being able to locate residential units.
- The applicant requests a concession to allow for less than the minimum required 30-foot greenbelt/landscape buffer corridor for designated scenic corridors pursuant to Oxnard General Plan Community Development 3.6 Goals and Policies-Urban Design CD-9.4 View Corridor Preservation. The applicant proposes to rehabilitate, and maintain 5,318 square feet of former pre-school building for residential purposes which provides a 15 foot front yard clearance adjacent to Channel Islands Boulevard.

In conjunction with the request, the applicant is requesting to reduce the front yard setback to zero to allow for the front yard area to be included as part of the interior yard space area as required by the OCC Section 16.23 of the R-4 zone. The interior yard area requires 30% of the lot area with a minimum 15 feet by 15 feet dimension. The proposed development will provide 30.3% of interior yard area inclusive of the front yard setback. The applicant estimates that meeting the General Plan requirement would create construction infeasibility of residential units because of the required landscape buffer will reduce the construction area and would make the project unfeasible.

Pursuant to Cal. Gov't Code, Section 65915(d)(1), a city shall grant the concessions or incentives requested by the applicant unless the city makes a written finding, based upon substantial evidence, of any of the following:

A) The concession or incentive does not result in identifiable and actual cost reductions.

Staff Response: Based upon information submitted by the applicant, the requested concessions or incentives would result in identifiable and actual cost reductions.

B) The concession or incentive would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

Staff Response: According to the findings of the Environmental Determination under CEQA Sections 15315 & 15332 (Class 15, Minor Land Division & Class 32, In-Fill Development Projects), the Project would not result in a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources.

C) The concession or incentive would be contrary to state or federal law.

Staff Response: The project complies with all local, state, and federal laws.

f) **Building Design:** The proposed redevelopment of the property includes the construction of two new two-story buildings and the redevelopment of a single-story building consisting of a 20-unit apartment complex. The project's overall square footage including the redevelopment of the existing building is approximately 42,204 square feet within a proposed 1.2-acre developable area. The buildings include ten, 2-bedroom and ten, 3-bedroom apartment units ranging between 1,075-1,630 square feet for the 2-bedroom units and 1,521 to 1,563 square feet for the 3-bedroom units.

The redevelopment of the single-story building (Building B) consists of providing four, single-story, apartment units and a recreational room, the enhancement of the existing building elevations to match the proposed Contemporary Spanish Style of Architecture design of the new two-story buildings. Additional enhancements to Building B includes the use of dark gray lightweight concrete tile roofs, new window and window trims, metal awnings, cement plaster walls and a stone veneer wainscot on the lower part of the building. The proposed residential units' entrances will be facing to the interior of the property.

Building A has an L shape form and includes a total of 12, two-story, units with entrances facing Albany Drive and to the interior courtyard area located between Building A and Building B. Building A-1 proposed on the southwesterly corner of the property, includes a total of four, 2-story, units with the main access point facing the proposed picnic areas.

The proposed new two-story building provides a Contemporary-Spanish Style of Architectures and includes rectangular forms, and articulated massing. Exterior building walls are composed primarily of plaster cement with accent stone veneer wainscot along the bottom of the building. The building provides architectural recess areas, balconies that include the use of metal railings. The building elevations incorporate the use of earthy terracottas and warm whites with accent desaturated pastels, soft grey, and charcoal colors.

Site Design: The proposed development of the apartment complex consists of the redevelopment of an existing single-story building and the construction of two new, 2-story, buildings. Building-B provides a 15 foot front yard setback along the northerly property line, adjacent to Channel Islands Boulevard, and a sideyard setback of 5 feet, 10 inches, along the railroad tracks. Building-A provides a 20 foot sideyard setback along the easterly property line, along Albany Drive, and a rear setback of 8 feet to the proposed new alley way. Building-A-1, has been designed with the unit's main entrances facing the westerly property line and provides a 10 foot sideyard setback and a rear setback of 32 feet from the proposed new alley way.

Patio areas of 100 square feet for all first floor access situated along and within the main entrances of the units. The Project does not provide fencing along the northerly or southerly, and westerly Building-A front patio areas will be visible from public view from Albany Drive. To ensure privacy to the patio areas along Building A, a condition of approval has been included for the Project to construct a decorative fencing in accordance with OCC Section 16-308 & 16-309 along Albany Drive to provide screening and privacy for all units exposed to the public view.

The Project was also designed to include site amenities;

- A Community Room with kitchen facilities of approximately 986 square feet.

- An on-site leasing office of approximately 95 square feet.
- An outdoor Bar-B-que area of approximately 300 square feet.
- Picnic tables with an area approximately 350 square feet.
- A site par-course fitness area of approximately 1000 square feet.

The project provides 31 off-street parking spaces partially covered by the proposed second floors of Building A and A-1. The parking will be composed of 28 standard parking stalls, an accessible EV parking stall, a van accessible parking stalls, and a motorcycle parking stall. A total of two Electrical Vehicle (EV) charging stations will be provided for the proposed development. Vehicle access is provided via a single driveway located south of the site to the proposed new shared access alley way to Albany Drive.

The Project's new combined lot area after alley relocation, not including the alley area, will be approximately 1.2-acres (52,883.54 square feet). The new relocated alley would be approximately 3,943.19 square feet. The project will provide a building lot coverage of approximately 28.4% (15,0595 SQ. FT) of the overall site will be provided. A total of 37.6% (19,888.84 SQ. FT.) of the overall site will be dedicated to driveway, parking, and pathways. The development will dedicate approximately 33.2% (17,603 SQ. FT) of the overall site for landscaping.

The Project includes a combined overall Interior Yard Space of approximately 30.3% (16,070 SQ. FT.) in which 30% is required for the R-4-PD Zone. Additionally, adjacent to the westerly property line between the south portion of Building-A and northerly of Building-A-1, a lawn area of 2,42 square feet, with dimension greater than 40 feet by 40 feet in any direction is provided.

Along the westerly property line and adjacent to the railroad tracks, a 10-foot high noise attenuation and screen wall will be provided. The wall will be composed of a concrete masonry unit (CMU) with a cement plaster with a precast concrete cap with colors to match the existing and proposed buildings.

- g) **Parking:** Pursuant to Density Bonus State Law, Government Code Section 65915(p). This Government Code section provides relief and preempts the City's off street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking. The following table provides a tabulation showing how the Project compares with the State Density Bonus Law.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(1)					
BEDROOM COUNT	# OF UNITS	OFF-STREET REQUIRED	PARKING		NOTE
			REQUIRED	PROVIDED	
1-Bed	0	1 Parking Stall	0	31	Pursuant to §65915(p)(1), the project provides 1 more parking stalls than required by Government Code Section 65915
2 to 3 Bedrooms	20	1.5 Parking Per Unit	30		
Visitor Parking		No Visitor Parking Required	0		
		Total:	30	31	

- h) Noise-Sensitive Receptors :** The Project's site is in proximity to existing railroad tracks with the proposed construction of the apartment units' as close as 15 feet, 4 inches from the railroad tracks. The proposed residential development is considered a sensitive receptor, therefore; the proposed development is required to comply with the maximum exterior noise levels of 65 CNEL (Community Noise Equivalent Levels) for common and private outdoor use areas for multi-family properties and an interior habitable noise levels not exceeding 45 CNEL in accordance with the City's Oxnard General Plan Background Report 2006-Safety and Hazards Section 6.4 Noise.

The Project as part of their submission included an Acoustical Analysis Report for Albany Apartments dated July 29, 2024(Attachment E). The submitted acoustical report shows that the existing site has a noise environment of 78 CNEL consisting primarily of traffic on East Channel Islands Boulevard, Albany Drive, and the railway noise from the tracks adjacent to the westerly side. Therefore, the proposed Project is proposing the construction of a 10-foot high wall to be located along the westerly boundary of the development to mitigate and reduce the noise levels within the property for compliance with the City's General Plan. The proposed attenuation wall is approximately 228 linear feet and it will screen the majority of the proposed new lot with the exception of the new alleyway.

In addition to the attenuation wall, the acoustical report requires that the proposed apartment units' walls provide a typical exterior wall assembly and exterior windows with a minimum of 31 Sound Transmission Class (STC) rating. Furthermore, all residential units will be required to provide interior mechanical ventilation. A condition of approval to ensure the proposed development complies with the construction recommendations as listed in the submitted acoustical report dated July 29, 2024, was included to the Project.

- 7) Development Advisory Committee (DAC):** The DAC reviewed the development application on May 24, 2023 and May 8, 2024. Additionally, the project was deemed incomplete on October 9, 2024, by the Planning Division. The DAC review process resulted in changes in the project and/or conditions of approval that ensured consistency with the City's development policies and appropriateness of the new development for the proposed site.
- 8) Community Workshop:** The Project site is located within the College States neighborhood. On July 15, 2024, the project was presented to the public during a Community Workshop meeting. A notice of this meeting was posted on the Project site with a brief description and contact information. During the public hearing notice, there were two members of the public that commented about the project. The first commenter was in favor of the Project to include housing opportunities for areas in proximity to the Oxnard Community College. The second commentator had concerns in regards to potential parking issues and the increase in traffic to the general area. As discussed above the project is in compliance with the state mandated parking requirements, pursuant to density bonus law. Also, the project was reviewed by the City of Oxnard Traffic Division, and their comments and conditions have been incorporated into this project.
- 9) Noticing and Public Comments:** Consistent with public noticing requirements, the Planning Commission Hearing was advertised with on-site postings and by mail to property owners within 300 feet of Project Site. To date, Planning Staff has not received any comments or iniquity from the public regarding the proposed project.
- 10) Appeal Procedure:** In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council not later than 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final. The action of the Planning Commission on the Tentative Parcel Map is a recommendation of either approval or denial to the City Council. All aspects of this Project shall not become effective unless and until the City Council approves the Tentative Parcel Map.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Zoning Consistency Analysis
- E. Acoustical Analysis Report for Albany Apartments
- F. Draft Resolution Approving Planning and Zoning Permit Nos. 24-500-03 (Special Use Permit) and 24-535-01 (Density Bonus)

Albany Apartments; Planning and Zoning Permit Nos. 24-500-03(Special Use Permit), 24-535-01 (Density Bonus), and 24-300-03 (Tentative Parcel Map)
Planning Commission Hearing Date: June 5, 2025
Page 17 of 17

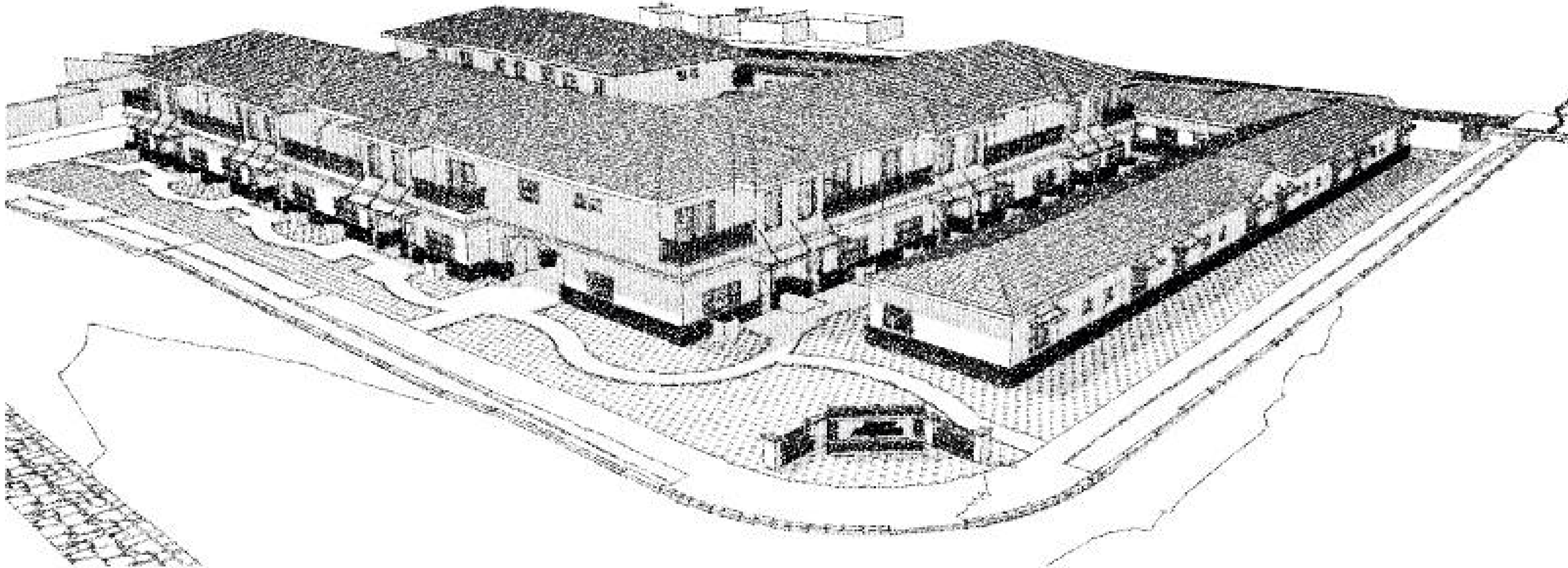
- G. Draft Resolution Recommending Approval of Planning and Zoning Permit No. 24-300-03 (Tentative Parcel Map)
- H. Staff Presentation

ALBANY APARTMENTS

2929 & 2931 ALBANY DRIVE OXNARD CA 93033

EXPANSION & REMODEL

PZ# 24-500-03, PZ 24-300-03, & PZ# 24-535-01



PROJECT DATA

PROJECT DATA:

2929 & 2931 ALBANY DRIVE OXNARD CA 93033
APPLICATION CONTACT: MR. ANDREW ALTHAUS
(805) 857-0971

SITE DESCRIPTION:

JURISDICTION: CITY OF OXNARD
TRACT: 2289
ASSESSOR'S PARCEL NO.: 221-0-061-195 &
221-0-061-145 & 221-0-061-035
ZONE: R-4-PD
MAX. PERMITTED BLDG HEIGHT: 45 FEET

PROJECT DESCRIPTION:

OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B

SITE AREA:

LOTS 51 & 52 = 36,216.24 SF
EXISTING ALLEY = 6,263.78 SF
LOT 53 = 14,348.71 SF
EXISTING SITE TOTAL = 56,826.76 SF
RELOCATED ALLEY = -3,943.19 SF
NEW SITE TOTAL = 52,883.54 SF

EXISTING BUILDING AREAS:

(E) BUILDING ON LOTS 51 & 52:
FIRST FLOOR AREA: 7,888 SF
SECOND FLOOR AREA: 465 SF
TOTAL BUILDING AREA = 8,353 SF
AREA TO BE DEMOLISHED = 3,035 SF

(E) BUILDINGS ON LOT 53:
MULTIPLE BLDGS AREA: 4,942 SF
AREA TO BE DEMOLISHED = 4,942 SF

NEW BUILDING AREAS:

BUILDING A - FIRST FLOOR: 6,729.5 SF
BUILDING A - SECOND FLOOR: 23,721.5 SF
BUILDING A TOTAL AREA = 30,451 SF
BUILDING A1 - FIRST FLOOR: 2,249.0 SF
BUILDING A1 - SECOND FLOOR: 3,918.0 SF
BUILDING A TOTAL AREA = 6,167 SF
BUILDING B - SINGLE STORY: 5,586 SF (E) REMAINING

APARTMENT UNITS SUMMARY:

BUILDING A - 2 STORY: 6 X 2 BED RM
6 X 3 BED RM
BUILDING A-1 - 2 STORY: 4 X 3 BED RM
BUILDING B - SINGLE STORY: 4 X 2 BED RM
TOTAL UNITS = 20 UNITS

UNIT SQUARE FOOTAGE TABLE - BUILDING A

UNIT 1 - 2 STORY 2 BEDROOMS	1,556 SQFT
UNIT 2 - 2 STORY 3 BEDROOMS	1,523 SQFT *
UNIT 3 - 2 STORY 2 BEDROOMS	1,523 SQFT
UNIT 4 - 2 STORY 3 BEDROOMS	1,549 SQFT
UNIT 5 - 2 STORY 3 BEDROOMS	1,549 SQFT
UNIT 6 - 2 STORY 2 BEDROOMS	1,527 SQFT
UNIT 7 - 2 STORY 2 BEDROOMS	1,630 SQFT
UNIT 8 - 2 STORY 2 BEDROOMS	1,586 SQFT
UNIT 9 - 2 STORY 3 BEDROOMS	1,521 SQFT
UNIT 10 - 2 STORY 3 BEDROOMS	1,548 SQFT
UNIT 11 - 2 STORY 3 BEDROOMS	1,548 SQFT
UNIT 12 - 2 STORY 2 BEDROOMS	1,529 SQFT

UNIT SQUARE FOOTAGE TABLE - BUILDING B

UNIT 13 - 1 STORY 2 BEDROOMS	1,083 SQFT
UNIT 14 - 1 STORY 2 BEDROOMS	1,076 SQFT *
UNIT 15 - 1 STORY 2 BEDROOMS	1,076 SQFT
UNIT 16 - 1 STORY 2 BEDROOMS	1,075 SQFT

UNIT SQUARE FOOTAGE TABLE - BUILDING A-1

UNIT 17 - 2 STORY 3 BEDROOMS	1,556 SQFT
UNIT 18 - 2 STORY 3 BEDROOMS	1,523 SQFT
UNIT 19 - 2 STORY 3 BEDROOMS	1,523 SQFT
UNIT 20 - 2 STORY 3 BEDROOMS	1,565 SQFT

* INDICATES DESIGNATED AFFORDABLE UNITS

DENSITY BONUS

CURRENT ALLOWABLE DENSITY UNDER R-4-PD = 1500 SF/UNIT OVER SITE AREA
53,975 SF SITE AREA/1500 = 35.98 UNITS THEREFORE 35 UNITS
NUMBER OF UNITS PROPOSED = 20 THEREFORE ONLY 57% OF ALLOWABLE

NUMBER OF AFFORDABLE UNITS = 2 OF 20 PROVIDED THEREFORE 10%
10% (2 UNITS) VERY LOW

DENSITY BONUS REQUESTED FOR 1 CONCESSION OF MUNICIPAL CODE
USED FOR RESIDENTIAL SETBACK REDUCTIONS INCLUDING:
• FROM RR TRACK - REDUCTION FROM 85' REQUIREMENT
• FRONTYARD SETBACK @ CHANNEL ISLANDS BLVD - REDUCTION
FROM 30' SCENIC CORRIDOR REQUIREMENT

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SITE AMENITIES PROVIDED:

• ON SITE LEASING OFFICE	95 SF
• COMMUNITY ROOM WITH KITCHEN FACILITIES	986 SF
• OUTDOOR BAR-B-QUE AREA	1300 SF
• PICNIC TABLES	1350 SF
• SITE PAR-COURSE FITNESS AREA	11000 SF

INTERIOR YARD SPACE CALCULATIONS

(SEE EXHIBIT ON SHEET A1102)

NEW LOT SIZE (AFTER ALLEY RELOCATION)	52,883.54 sq ft
PROVIDED INTERIOR YARD SPACE	16,070.33 sq ft / 52,883.54 sq ft = 30.3% IYS
REQUIRED INTERIOR YARD SPACE	30%

LOT COVERAGE CALCULATIONS

(SEE EXHIBITS ON SHEETS A1102 & A1103)

STRUCTURE FOOTPRINT	14,756.23 sq ft / 52,883.54 sq ft = 27.9%
DRIVEWAY & PARKING	10,634.12 sq ft / 52,883.54 sq ft = 20.1%
TRASH ENCLOSURE	302.85 sq ft / 52,883.54 sq ft = 0.5%
LANDSCAPE	17,603.33 sq ft / 52,883.54 sq ft = 33.2%
PATHWAYS	9,254.72 sq ft / 52,883.54 sq ft = 17.5%

PARKING REQUIREMENTS

PARKING REQUIRED	
10 UNITS @ 2 BED RM	20
10 UNITS @ 3 BED RM	20
VISITOR @ 20 UNITS	20
TOTAL PARKING REQUIRED	60

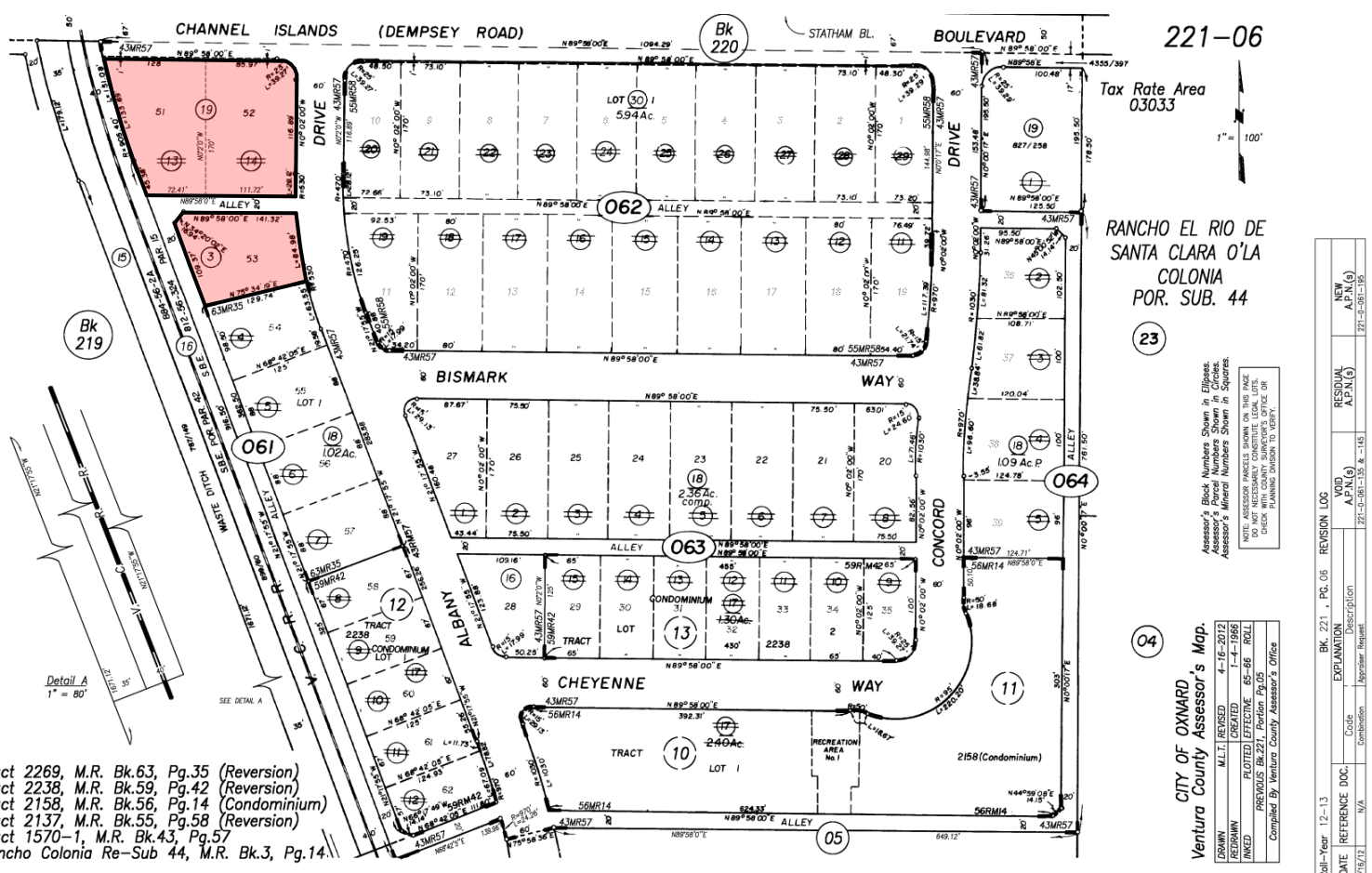
PARKING PROVIDED	
TENANT PARKING	20
GUEST PARKING	8
MOTORCYCLE STALL	1
ACCESSIBLE EV STALL	1
VAN ACCESSIBLE STALL	1
TOTAL PARKING PROVIDED	31

NOTE: REDUCTION IN PARKING PROVIDED & NON-ENCLOSED GARAGES
REQUESTED AS PART OF AFFORDABLE HOUSING DENSITY BONUS PER CITY
OF OXNARD ORDINANCE NO. 2721. ALL PARKING SPACES ARE COMPLETELY
UNDER BUILDING OVERHANGS

EV PARKING	
EV CHARGING STATION	5% REQ. = 2, 2 PROVIDED
EV READY	25% REQ. = 8, 8 PROVIDED
EV CAPABLE	10% REQ. = 3, 3 PROVIDED

1 IN EVERY 25 EV CHARGING SPACES TO BE DESIGNATED AS ACCESSIBLE
WITH AN ACCESS AISLE. 1 REQUIRED, 1 PROVIDED.

ASSESSOR'S MAP



SHEET INDEX

ARCHITECTURAL SHEET LIST		
SHEET #	SHEET NAME	REVISED
A0001	COVER / PROJECT INFORMATION	
A0501	SITE ACCESSORIES	
A1001	SITE DEMOLITION PLAN	
A1100	SITE RESTRICTIONS	
A1101	SITE ACCESS PLAN	
A1102	SITE LOT COVERAGE	
A1103	SITE LOT COVERAGE - LANDSCAPE & PATHWAYS	
A1201	SITE REFERENCE PLAN	
A2211	FIRST FLOOR REFERENCE PLAN - BLDG A	
A2212	SECOND FLOOR REFERENCE PLAN - BLDG A	
A2213	ROOF REFERENCE PLAN - BLDG A	
A2221	REFERENCE PLANS - BLDG B	
A2231	REFERENCE PLANS - BLDG A-1	
A3001	ENLARGED PLANS - TRASH ENCLOSURE	
A3002	ENLARGED PLANS - PROPERTY FENCE WALLS	
A3003	ENLARGED PLANS - MONUMENT SIGN	
A5101	EXTERIOR ELEVATIONS - BLDG A	
A5102	EXTERIOR ELEVATIONS - BLDG B	
A5103	EXTERIOR ELEVATIONS - BLDG A-1	
A5201	EXTERIOR ELEVATIONS - BLDG A (COLOR)	
A5202	EXTERIOR ELEVATIONS - BLDG B (COLOR)	
A5203	EXTERIOR ELEVATIONS - BLDG A-1 (COLOR)	
A8000	PROJECT DETAILS	
A9001	EXISTING SITE CONTEXT IMAGES	
A9002	IMAGES	

PROJECT TEAM

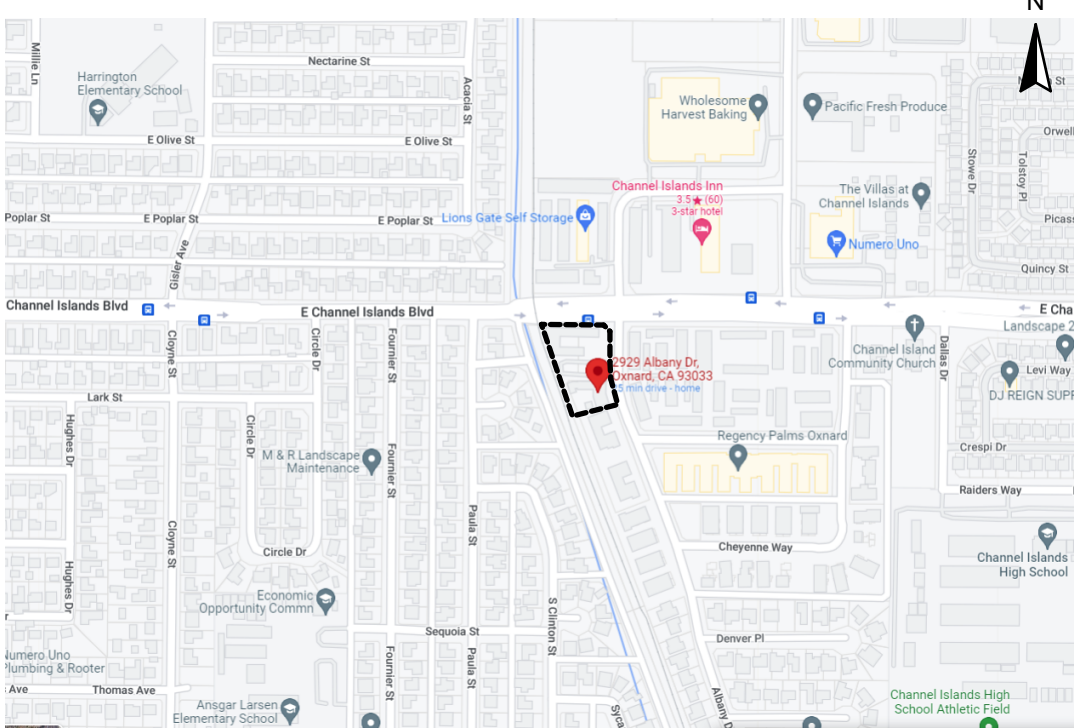
OWNER/CLIENT:
ALBANY APARTMENTS OF OXNARD LLC
PO BOX 1003
THOUSAND OAKS, CA 91358
ATTN: MR. JAMES ALLEN

PROJECT TEAM

ARCHITECT:
3 SIXTY ARCHITECTURE + DESIGN
31388 VIA COLINAS, SUITE #105
WESTLAKE VILLAGE, CA 91362
(805) 369-1750
CONTACT: MR. ANDREW E. ALTHAUS, AIA
EMAIL: Andrew@sixtyarchitecture.com

CIVIL ENGINEER:
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
(818) 865-4168
CONTACT: MR. RANDALL GREENWOOD
EMAIL: rag@pacificcoastcivil.com

VICINITY MAP



SCOPE OF WORK

PARTIAL DEMOLITION OF AN EXISTING 1 STORY BUILDING AND COMPLETE DEMOLITION OF EXISTING BUILDING ON SOUTHERN LOT.
ALTERATION OF REMAINING EXISTING 1-STORY BUILDING TO NEW APARTMENTS AND ASSOCIATED COMMUNITY ROOM AND LEASE OFFICE.
CONSTRUCTION OF 2 NEW 2-STORY APARTMENT BUILDINGS.

CONSTRUCTION OF NEW SITE WALLS AND FENCE INCLUDING NEW MONUMENT SIGN
CONSTRUCTION OF NEW SITE AMENITIES INCLUDING BBQ AREA, PICNIC AREA AND EXERCISE AREA AND ALL ASSOCIATED HARDSCAPE AND LANDSCAPE
CONSTRUCTION OF NEW TRASH ENCLOSURE



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OXNARD, CA 93033
ASSESSOR PARCEL NUMBER: 221-0-061-195

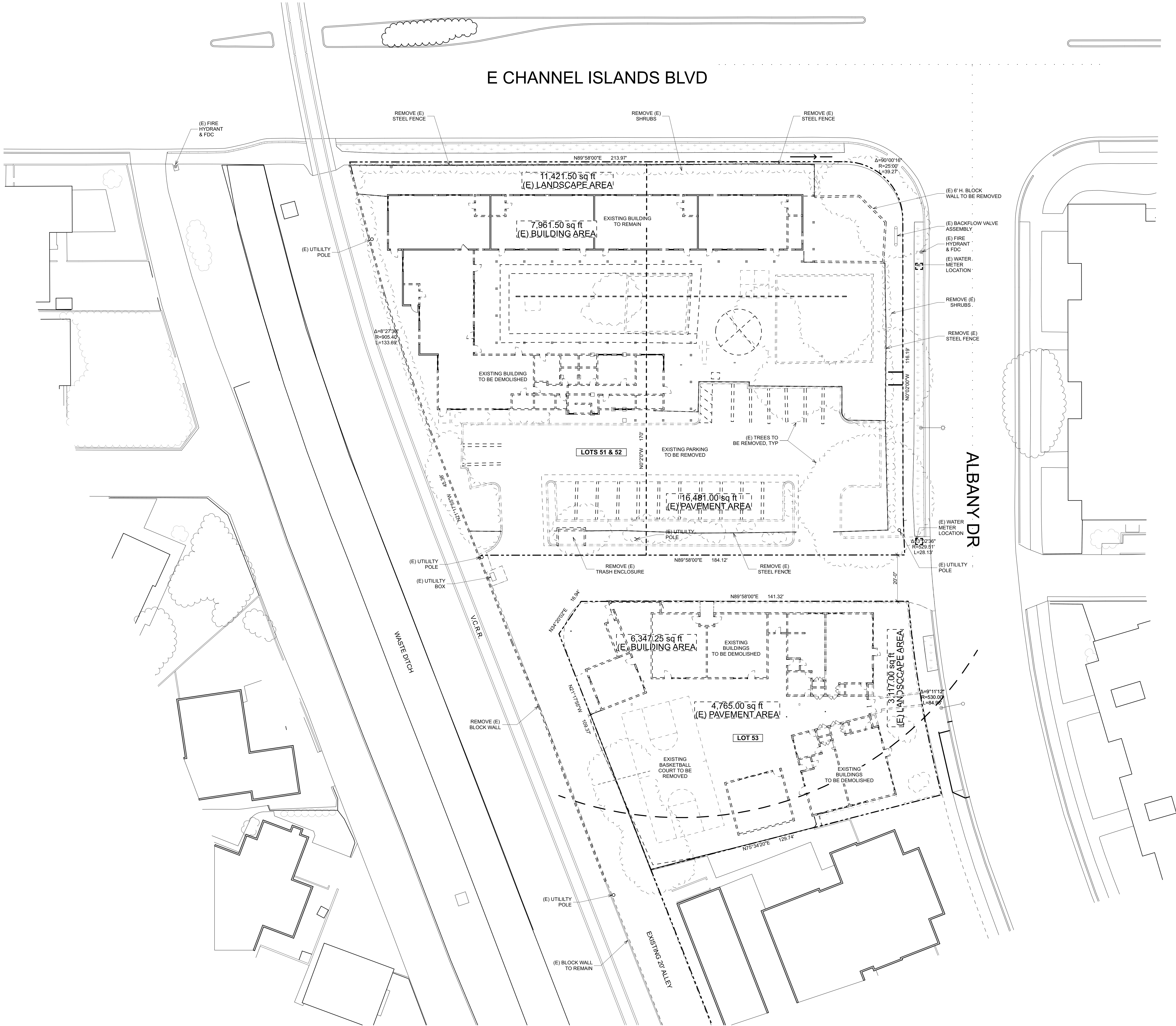
REVISIONS	DATE	REVISIONS	DATE
DP-1ST SUBMITTAL	04.23.23		
DP-2ND SUBMITTAL	03.25.24		

Date: 4/10/25
Job: 22-39
Scale: AS NOTED

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE INDICATED IN THE DRAWING, THE DIMENSION SHOWN IN THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. AFFECTING ALL UNLITLED SCALERS.

A
A0001
Plotted On: 4/10/25

COVER / PROJECT INFORMATION



DEMOLITION SITE PLAN NOTES

1.) REMOVE ALL WALLS, CEILINGS, & ROOF FRAMING EXCEPT AS INDICATED.

2.) REMOVE ALL FLOOR SLABS AND FOUNDATIONS, EXCEPT AS INDICATED.

EXISTING WALLS TO REMAIN

ELEMENTS TO BE REMOVED

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ARCHITECTURE
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Commercial & Residential
Architecture
Interiors
Visualizations
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REVISIONS	DATE	REVISIONS	DATE
DP 1ST SUBMITTAL	04/23/23		
DP 2ND SUBMITTAL	03/25/24		

Date: 2/28/25
Job: 22-39
Scale: AS NOTED

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1" ACTUAL

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A1001

Plotted On: 2/28/25

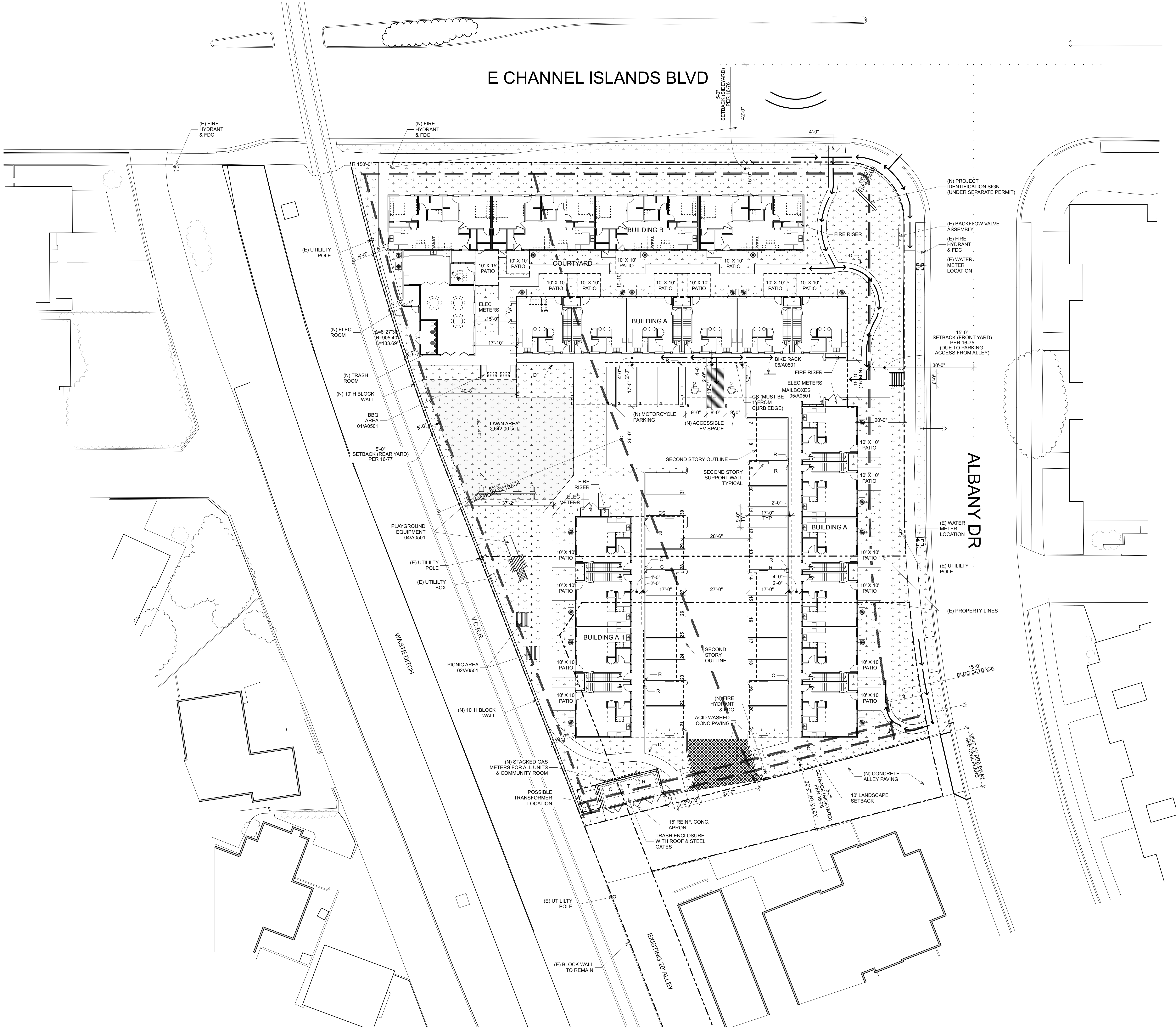
SITE DEMOLITION PLAN

A SITE DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

299



- SITE PLAN NOTES**
- 1.) THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. CIVIL INFORMATION ON THIS SHEET IS BASED ON INFO PROVIDED BY PACIFIC COAST CIVIL, INC. DATED 04/25/2022. FOR CIVIL INFORMATION INCLUDING SITE CONSTRUCTION DETAILS, SEE THE CIVIL PLANS.
- 2.) TREES NOT SHOWN FOR CLARITY, FOR TREES AND LANDSCAPING SEE LANDSCAPE PLANS.
- INDICATES A/C CONDENSER - SCREENED BY LANDSCAPING & COMPLYING WITH SECTION 7-118 FOR NOISE MITIGATION
- INDICATES PLANTED AREA
- ACCESSIBLE PATH OF TRAVEL
- D PET WASTE DISPENSER/DISPOSAL UNIT
 - CS EV CHARGING STATION LOCATION (5% REQ. = 8; 8 PROVIDED)
 - R EV READY LOCATION (25% REQ. = 8; 8 PROVIDED)
 - C EV CAPABLE LOCATION (10% REQ. = 3; 3 PROVIDED)
- IN EVERY 25 EV CHARGING SPACES TO BE DESIGNATED AS ACCESSIBLE WITH AN ACCESSIBLE 1 REQUIRED, 1 PROVIDED

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REVISIONS	DATE	REVISIONS	DATE
DP 1ST SUBMITTAL	04/23/23		
DP 2ND SUBMITTAL	03/25/24		

Date: 2/28/25
Job: 22-39
Scale: AS NOTED

1" = ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH TO EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. AFFECTING ALL UNLESS NOTED OTHERWISE.

SITE RESTRICTIONS

A SITE RESTRICTIONS PLAN

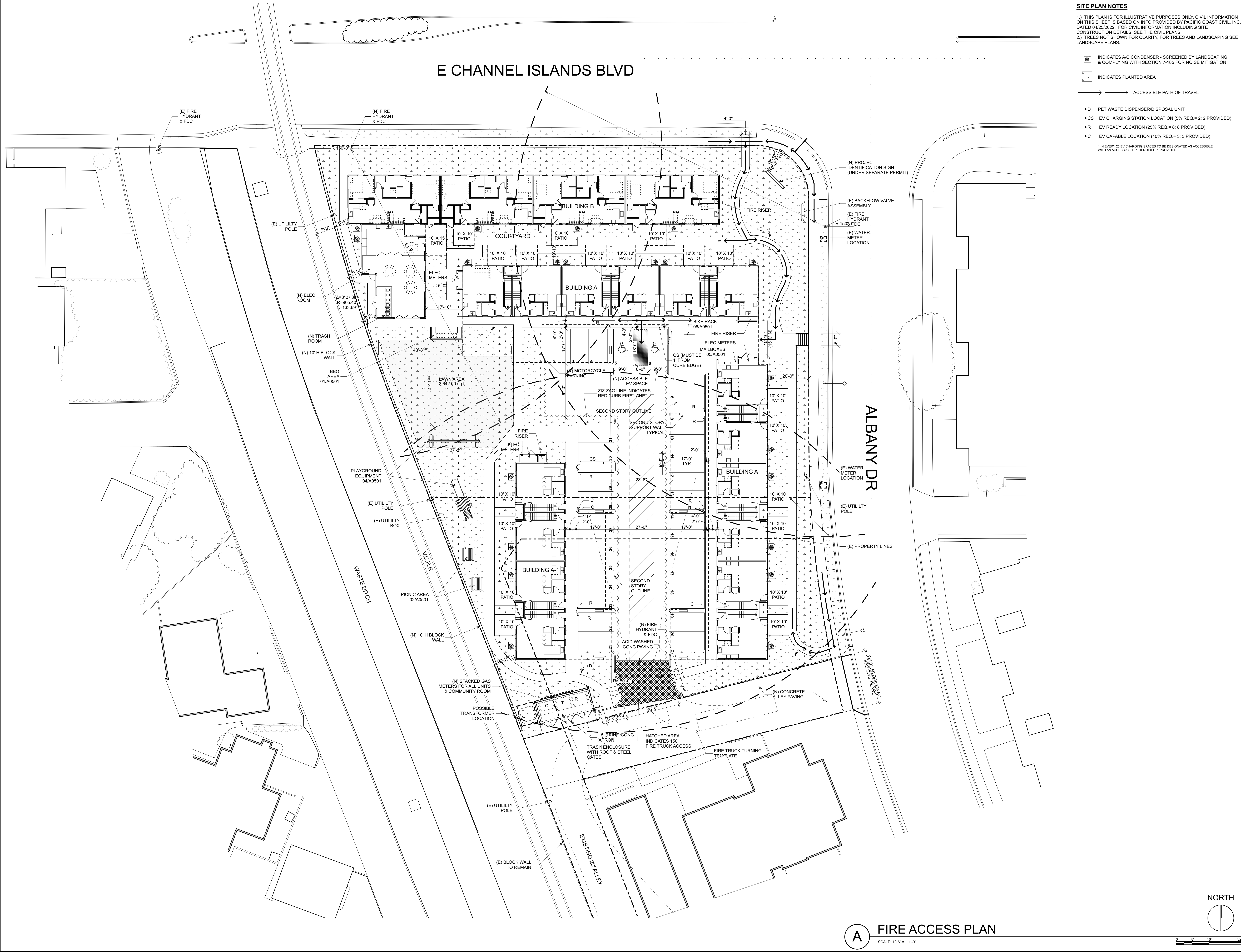
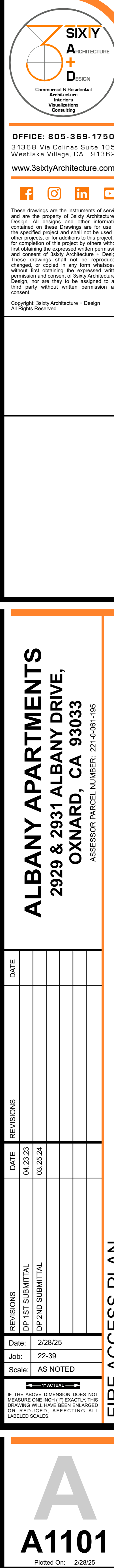
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0 8' 16' 32'

North

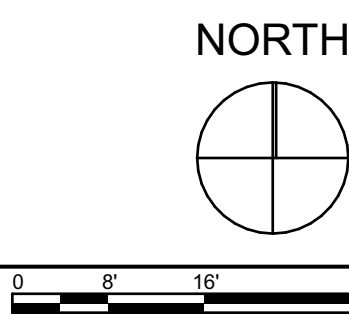
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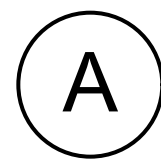
Plotted On: 2/28/25



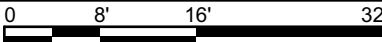


SCALE: 1/16" = 1'-0"

[illegible]



SCALE: 1/16" = 1'-0"



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2.) TREES NOT SHOWN FOR CLARITY, FOR TREES AND LANDSCAPING SEE LANDSCAPE PLANS.

 INDICATES LANDSCAPE

INDICATES PATHWAYS

LOT COVERAGE ZONES - LANDSCAPE & PATHWAYS		
ID	ZONE NAME	AREA
07 - L	LANDSCAPE	17,603.33
08 - P	PATHWAYS	9,254.72
		<u>26,858.05 ft²</u>

LANDSCAPE	17,603.33 sq ft / 52,883.54 sq ft = 33.2%
PATHWAYS	9,254.72 sq ft / 52,883.54 sq ft = 17.5%

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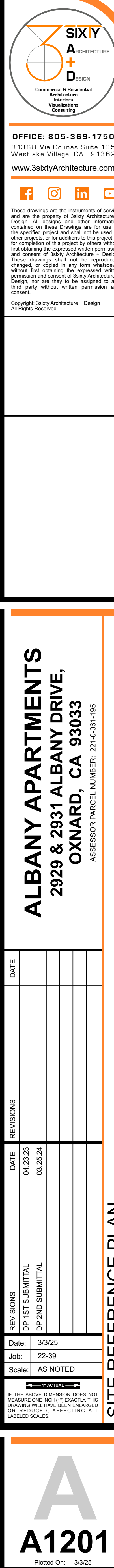
ASSESSOR PARCEL NUMBER: 221-0-061-195

Date:	2/28/25
Job:	22-39
Scale:	AS NOTED

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Plotted On: 2/28/25

SITE LOT COVERAGE - LANDSCAPE & PATHWAYS



ALBANY DR

SITE PLAN NOTES

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2.) TREES NOT SHOWN FOR CLARITY. FOR TREES AND LANDSCAPING SEE LANDSCAPE PLANS.

 INDICATES A/C CONDENSER - SCREENED BY LANDSCAPING & COMPLYING WITH SECTION 7-165 FOR NOISE MITIGATION

 INDICATES PLANTED AREA

 ACCESSIBLE PATH OF TRAVEL

- D PET WASTE DISPENSER/DISPOSAL UNIT
- CS EV CHARGING STATION LOCATION (5% REQ = 2; 2 PROVIDED)
- R EV READY LOCATION (25% REQ = 8; 3 PROVIDED)
- C EV CAPABLE LOCATION (10% REQ = 3; 3 PROVIDED)

1 IN EVERY 25 EV CHARGING SITES TO BE DESIGNATED AS ACCESSIBLE WITH AN ACCESSIBLE 1. REQUIRED / 1 PROVIDED

SITE REFERENCE PLAN

SCALE: 1/16" = 1'-0"

NORTH

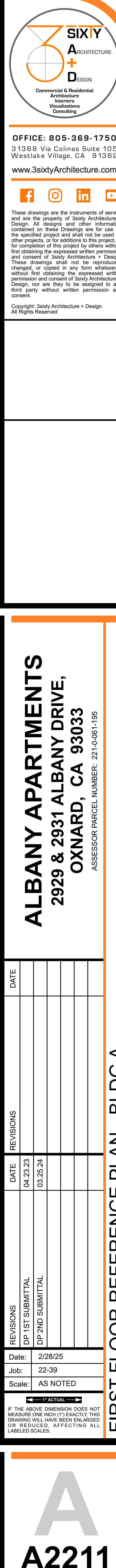
A1201

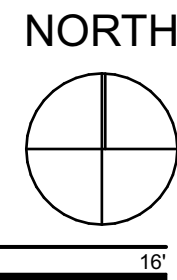


FLOOR PLAN NOTES

1.) FOR UNIT SQUARE FOOTAGE BREAKDOWN SEE PROJECT DATA SUMMARY ON SHEET A0001

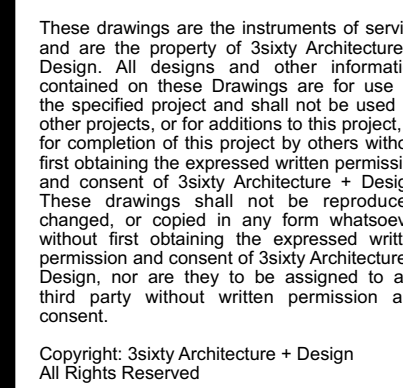
 FE INDICATES FIRE EXTINGUISHER CABINET





SCALE: 1/8" = 1'-0"

FE INDICATES FIRE EXTINGUISHER CABINET



ASSESSOR PARCEL NUMBER: 221-0-061-195

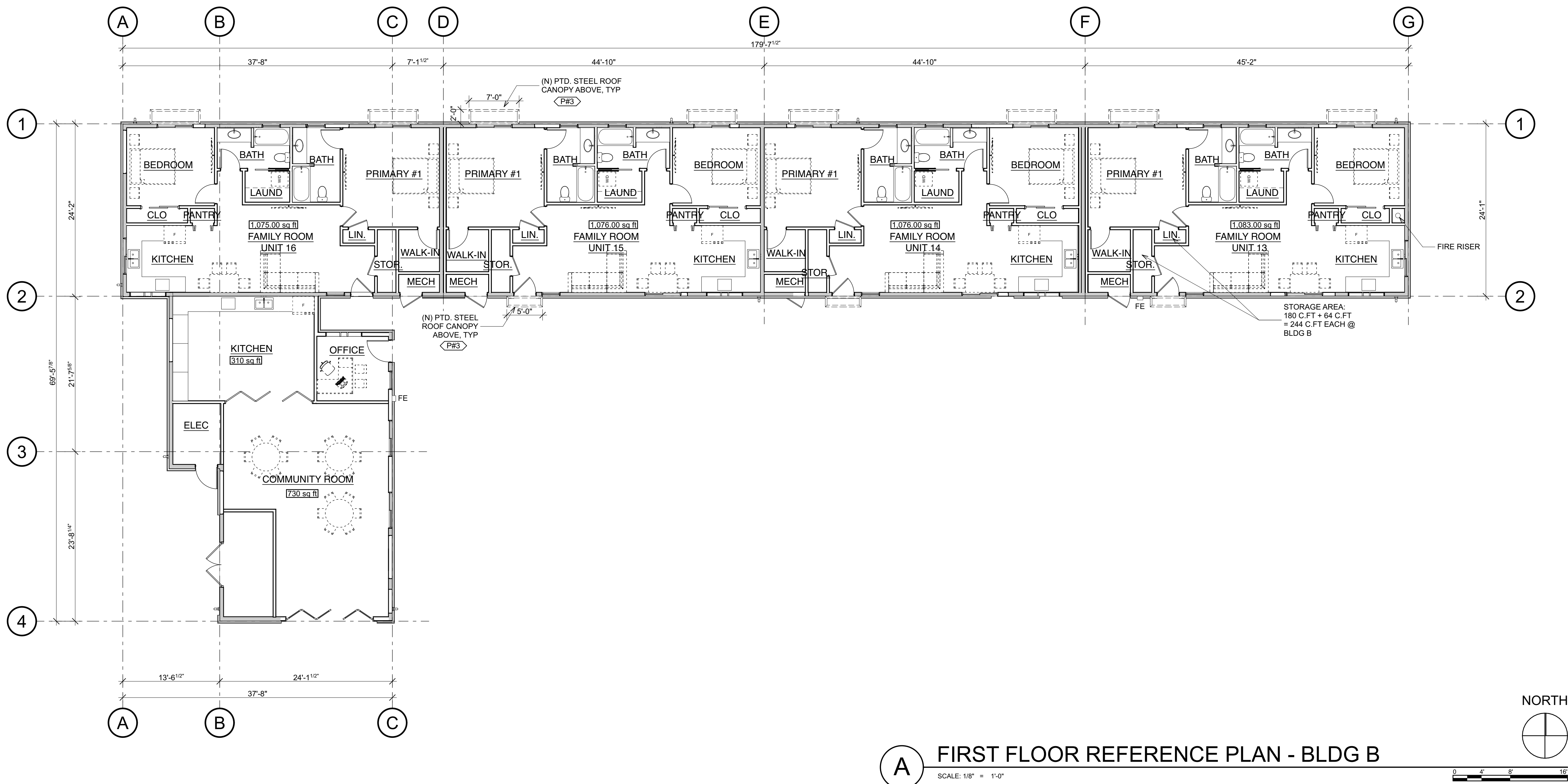
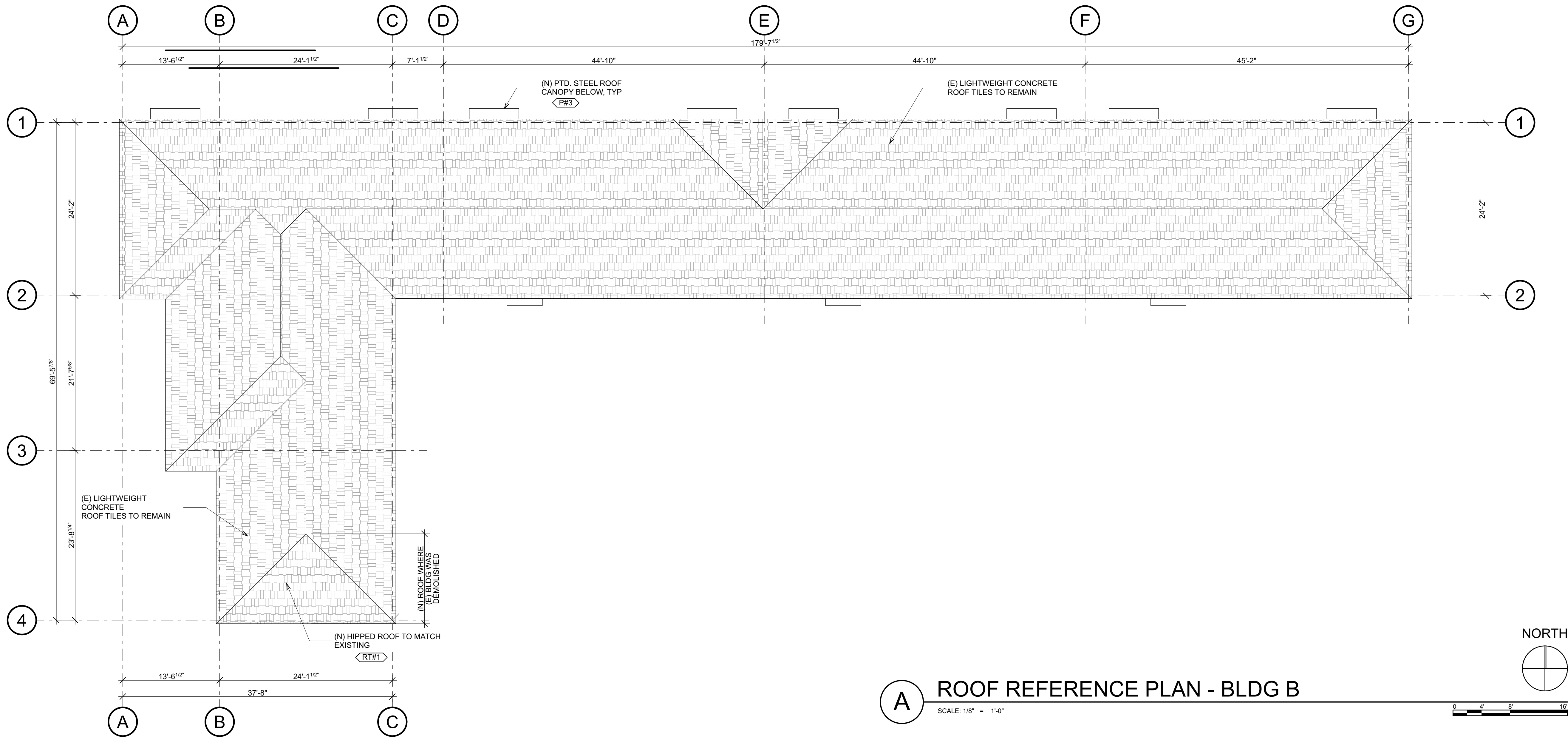
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Plotted On: 2/28/25



FLOOR PLAN NOTES
1.) FOR UNIT SQUARE FOOTAGE BREAKDOWN SEE PROJECT DATA SUMMARY ON SHEET A2001

FE INDICATES FIRE EXTINGUISHER CABINET





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ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033
ASSESSOR PARCEL NUMBER: 221-0-061-195

REVISIONS	DATE	REVISIONS	DATE
DP 1ST SUBMITTAL	04/23/23		
DP 2ND SUBMITTAL	03/25/24		

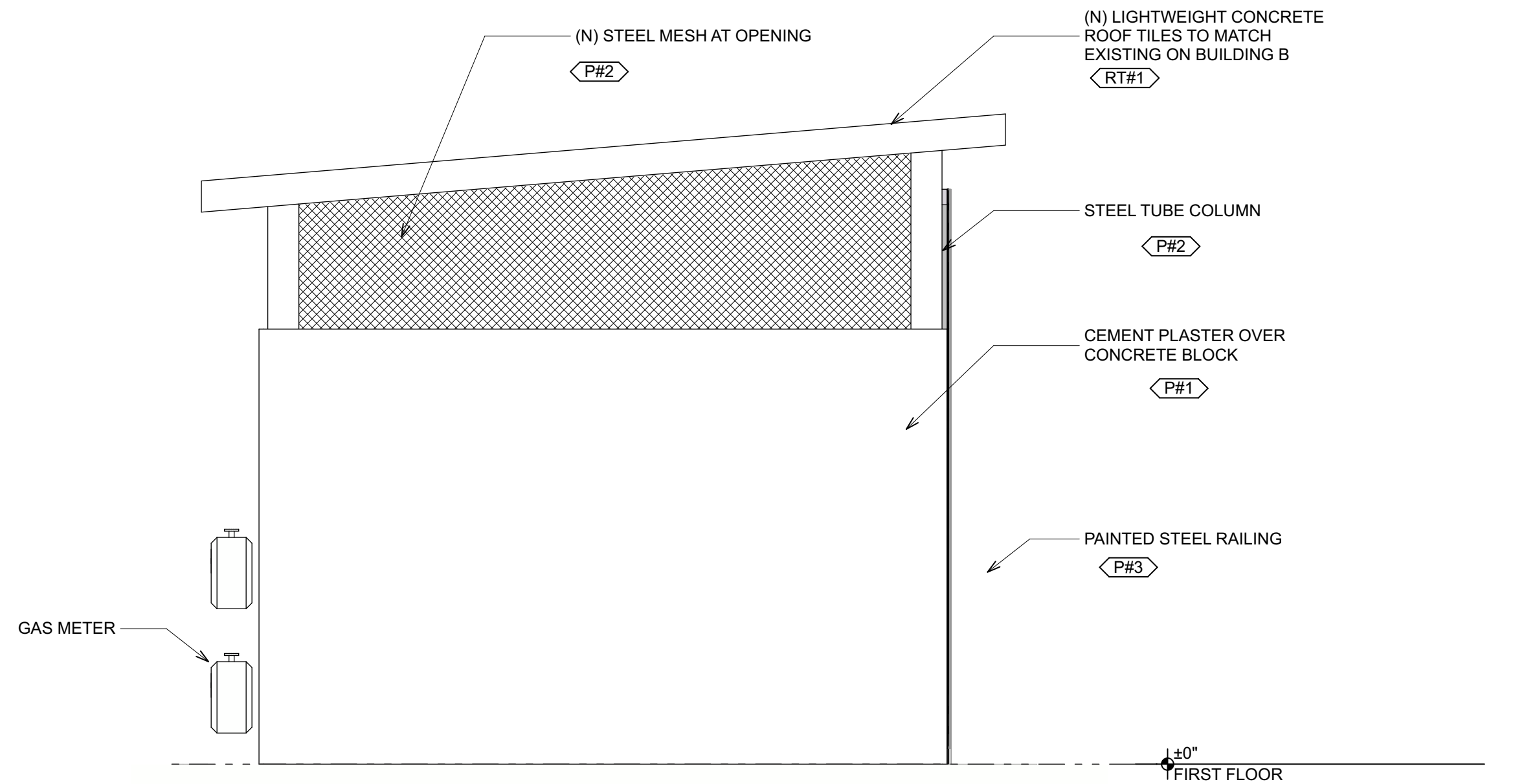
Date: 2/28/25
Job: 22-39
Scale: AS NOTED

1" ACTUAL

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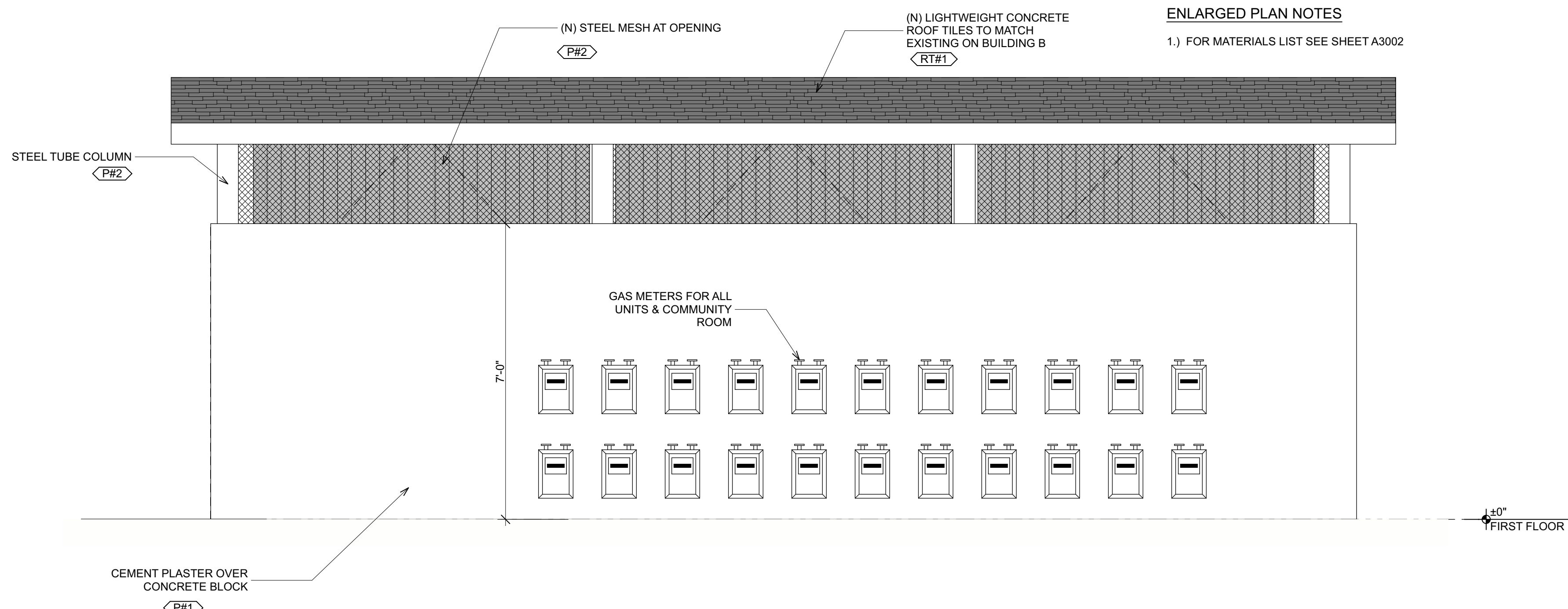
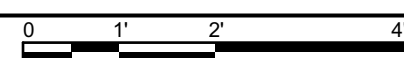
A2221
Printed On: 2/28/25

REFERENCE PLANS - BLDG B



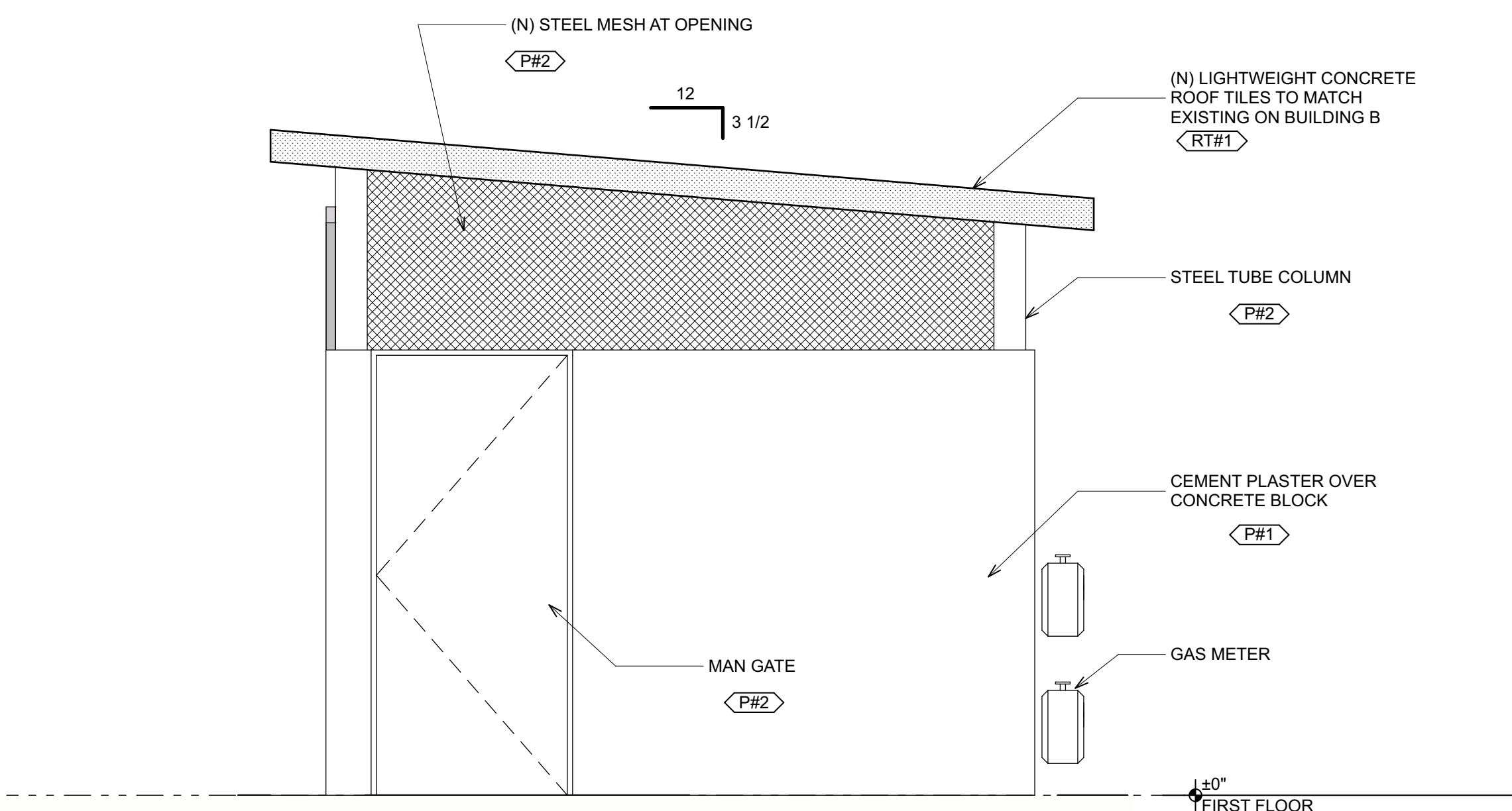
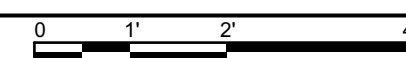
4 EXTERIOR ELEVATION - WEST

SCALE: 1/2" = 1'-0"



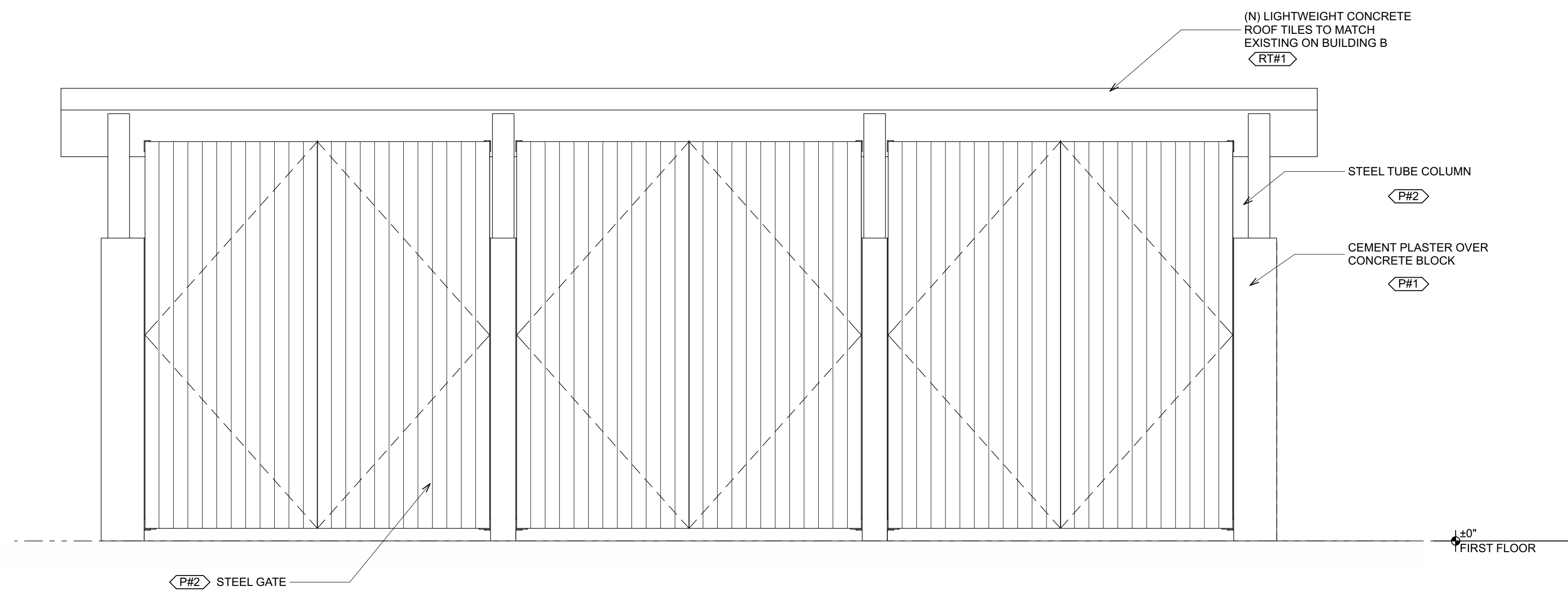
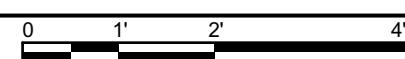
3 EXTERIOR ELEVATION - NORTH

SCALE: 1/2" = 1'-0"



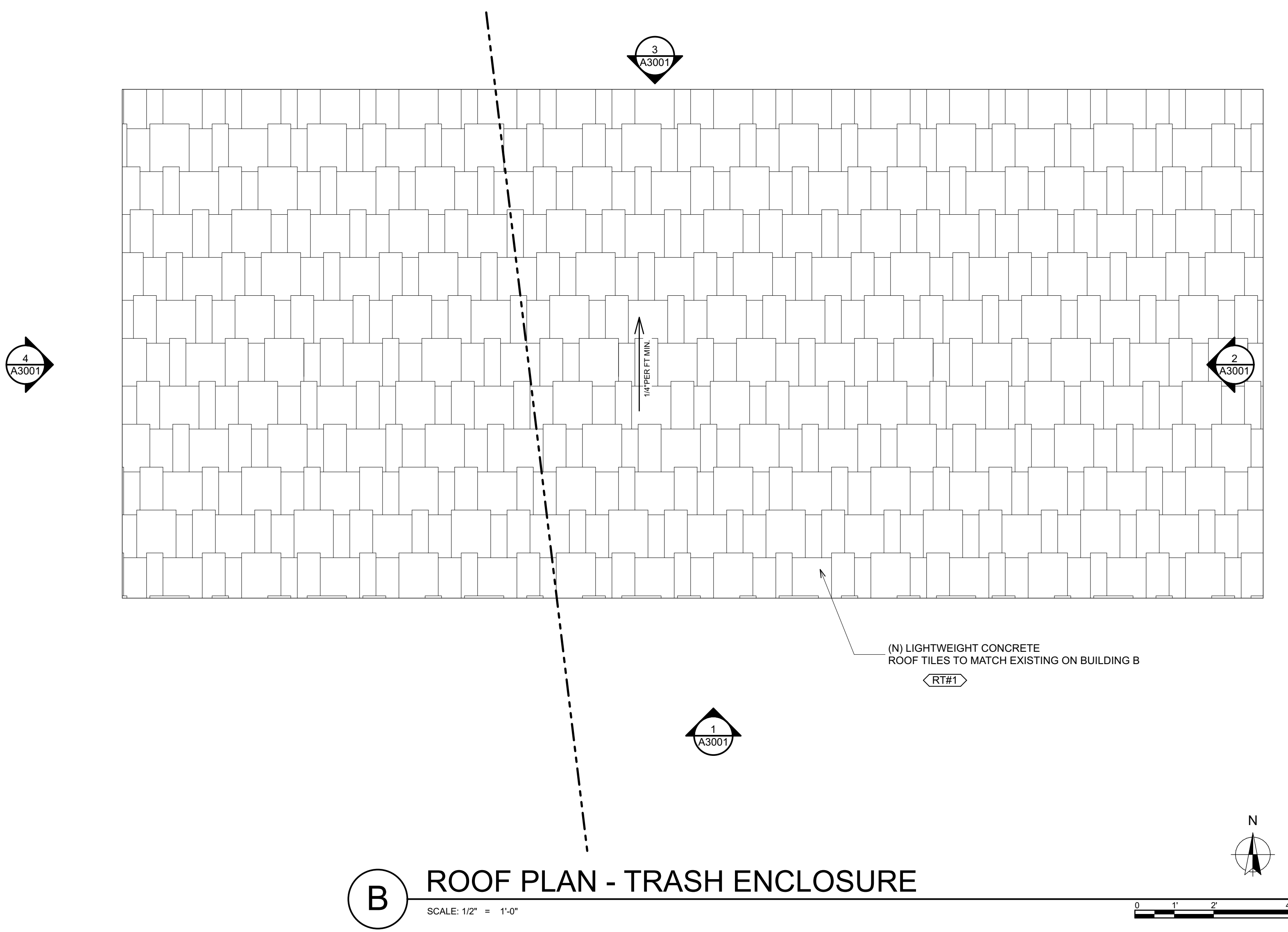
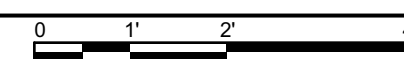
2 EXTERIOR ELEVATION - EAST

SCALE: 1/2" = 1'-0"



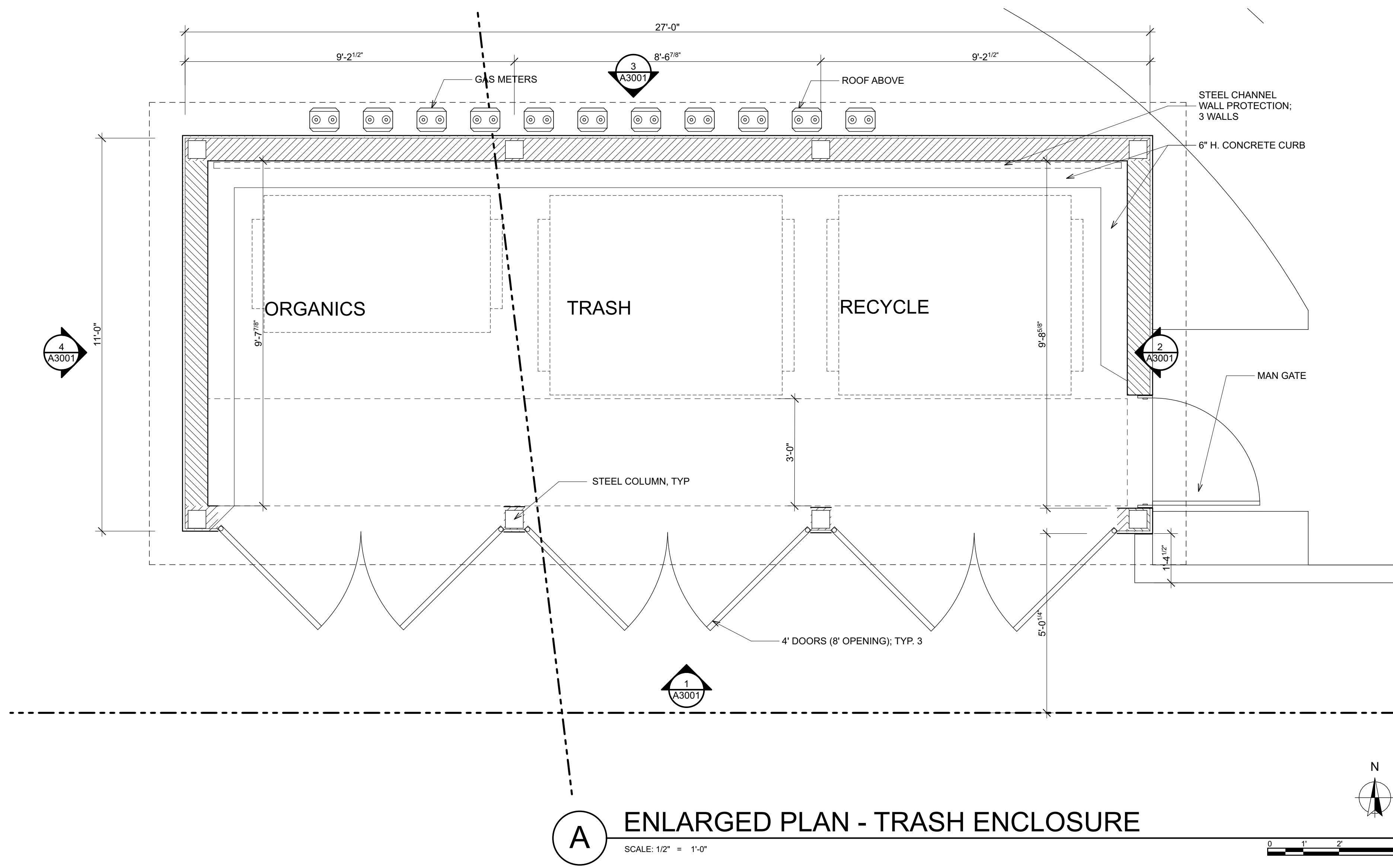
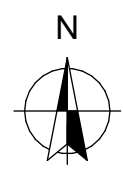
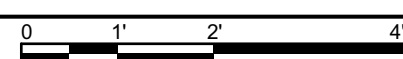
1 EXTERIOR ELEVATION - SOUTH

SCALE: 1/2" = 1'-0"



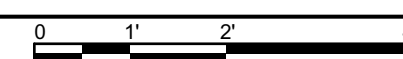
B ROOF PLAN - TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"



A ENLARGED PLAN - TRASH ENCLOSURE

SCALE: 1/2" = 1'-0"



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REVISIONS	DATE	REVISIONS
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DP 2ND SUBMITTAL	03/25/24	

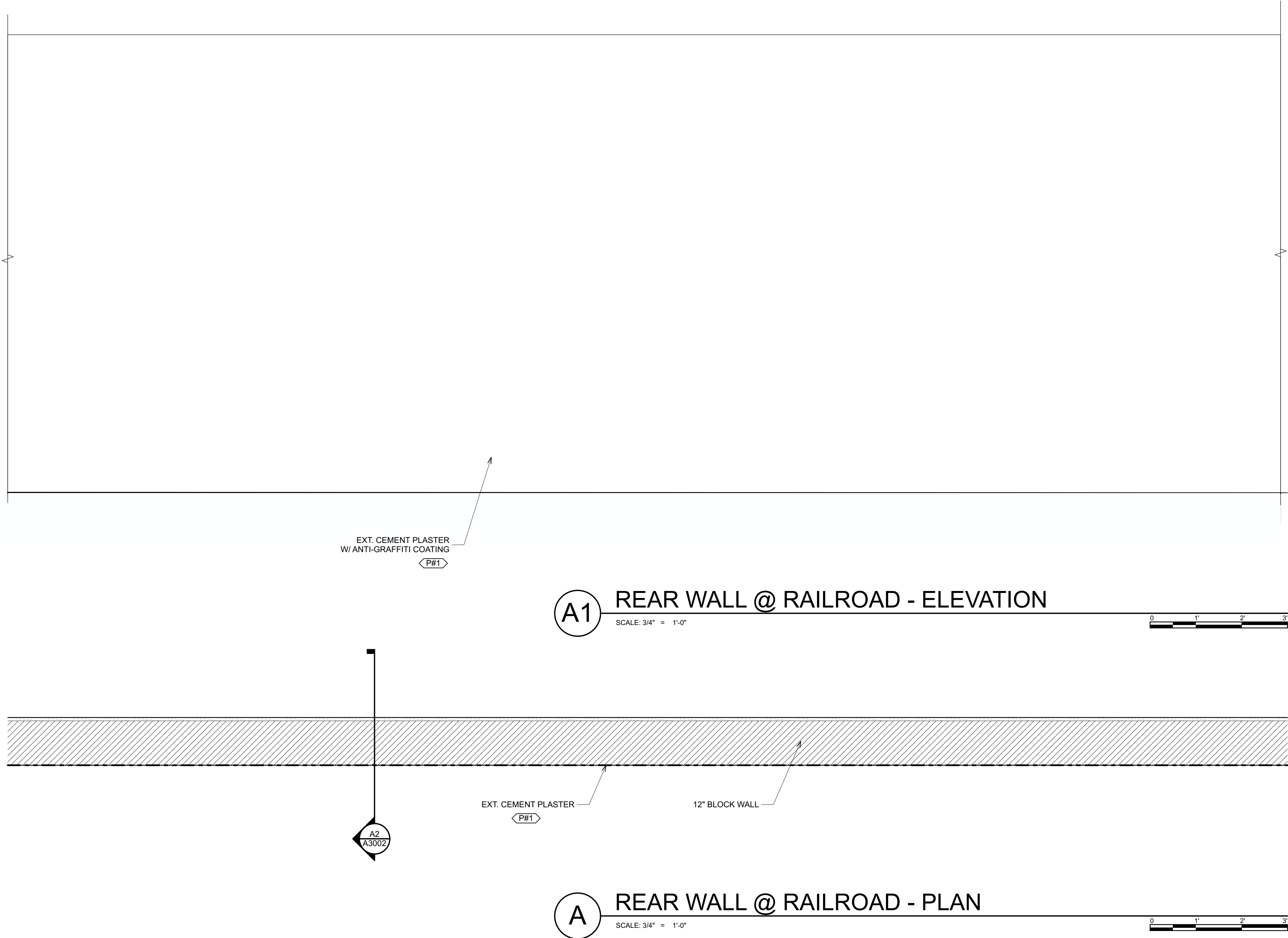
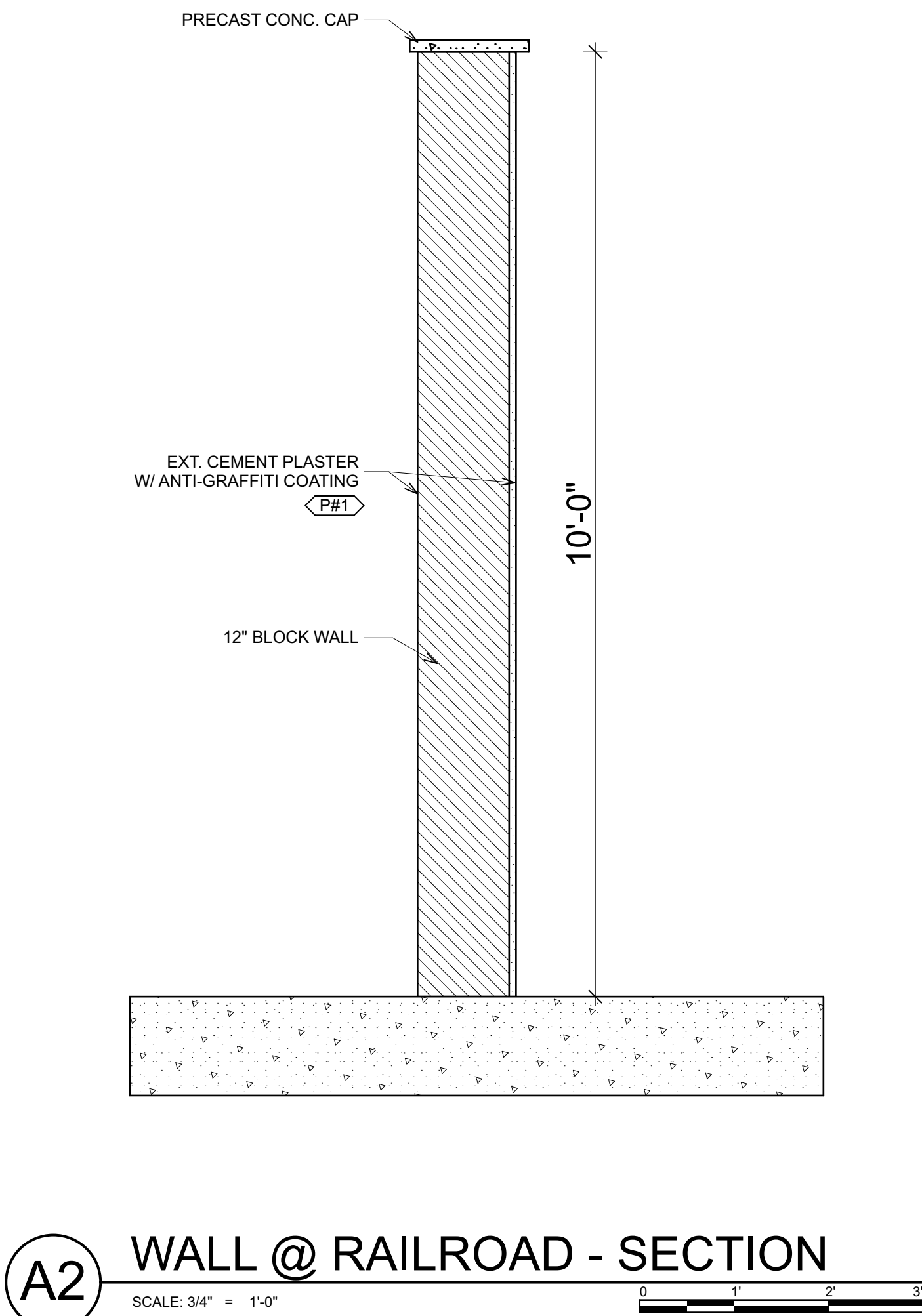
Date: 2/28/25
Job: 22-39
Scale: AS NOTED

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS EXACTLY THE SAME AS THE DIMENSION SHOWN IN THE DRAWING. ALL DIMENSIONS ARE TO BE MEASURED FROM THE INSIDE OF THE CURB UNLESS OTHERWISE NOTED.

ENLARGED PLANS TRASH ENCLOSURE

A3001
Potted On: 2/28/25

MATERIALS SCHEDULE				
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING
CP1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED
CH2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL
PI#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391
PI#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778
PI#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE
PI#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300



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Date: 2/28/25
Job: 22-39
Scale: AS NOTED

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH IT IS EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED. AFFECTING ALL USED SCALES.

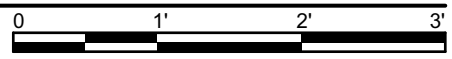
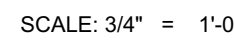
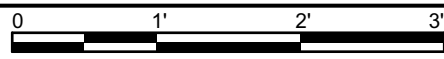
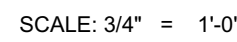
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Plotted On: 2/28/25

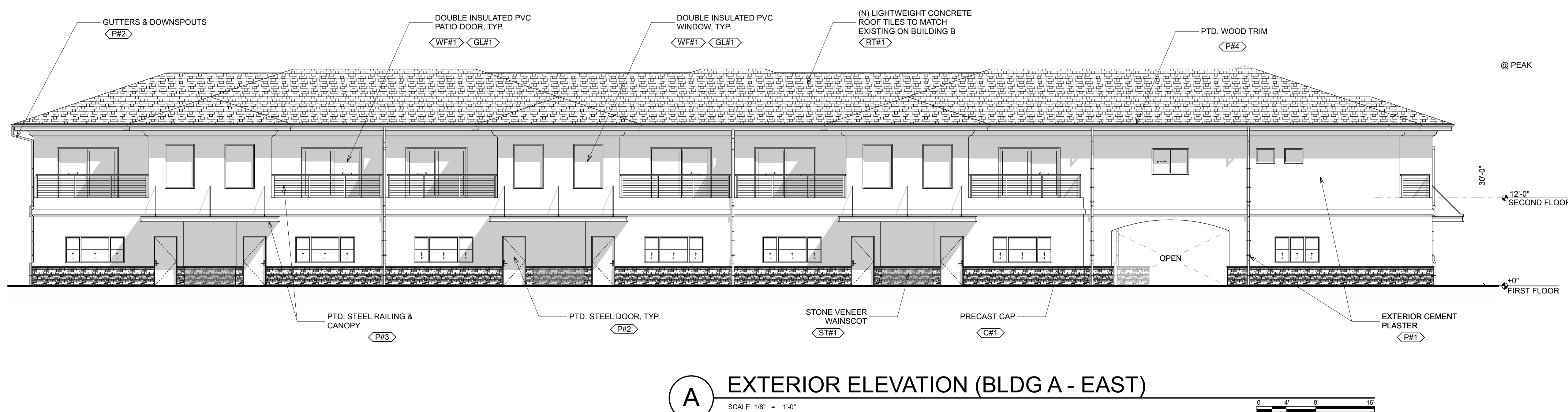
ENLARGED PLANS - PROPERTY FENCE WALLS

Figure 1: Elevation view of a wall assembly. The wall consists of a 6-inch block wall base, a smooth stone panel, and a precast wall cap. The total height is 5'-10". The precast wall cap is 2'-4" high and 1'-1" wide. The smooth stone panel is 2'-4" high and 1'-1" wide. The 6-inch block wall base is 1'-1" high and 1'-1" wide. The wall is finished with stone veneer, painted metal letters, and painted metal trim.

SCALE: 3/4" = 1'-0"



UNDER
SEPARATE
PERMIT

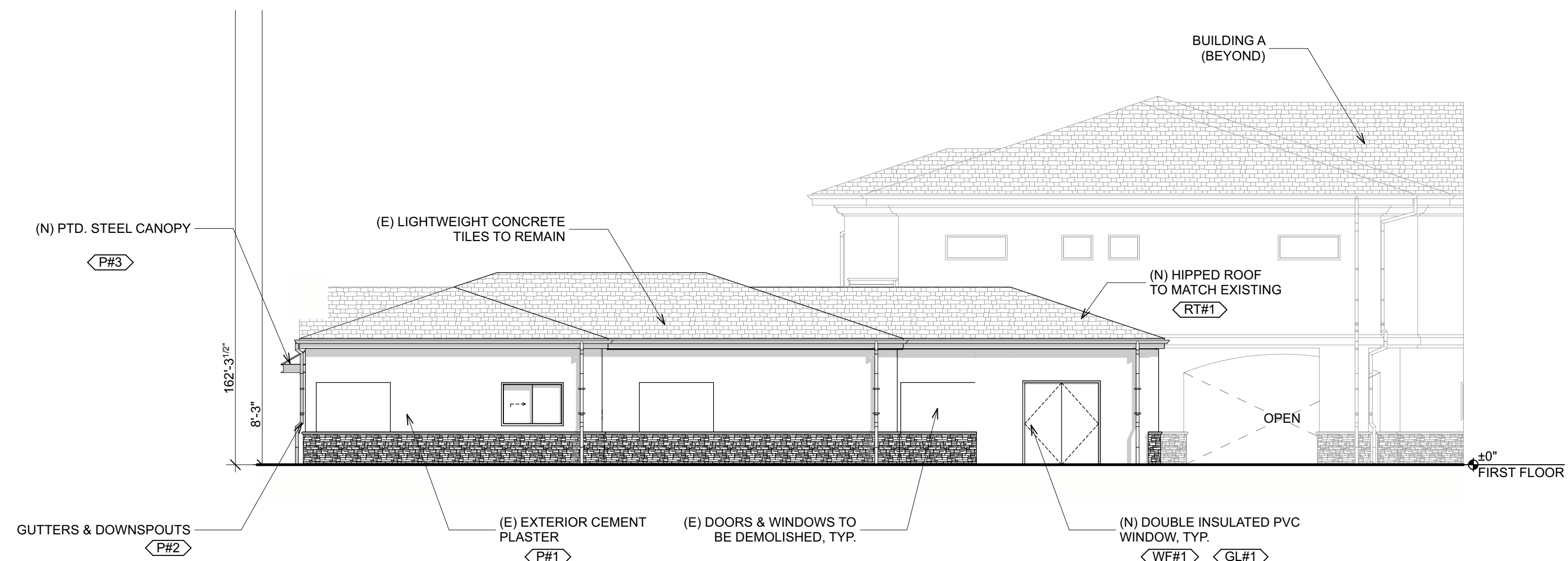


MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	DOORS & WINDOWS	GLASS	ProSolar LOW-E	GLAZ. TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
PF#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW931	BOYSENBERRY SHADOW
PF#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOWWOOD
PF#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	MATCH PF#2
PF#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOWWOOD
ST#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE

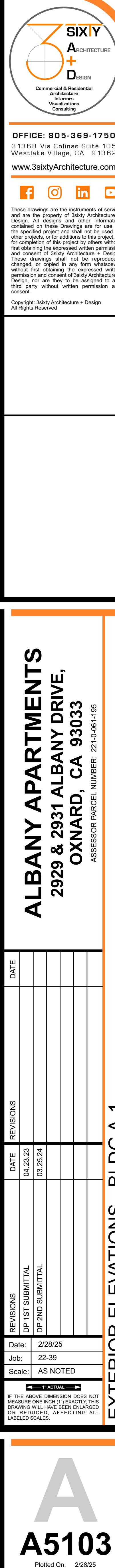
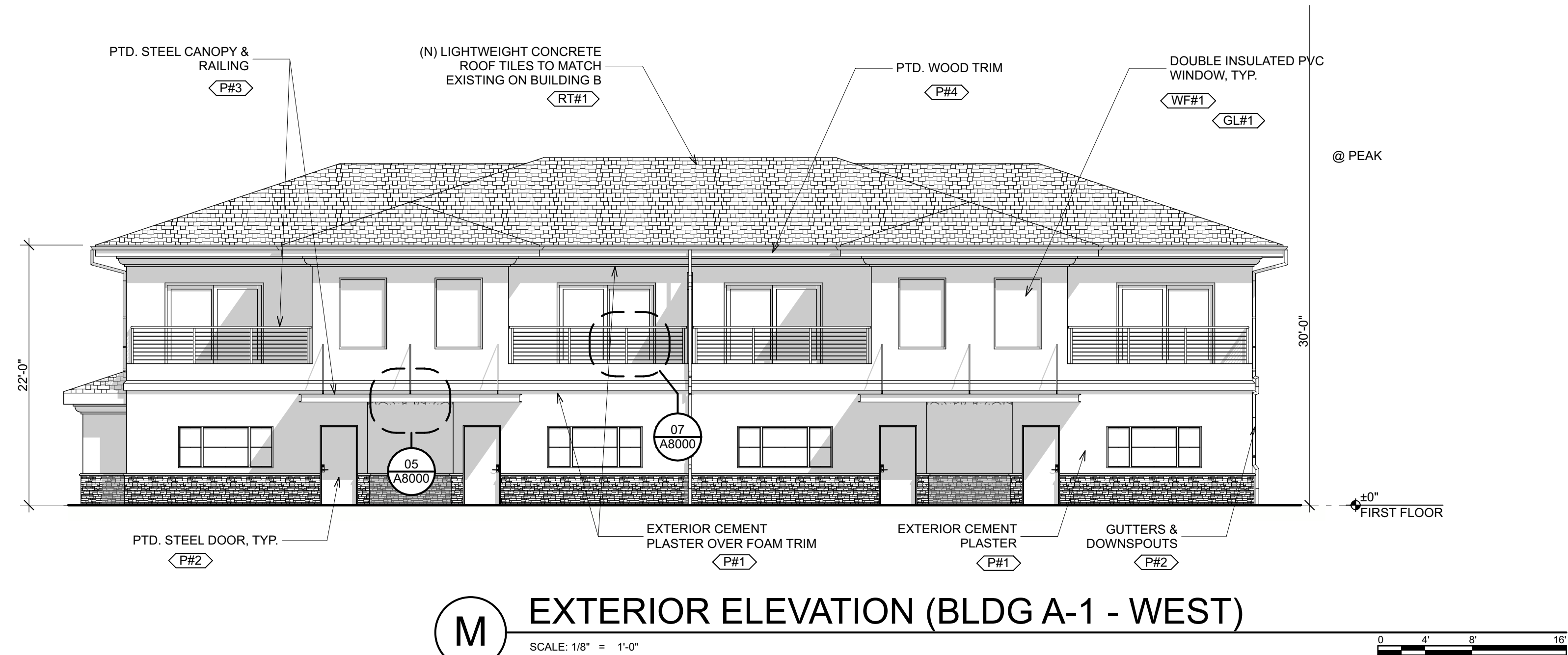


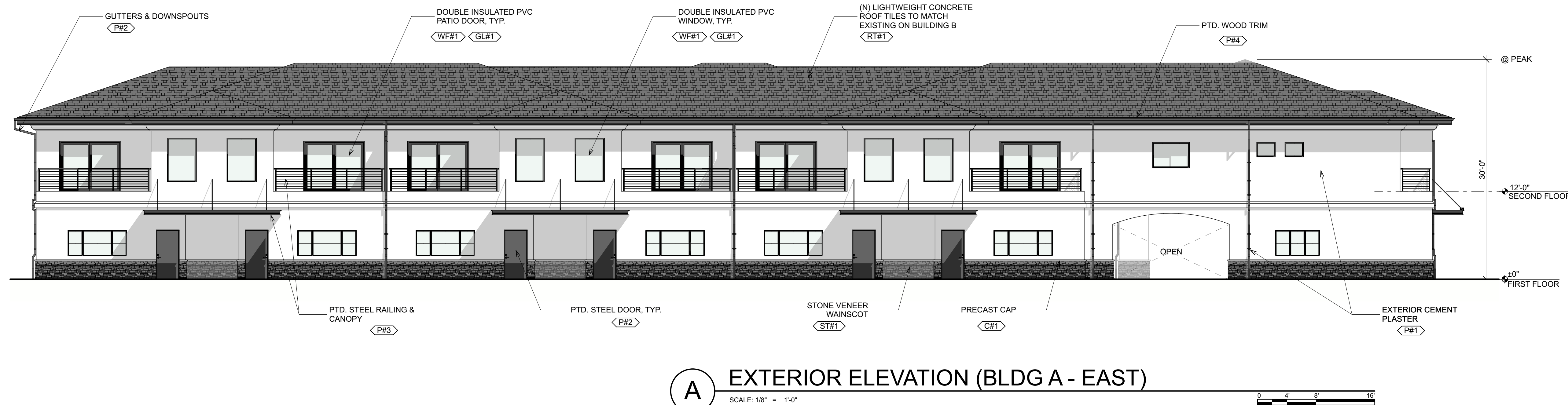
Architectural elevation drawing of the front of a building. The drawing includes the following annotations:

- (N) HIPPED ROOF TO MATCH EXISTING**: Points to the roofline.
- (N) EXTERIOR CEMENT PLASTER**: Points to the left wall.
- (N) DOUBLE INSULATED PVC WINDOW, TYP.**: Points to the window on the right side.
- (N) PTD. STEEL DOOR, TYP.**: Points to the door in the center.
- GUTTERS & DOWNSPOUTS**: Points to the gutter on the left.
- 228'-5 1/2"** and **9'-5"**: Vertical dimension lines on the left side.
- 30" FIRST FLOOR**: Horizontal dimension line at the bottom right.
- RT#1**, **PE#1**, **WF#1**, and **GL#1**: Callout boxes pointing to specific roof, wall, window, and door details.



Architectural drawing of the exterior elevation of Building A-1, South side. The drawing shows a two-story structure with a gabled roof. The roof is labeled "PTD. WOOD TRIM" and "PTD. WOOD TRIM". The roof tiles are labeled "(N) LIGHTWEIGHT CONCRETE ROOF TILES TO MATCH EXISTING ON BUILDING B". The exterior walls are labeled "EXTERIOR CEMENT PLASTER" and "STONE VENEER WAINSCOT". The foundation is labeled "PRECAST CAP". The drawing includes dimensions: 30'-0" for the roof height, 22'-0" for the main floor height, and 4'-0" for the foundation height. The drawing also includes a scale bar: 0 2 4 6 8 10 feet. The drawing is titled "EXTERIOR ELEVATION (BLDG A-1 - SOUTH)".





MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
C#1	WALL CAP	PRECAST CONCRETE	ELDRADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	GLAZES & WINDOWS	GLASS	ProSolar LOW-E	DUAL GLAZED, TRIPLE AT WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRAINED CABLE
P#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERRY SHADOW
P#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
P#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	PALM P#2
P#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DEC778	BOXWOOD
W#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
ST#1	DOORS & WINDOWS	VINYL	MILGRAD	TRIASSIC V300	BRONZE



MATERIALS SCHEDULE					
KEY#	LOCATION	MATERIAL	MANUFACTURER	MODEL #	COLOR NAME
RT#1	ROOF	LIGHTWEIGHT CONCRETE TILE	TBD	TO MATCH EXISTING	TO MATCH EXISTING
CH1	WALL CAP	PRECAST CONCRETE	ELDORADO STONE	ACID WASHED	MEDIUM GREY
C#2	CONCRETE PAVING & SIDEWALKS	CONCRETE	CONTRACTOR SOURCED	ACID WASHED	NATURAL GREY
GL#1	GLAZES & WINDOWS	GLASS	ProSolar LOW-E	GLAZ. SIZES, TRIPLE #1 WEST SIDE	CLEAR
MF#1	BALCONY INTERMEDIATE RAILING	METAL	CONTRACTOR SOURCED	STAINLESS STEEL	STRANDED CABLE
PF#1	EXTERIOR WALLS & SOFFITS	PAINT	DUNN EDWARDS	DEW391	BOYSENBERY SHADOW
PF#2	EXTERIOR DOORS	PAINT	DUNN EDWARDS	DC787	BOXWOOD
PF#3	EXT. METALS, FENCE & CANOPIES	PAINT	TENEMEC	HIGH PERFORMANCE	PALM #92
PF#4	WOOD ROOF TRIM	PAINT	DUNN EDWARDS	DC787	BOXWOOD
WF#1	BLDG. WAINSCOT & SITE WALLS	STACKED STONE VENEER	NORSTONE	ROCK PANEL	CHARCOAL
WF#1	DOORS & WINDOWS	VINYL	MILGARD	TRIASSIC V300	BRONZE



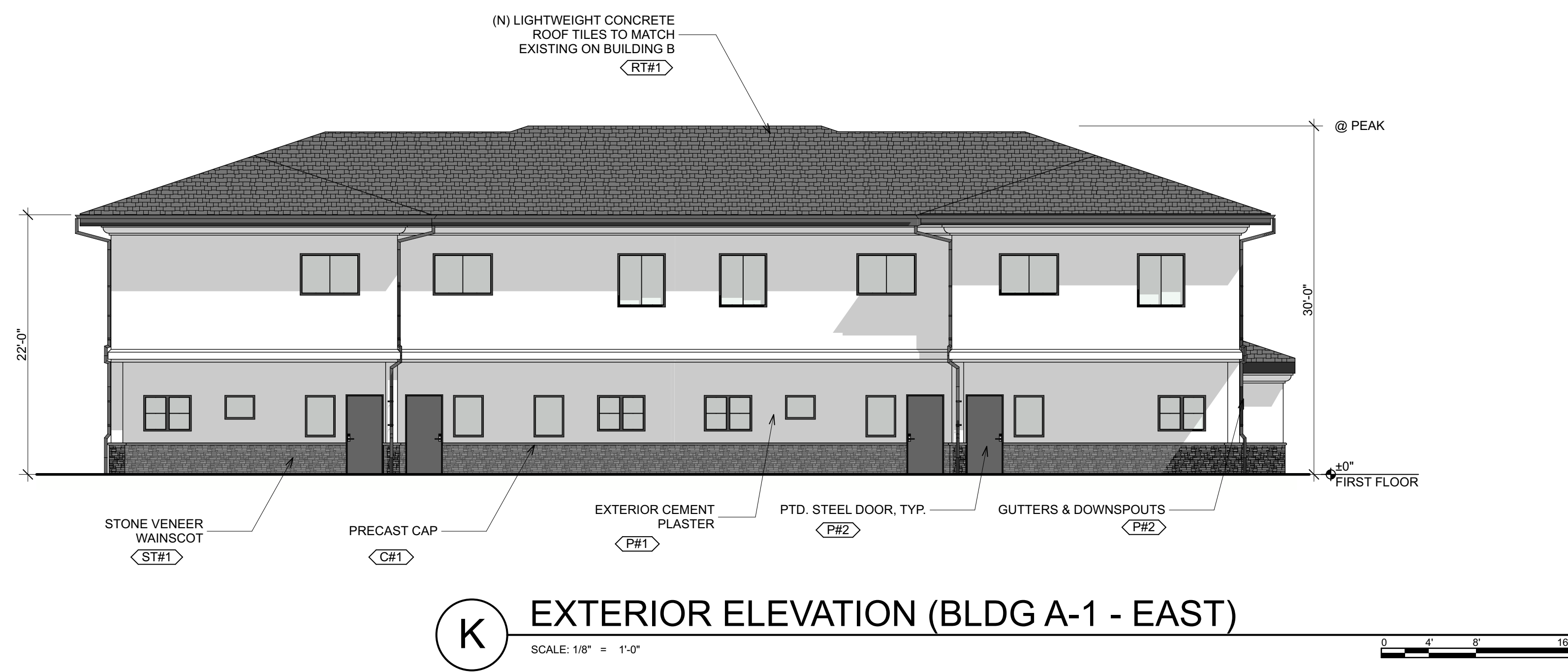
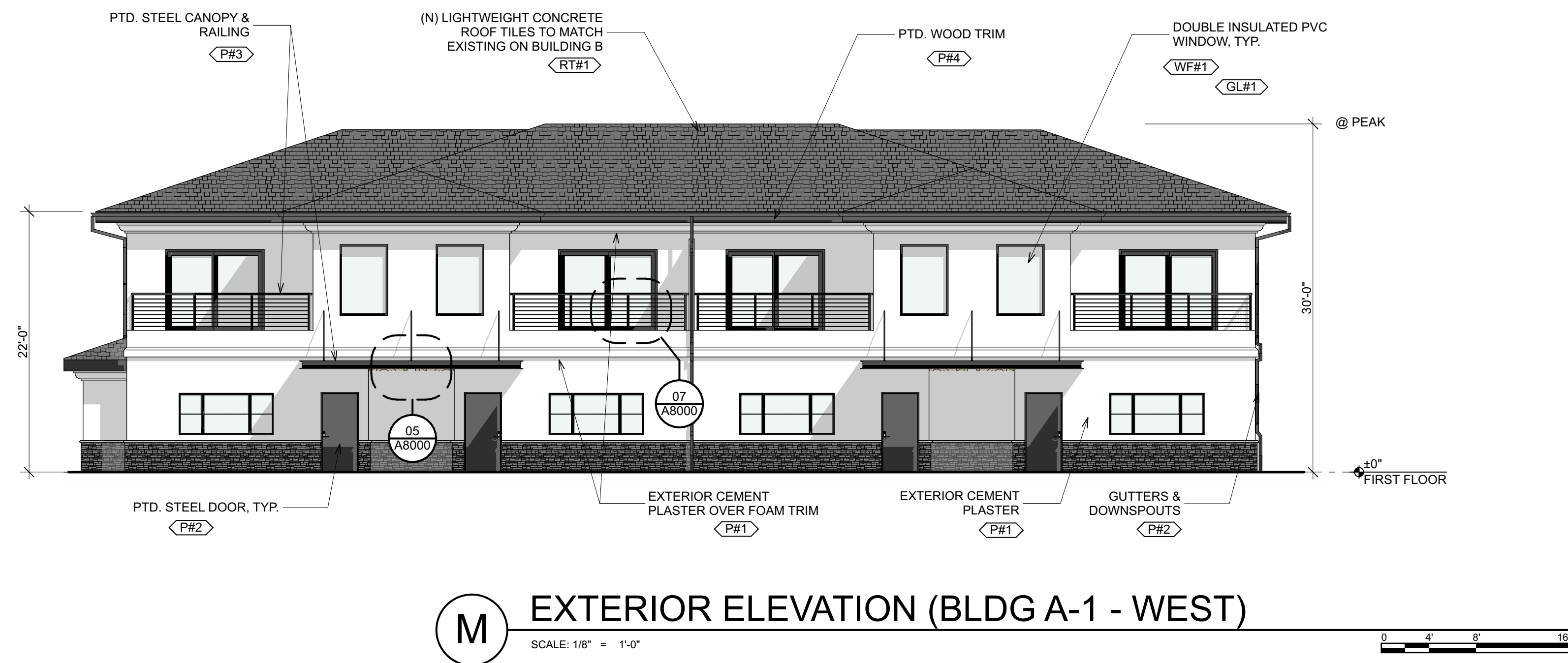
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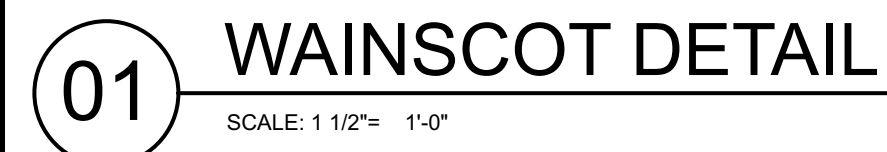
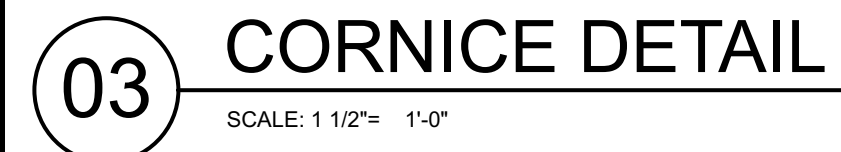
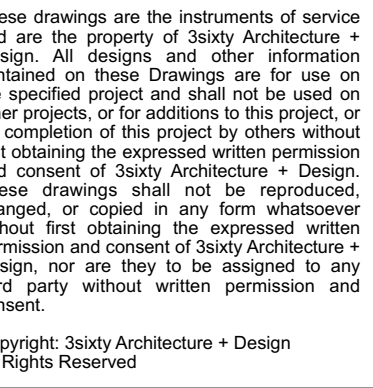
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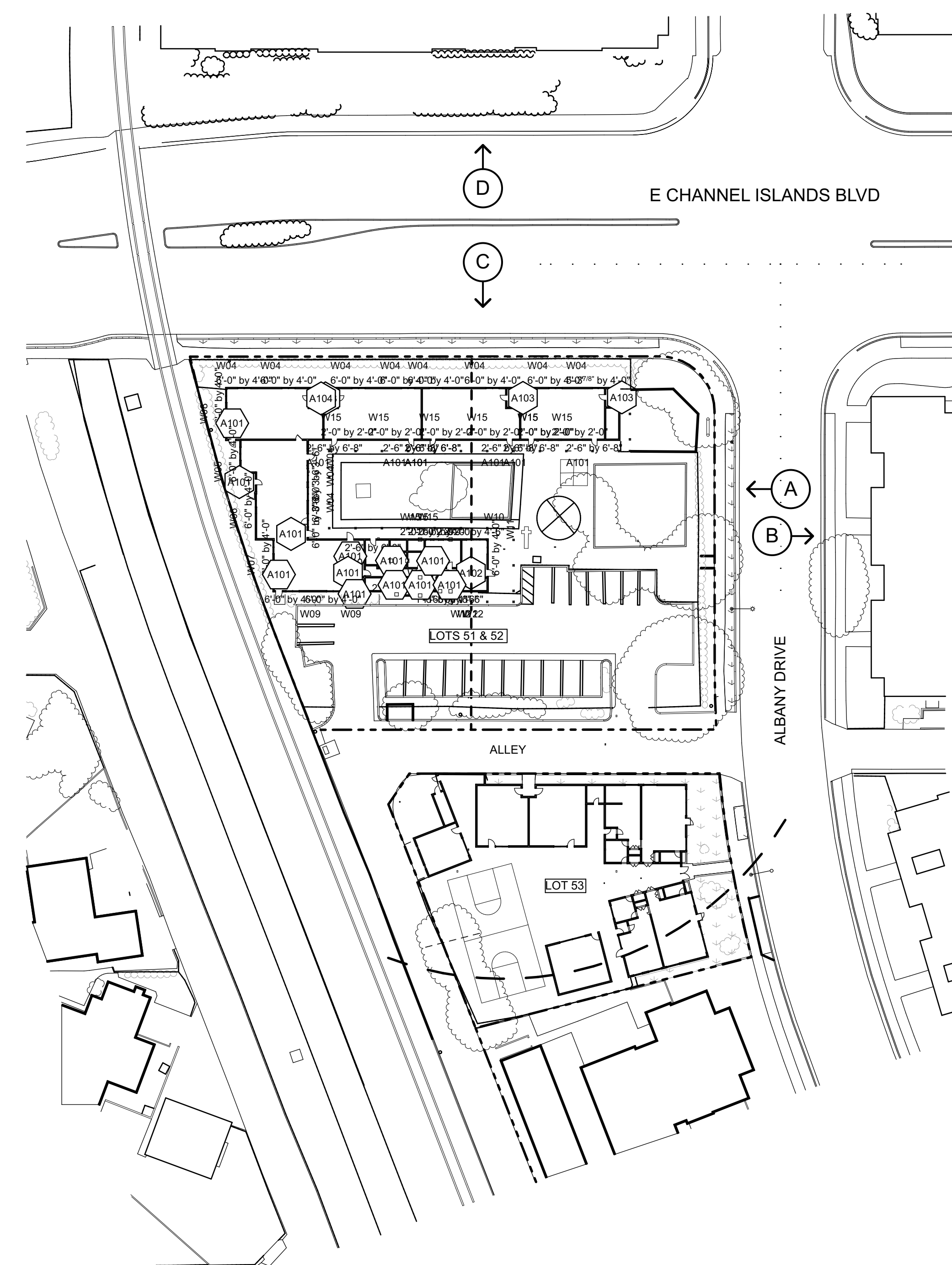
  

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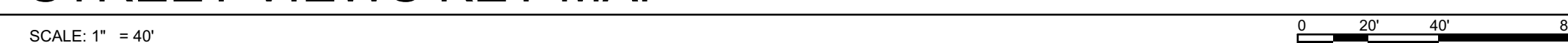


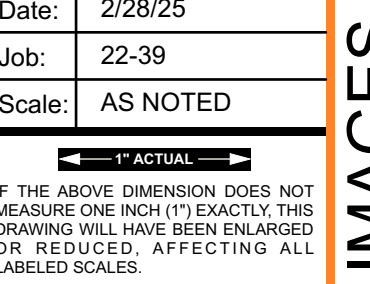
[illegible]



1 STREET VIEWS KEY MAP

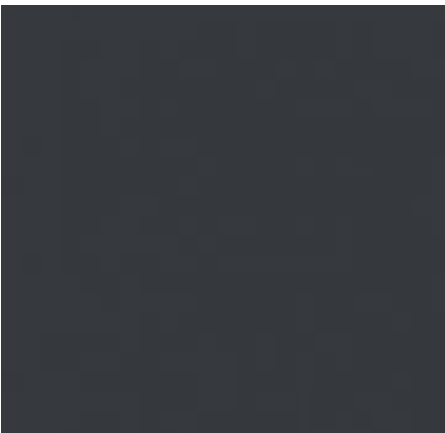
SCALE: 1" = 40'





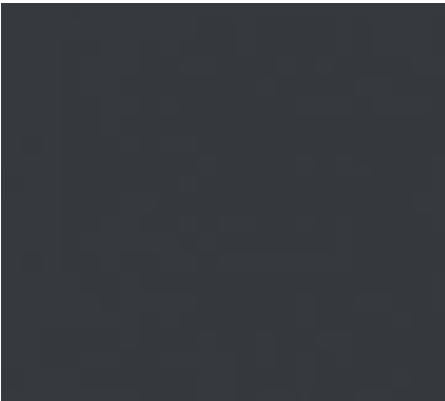


RT#1 ROOF - LIGHTWEIGHT CONCRETE TILES
MATCH EXISTING BUILDING B

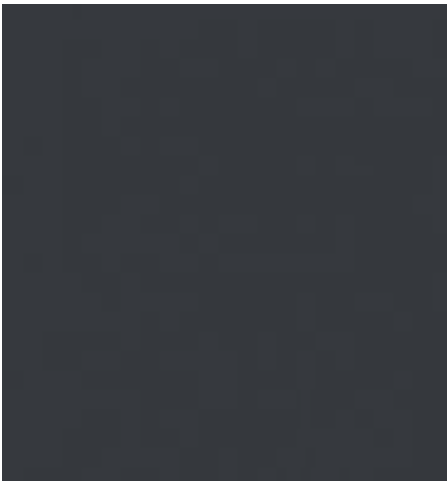


WF#1 VINYL - WINDOWS AND PATIO DOORS
MILGARD TRIASSIC V300 - BRONZE

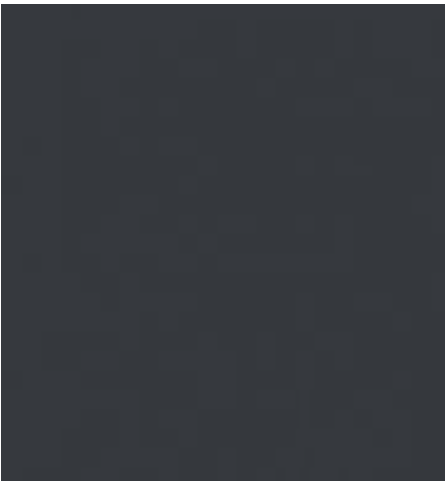
P#1 PAINT - EXT. WALLS & SOFFITS
DUNN EDWARDS - BOYSENBERRY SHADOW
DEW391



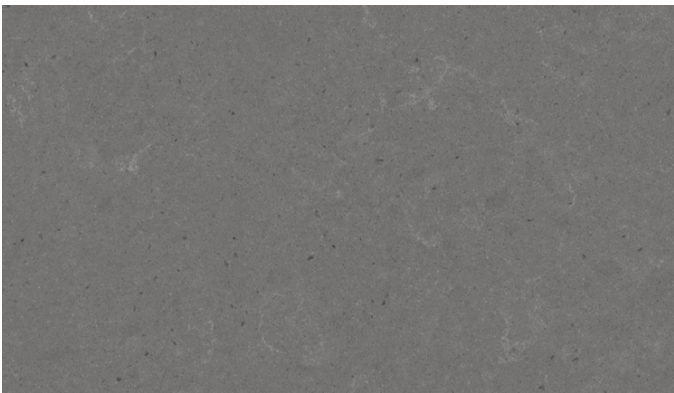
P#2 PAINT - EXT DOORS
DUNN EDWARDS - BOXWOOD
DEC778



P#3 PAINT - EXT. METALS & CANOPIES
TENEMEC - TO MATCH P#2



P#4 PAINT - WOOD TRIM
DUNN EDWARDS - BOXWOOD
DEC778



C#1, C#2 CONCRETE PAVING & PRECAST WALL CAPS
ACID WASHED - NATURAL GREY



ST#1 STONE VENEER
NORSTONE - ROCK PANEL



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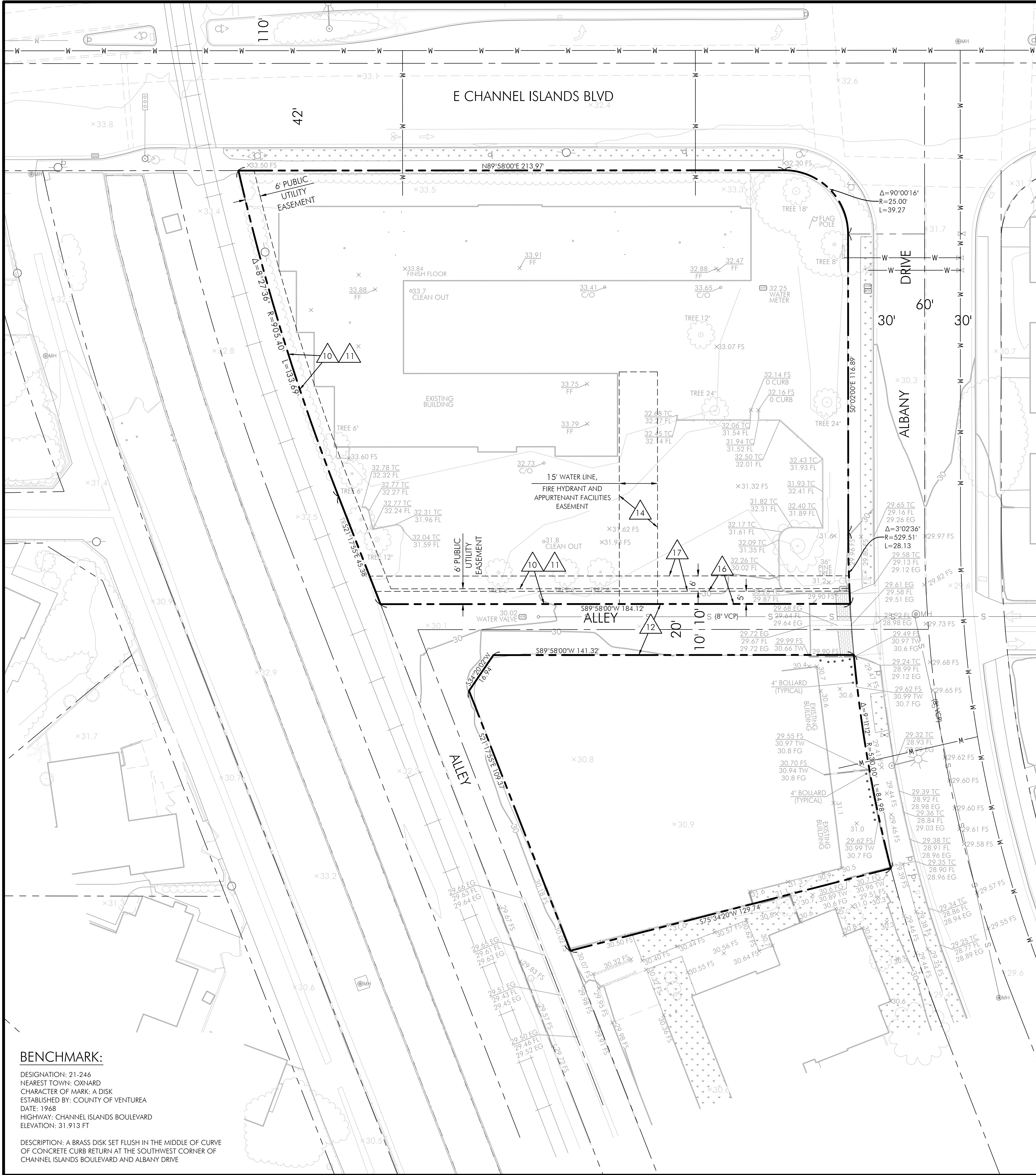
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

REVISIONS			DATE
Date:	2/28/25	Drawn:	XX
Scale:	AS NOTED	Job:	22-39

MATERIALS BOARD (OPT A)

ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033





BENCHMARK:

DESIGNATION: 21-246
NEAREST TOWN: OXNARD
CHARACTER OF MARK: A DISK
ESTABLISHED BY: COUNTY OF VENTUREA
DATE: 1968
HIGHWAY: CHANNEL ISLANDS BOULEVARD
ELEVATION: 31.913 FT

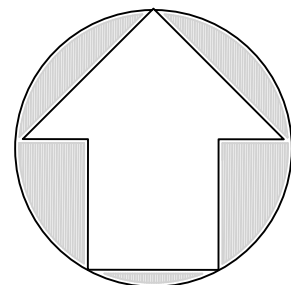
DESCRIPTION: A BRASS DISK SET FLUSH IN THE MIDDLE OF CURVE
OF CONCRETE CURB RETURN AT THE SOUTHWEST CORNER OF
CHANNEL ISLANDS BOULEVARD AND ALBANY DRIVE

EASEMENTS:

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
- PURPOSE: UTILITIES AND DRAINAGE FACILITIES
RECORDING DATE: DECEMBER 28, 1964
RECORDING NO.: BOOK 2698, PAGE 471, OF OFFICIAL RECORDS
AFFECTS: BLANKET IN NATURE
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: GENERAL TELEPHONE COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 1, 1965
RECORDING NO.: BOOK 2799, PAGE 33, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: SEPTEMBER 16, 1965
RECORDING NO.: BOOK 2863, PAGE 107, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: CITY OF OXNARD
PURPOSE: PUBLIC ROAD AND/OR HIGHWAY
RECORDING DATE: APRIL 14, 1966
RECORDING NO.: BOOK 2973, PAGE 493, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: CITY OF OXNARD
PURPOSE: WATER LINE, FIRE HYDRANT AND APPURTENANT FACILITIES
RECORDING DATE: JULY 1, 1986
RECORDING NO.: 1986-083754, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: CITY OF OXNARD
PURPOSE: ROAD
RECORDING DATE: JULY 17, 1987
RECORDING NO.: 1987-115403, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 23, 1987
RECORDING NO.: 1987-118892, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

LEGEND

SPOT ELEVATION	$\times 1245.4$	CLEAN OUT/RO RISER	
CENTER LINE		UTILITY	
PROPERTY LINE		FLAG POLE	
INDEX CONTOUR		AREA LIGHT	
CONTOUR		STREET LIGHT	
FENCE		PEDESTRIAN SIGNAL	
RETAINING WALL		GATE	
WALL		BUILDING	
MANHOLE		GRASS	
UTILITY POLE		TREE	
SIGNS		PALM TREE	
POST			
VALVE			
ELECTRICAL METER			
GAS METER			



SCALE: 1" = 20'



PROJECT SITE

VICINITY MAP
N.T.S.

TOPOGRAPHIC SURVEY ALBANY DRIVE

2929-2931 ALBANY DR.
OXNARD, CA 93033

APNs: 221-0-061-195, 221-0-061-035

TRACT No.1570-1
43 M.R. 57
SHEET 2 OF 3

August 28, 2024

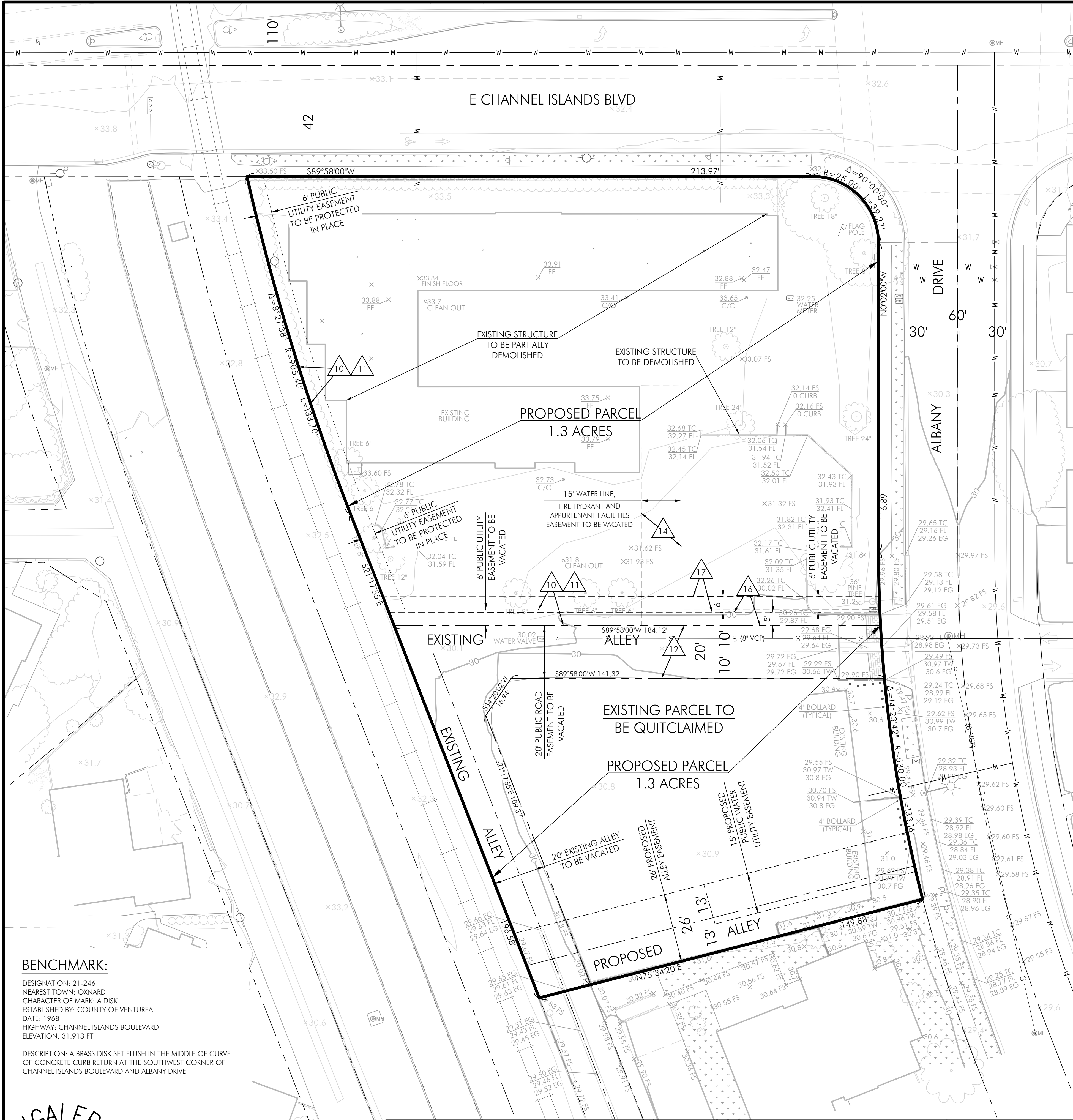
PREPARED BY:



PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
WWW.PACIFICCOASTCIVIL.COM

OWNER/DEVELOPER:

JAMES ALLEN
JAMES@ALLENLAWCORP.COM



BENCHMARK:

DESIGNATION: 21-246
NEAREST TOWN: OXNARD
CHARACTER OF MARK: A DISK
ESTABLISHED BY: COUNTY OF VENTUREA
DATE: 1968
HIGHWAY: CHANNEL ISLANDS BOULEVARD
ELEVATION: 31.913 FT

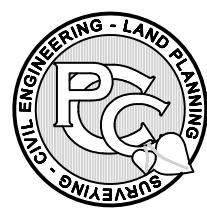
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UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

PREPARED BY:



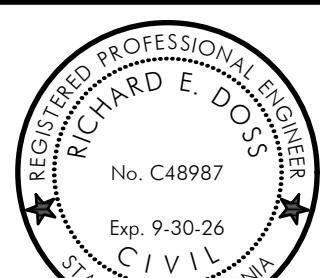
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

CIVIL ENGINEER:

PLANS PREPARED UNDER THE DIRECTION OF:

Richard E. Dooss
RICHARD E. DOOSS R.C.E. C48987

2/20/25
DATE



TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP 24-300-03

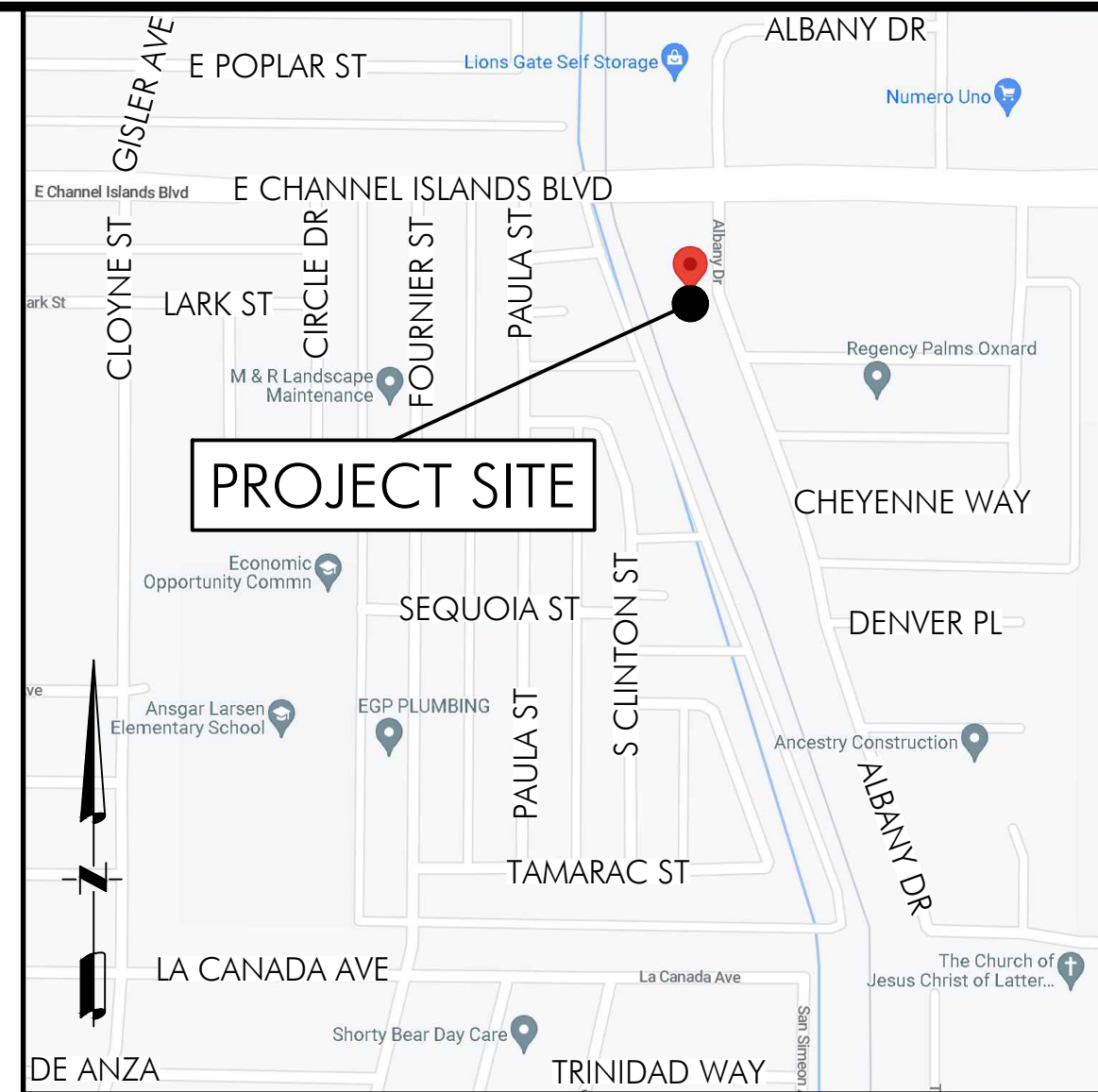
OXNARD, CALIFORNIA
A.P.N.: 221-0-061-195, 221-0-061-035

EASEMENTS:

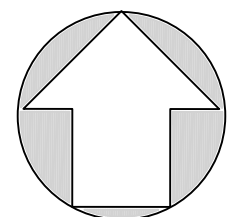
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PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JULY 23, 1987
RECORDING NO.: 1987-118892, OF OFFICIAL RECORDS
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN

LEGEND

SPOT ELEVATION	×1245.4	CLEAN OUT/RO RISER	○
CENTER LINE	---	UTILITY	■
PROPERTY LINE	---	FLAG POLE	⚑
INDEX CONTOUR	---	AREA LIGHT	⚡
CONTOUR	---	STREET LIGHT	⚡
FENCE	---	PEDESTRIAN SIGNAL	⚡
RETAINING WALL	---	GATE	⚡
WALL	---	BUILDING	■
MANHOLE	⊙MH	GRASS	■
UTILITY POLE	⊙	TREE	⊙
SIGNS	⊙	PALM TREE	⊙
POST	⊙		
VALVE	⊙		
ELECTRICAL METER	⊙E		
GAS METER	⊙G		



VICINITY MAP
N.T.S.



SCALE: 1" = 20'



REVISIONS

MARK	DATE	DESCRIPTION	BY

ACCEPTED BY: CITY ENGINEER R.C.E. DATE: _____

REVIEWED BY: _____

SCALE: HORIZ. _____ VERT. _____

DRAWN BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

SHEET No. 1 OF 4

DRAWING NUMBER: **XX-XXX**

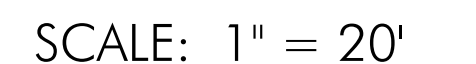


- LEGEND:



CONCRETE BLOCK WALL
 (X) EXISTING
 — (X) — EXISTING CONTOUR
 — X — PROPOSED CONTOUR
 X% ⇒ DIRECTION & RATE OF FLOW
 — GRADED SWALE 1% MIN SLOPE
 (E) EXISTING

LIGHT DELINEATION SHOWN HEREON INDICATES EXISTING
 BOLD DELINEATION SHOWN HEREON INDICATES PROPOSED CONST.



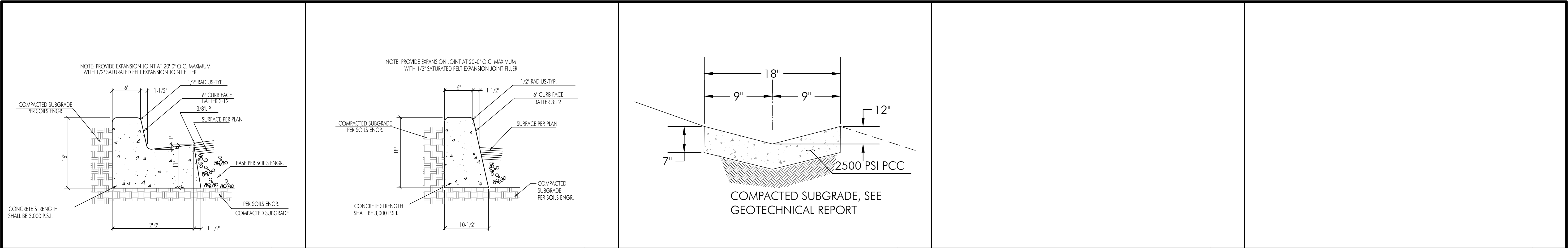
UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

PLANS PREPARED UNDER THE DIRECTION OF:

3/12/25
DATE

OXNARD, CALIFORNIA
A.P.N.: 221-0-061-195, 221-0-061-035

Q:\OXNARD\22-1793-2020-2031 AIBANY DRIVE\GRADING\22-1793 GRADING PLAN.DWG



CONCRETE CURB AND GUTTER	1	CONCRETE CURB	2	CONCRETE SWALE	6	- - -	X	- - -	X
N.T.S.		N.T.S.		N.T.S.		N.T.S.		N.T.S.	

Drop Inlet

Model No.	A	B	*Weight
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

*BOX ONLY

Frame and Grate

Model No.	Rating	D	Weight
SG2424-DIP	PEDESTRIAN	1 1/2"	41 LBS.
SG2424-DIT	TRAFFIC	3"	120 LBS.

Extension

Model No.	C	Weight
RS242406	6"	300 LBS.
RS242412	12"	600 LBS.

24" X 24" DRAIN INLET

DI2424

24" X 24" CATCH BASIN

3

N.T.S.

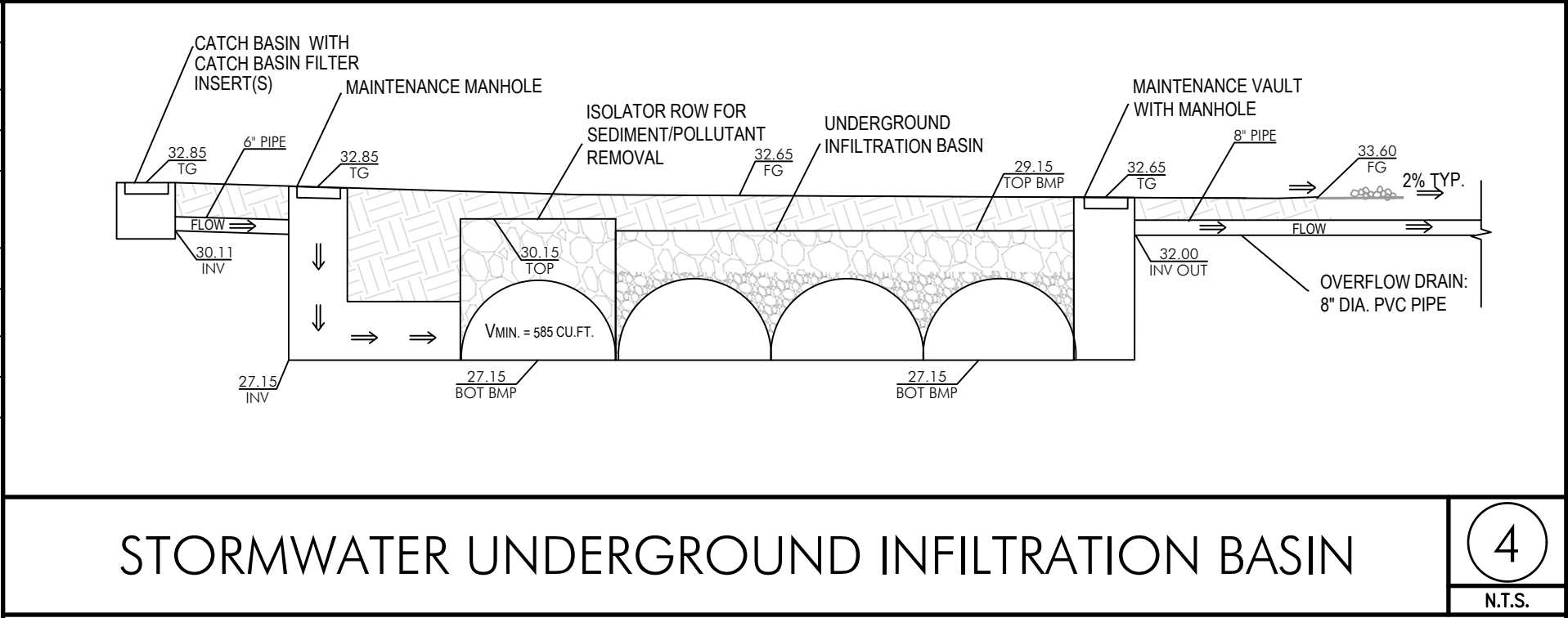
FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS.

DESIGN FOR H-20-44 BRIDGE LOADING.

ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.

FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION; FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.



STORMWATER UNDERGROUND INFILTRATION BASIN

NOTES:

- Filter insert shall have a high flow bypass feature.
- Filter support frame shall be constructed from stainless steel Type 304.
- Filter medium shall be *Fossil Rock*™, installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

Specfier Chart

Model	Inlet ID	Grate OD	Comments
FF-12D	12" X 12"	15" X 15"	GRATED INLET
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436SD	24" X 36"	24" X 40"	GRATED INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET

SECTION VIEW

REFER TO SPECIFIER CHART FOR CATCH BASIN & FILTER SIZING. SEE SHEET 1 OF 2.

CATCH BASIN INLET FILTER

5

N.T.S.

DIAL ALERT

DIAL TOLL FREE 1-800-422-4133

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

PREPARED BY:

PACIFIC COAST CIVIL, INC.

30141 AGOURA ROAD, SUITE 200

AGOURA HILLS, CA 91301

PH: (818) 865-4168

FAX: (818) 865-4198

CIVIL ENGINEER:

PLANS PREPARED UNDER THE DIRECTION OF:

RICHARD E. DOSS R.C.E. C48987

3/12/25

DATE

DETAIL SHEET

TENTATIVE PARCEL MAP 24-300-03

OXNARD, CALIFORNIA

A.P.N.: 221-0-061-195

22-1793

RELEASE DATE:

APRIL 2023

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

DEVELOPMENT SERVICES DEPARTMENT

DETAIL SHEET

ACCEPTED BY:

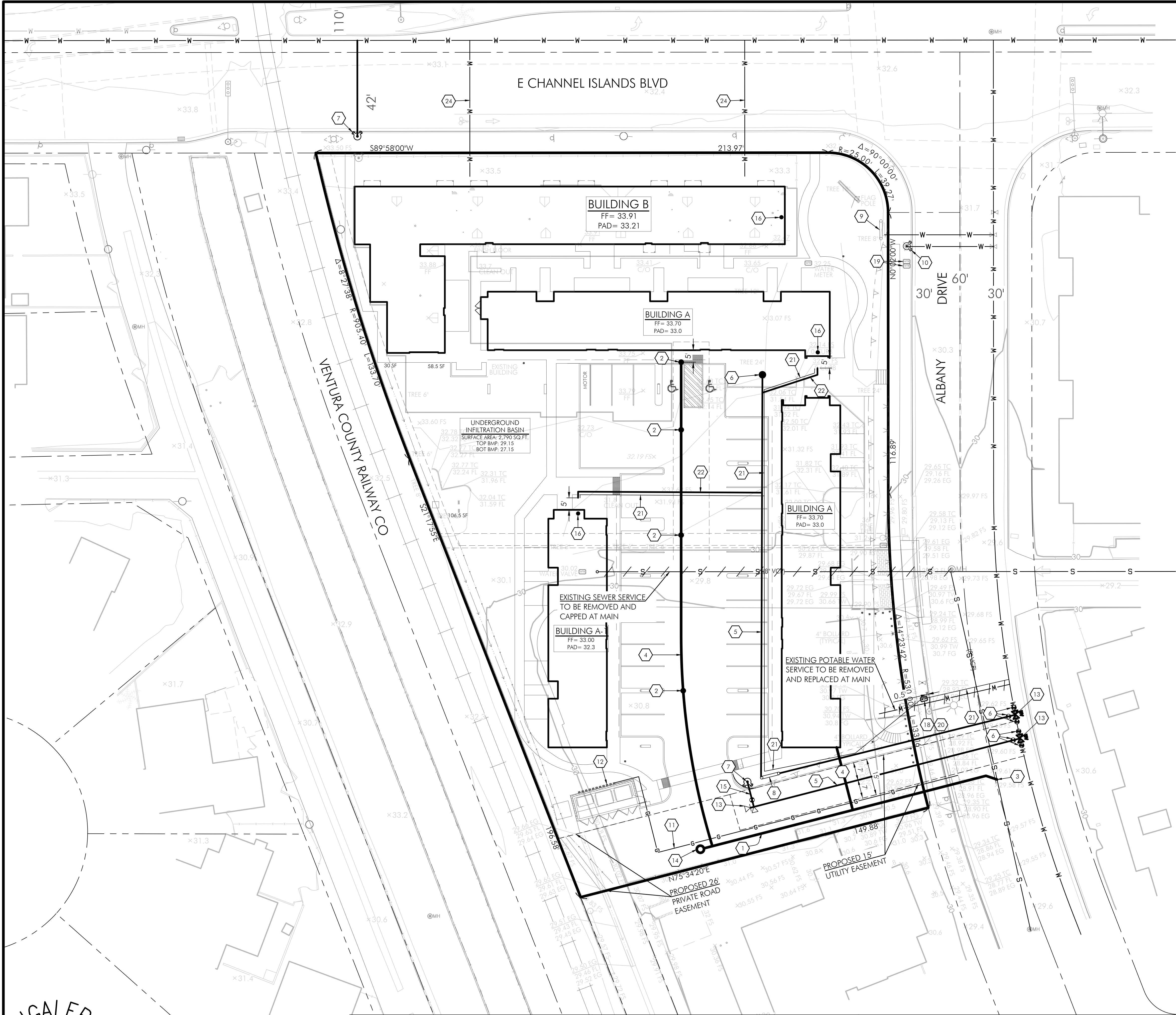
CITY ENGINEER R.C.E. DATE

SCALE: HORIZ. VERT.

SHEET No. 3 OF 4

DRAWING NUMBER

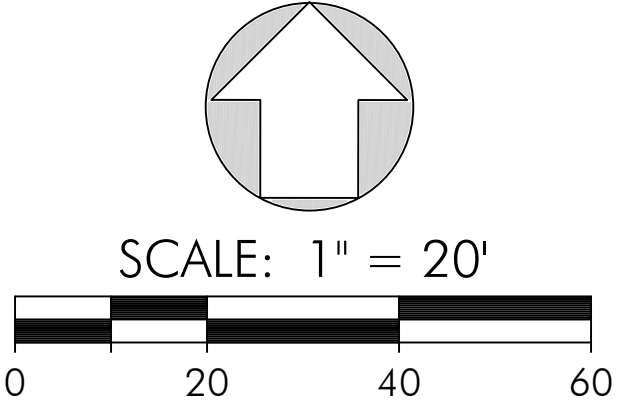
XX-XXX



- CONSTRUCTION NOTES:
- 1 PROPOSED 8" SEWER MAIN
 - 2 PROPOSED SEWER CLEANOUT
 - 3 STANDARD WYE CONNECTION TO PUBLIC SEWER MAIN
 - 4 PROPOSED 6" SEWER LATERAL
 - 5 PROPOSED 8" WATER LINE
 - 6 PROPOSED 1 1/2" WATER METER WITH 2" SERVICE
 - 7 PROPOSED FIRE HYDRANT ASSEMBLY
 - 8 PROPOSED FIRE DOUBLE DETECTOR CHECK VALVE
 - 9 EXISTING FIRE DOUBLE DETECTOR CHECK SERVING BUILDING B TO REMAIN
 - 10 EXISTING FIRE HYDRANT
 - 11 PROPOSED GAS LINE
 - 12 PROPOSED BANK OF GAS METERS
 - 13 PROPOSED THRUST BLOCK
 - 14 PROPOSED SEWER CLEANOUT
 - 15 PROPOSED 6" WATER LINE
 - 16 FIRE RISER LOCATION PER ARCHITECTURAL PLANS
 - 17 PROPOSED FIRE SERVICE LINE, SIZE TO BE DETERMINED
 - 18 PROPOSED 1 1/2" DOMESTIC WATER METER OFFSET 6" FROM BACK OF CURB
 - 19 EXISTING POTABLE AND LANDSCAPE WATER METERS WITH BACKFLOW DEVICE TO PROTECT IN PLACE
 - 20 PROPOSED BACKFLOW PREVENTER OFFSET 4' FROM BACK OF SIDEWALK, SIZE TO BE DETERMINED
 - 21 PROPOSED DOMESTIC WATER SERVICE LINE, SIZE TO BE DETERMINED BY MECHANICAL ENGINEER
 - 22 PROPOSED FIRE SERVICE WATER LINE, SIZE TO BE DETERMINED BY MECHANICAL ENGINEER
 - 23
 - 24 EXISTING WATER LINE TO PROTECT IN PLACE

LEGEND:

PROPOSED WATER LINE
PROPOSED SEWER LINE
EXISTING SEWER LINE
EXISTING WATER LINE
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT



DIAL ALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

PREPARED BY:

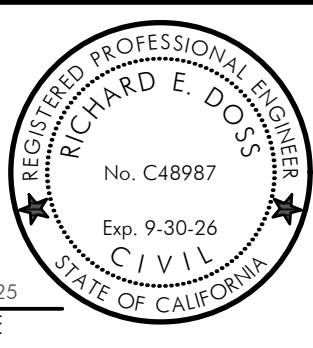
PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
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PH: (818) 865-4168
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CIVIL ENGINEER:

PLANS PREPARED UNDER THE DIRECTION OF:

Richard E. Doss
RICHARD E. DOSS R.C.E. C48987

3/11/25 DATE



CONCEPTUAL UTILITY PLAN

TENTATIVE PARCEL MAP 24-300-03
OXNARD, CALIFORNIA
A.P.N.: 221-0-061-195, 221-0-061-035

22-1793
RELEASE DATE:
APRIL 2023

REVISIONS			
MARK	DATE	DESCRIPTION	BY

OXNARD
Development Services Department

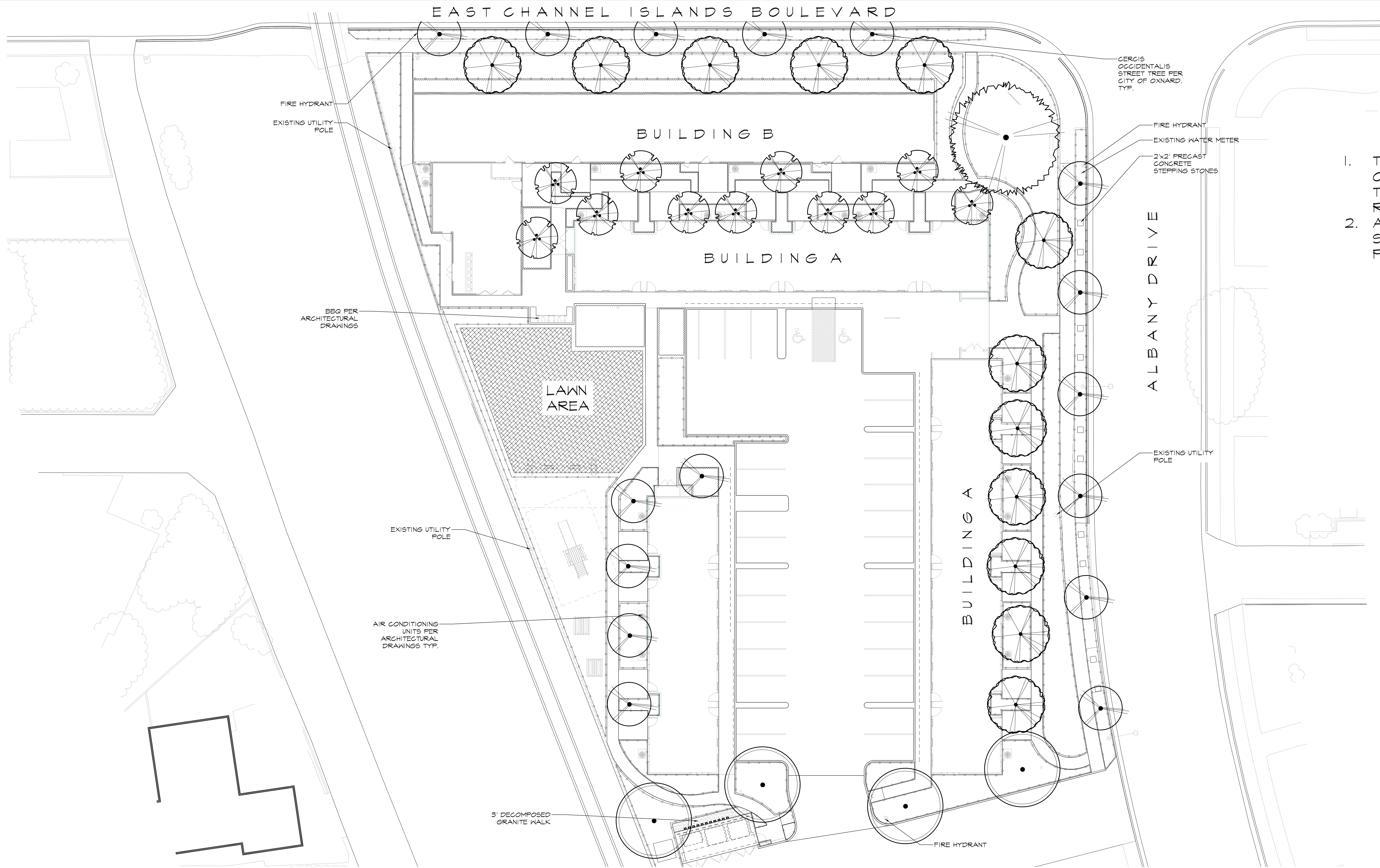
CONCEPTUAL UTILITY PLAN

ACCEPTED BY: CITY ENGINEER R.C.E. DATE

REVIEWED BY: SCALE: HORIZ. VERT. SHEET No. 4 OF 4

DRAWN BY: DATE DRAWING NUMBER

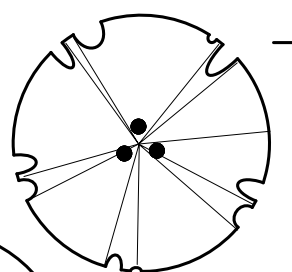
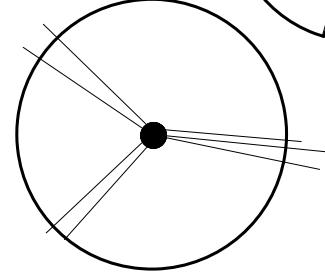
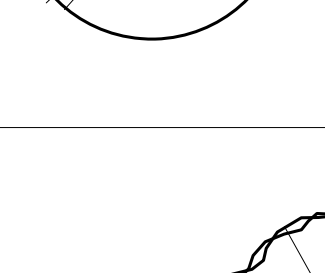
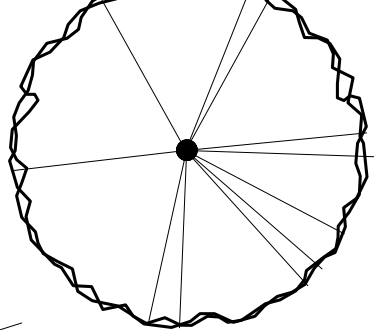
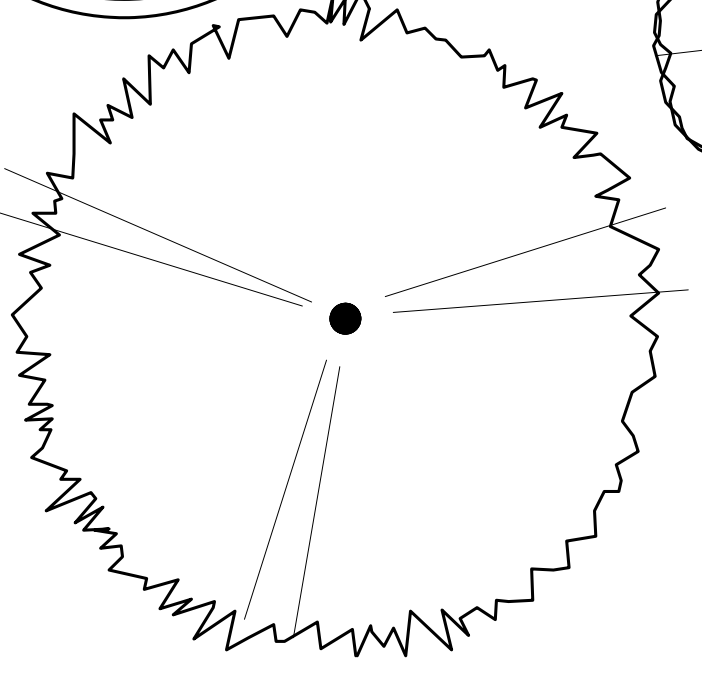
CHECKED BY: **XX-XXX**



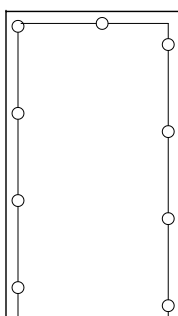
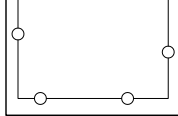
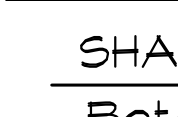
1. THESE PLANS SHALL COMPLY WITH THE CITY OF OXNARD'S LANDSCAPE STANDARDS AND THE STATE OF CALIFORNIA'S MWELO REQUIREMENTS
2. ALL ATRIUM DRAINS AND DRAIN EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE PROPOSED LOCATION OF TREES

PLANTING LEGEND

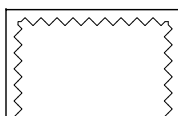
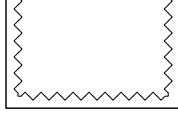
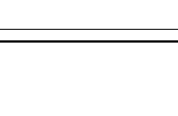
TREES

Botanical Name	Common Name	QTY	Size	WUCOLS
 <i>Acer palmatum</i>	Japanese Maple	11	24" Box	M
 <i>Cercis occidentalis</i>	Western Red Bud	16	24" Box	L
 <i>Koelreuteria paniculata</i>	Chinese Flame Tree	4	24" Box	M
 <i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum	12	24" Box	L
 <i>Quercus agrifolia</i>	Coastal Live Oak	1	36" Box	L

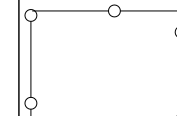
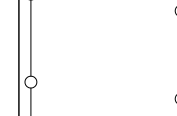
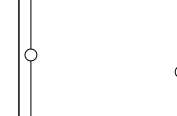
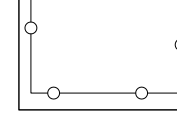
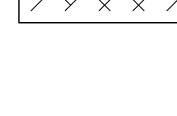
SUN

Botanical Name	Common Name	QTY	Size	WUCOLS
 <i>Aeonium</i> 'Zwartkop'	Purple Aeonium	-	1 gal	L
 <i>Agave</i> 'Blue Flame'	Agave Blue Flame	-	5 gal	L
 <i>Agapanthus orientalis</i> 'Albus'	White Lily of the Nile	-	5 gal	L
 <i>Aloe</i> 'Safari Orange'	Safari Orange Aloe	-	5 gal	L
 <i>Bougainvillea</i>	Bougainvillea	-	5 gal	L
 <i>Bulbine frutescens</i>	Bulbine	-	5 gal	M
 <i>Bulbinella floribunda</i>	Cat's Tail	-	1 gal	L
 <i>Crassula ovata</i> 'Gollum'	Gollum Jade Plant	-	5 gal	L
 <i>Heteromeles arbutifolia</i>	Tayon	-	5 gal	VL
 <i>Kniphofia uvaria</i>	Red Hot Poker	-	5 gal	L
 <i>Leucadendron</i> 'Jester'	Jester Conebush	-	5 gal	L
 <i>Leucospermum</i> 'Scarlet Ribbon'	Pin Cushion	-	5 gal	L
 <i>Muhlenbergia rigens</i>	Deer Grass	-	1 gal	L
 <i>Myrtus communis</i> 'Compacta'	Drum Myrtle	-	5 gal	L
<i>Nandina domestica</i>	Heavenly Bamboo	-	5 gal	L
<i>Osmanthus fragrans</i>	Sweet Olive	-	5 gal	M
<i>Protea cynaroides</i> 'Arctic Ice'	King Protea	-	5 gal	L
<i>Salvia leucophylla</i>	Purple Sage	-	5 gal	L
<i>Zantedeschia aethiopica</i>	Colly Lilly	-	1 gal	L

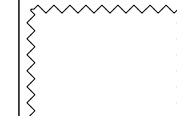
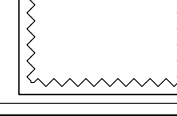
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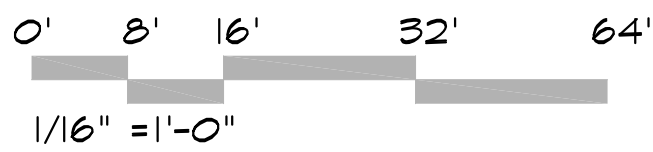
Botanical Name	Common Name	Area	Size	WUCOLS
 <i>Acanthus mollis</i>	Bear's Breech	-	5 gal	M
 <i>Alcaesia odora</i>	Night Scented Lily	-	15 gal	H
 <i>Anemone x hybrida</i>	Japanese Anemone	-	1 gal	L
 <i>Asplenium nidus</i>	Birds Nest Fern	-	5 gal	L
 <i>Camellia sasanqua</i> 'Pink'	White Camellia	-	5 gal	M
 <i>Camellia japonica</i> 'White'	Pink Camellia	-	5 gal	M
 <i>Clivia miniata</i>	Kaffir Lily	-	1 gal	L
<i>Gardenia jasminoides</i> 'August Beauty'	Gardenia	-	5 gal	M
<i>w/Thunbergia stock</i>	Big Leaf Hydrangea	-	5 gal	M
<i>Hydrangea macrophylla</i>	Lilly Turf	-	1 gal	M
<i>Liriope muscari</i>	Colly Lilly	-	1 gal	L
<i>Zantedeschia aethiopica</i>		-		

GROUNDCOVERS (SUN)

Botanical Name	Common Name	Area	Size	WUCOLS	Notes
 <i>Dymondia marginata</i>	NGN	-	Flats	L	12" O.C.
 <i>Echeveria elegans</i>	Hen and Chicks	-	4" Pots	L	12" O.C.
 <i>Fragaria chiloensis</i>	Ornamental Strawberry	-	Flats	M	12" O.C.
 <i>Gazania</i> 'Mitsuba White'	Mitsuba White Gazania	-	Flats	L	12" O.C.
 <i>Lantana</i> 'White Lighting'	White Lighting Gazania	-	Flats	L	12" O.C.
 <i>Senecio mangralscae</i>	Blue Chalksticks	-	Flats	L	12" O.C.
 <i>Sweet Olive</i>	Star Jasmine	-	1 gal	M	36" O.C.
 <i>Trachelospermum jasminoides</i>	Marathon II	-	SOD	H	
 <i>Turf</i>	Walk on Chips 3" Depth	-	-	-	
 <i>Stabilized Decomposed Granite</i>	California Gold	-	Per Flar	-	3" Thick on Geotextile Fabric

GROUNDCOVERS (SHADE)

Botanical Name	Common Name	Area	Size	WUCOLS	Notes
 <i>Fragaria chiloensis</i>	Ornamental Strawberry	-	Flats	M	12" O.C.
 <i>Ophiopogon planiscapus</i>	Black Mondo Grass	-	Flats	M	12" O.C.
 <i>Viola odorata</i>	Sweet Violet	-	Flats	L	4" O.C.
 <i>Trachelospermum jasminoides</i>	Star Jasmine	-	1 gal	M	36" O.C.



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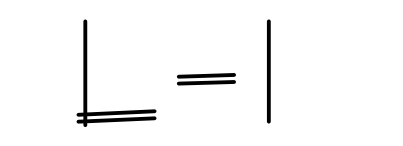
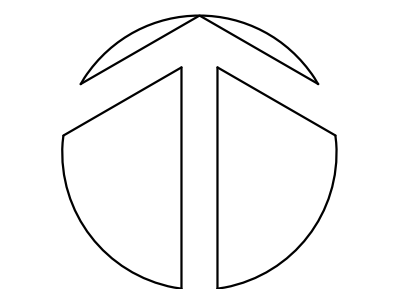
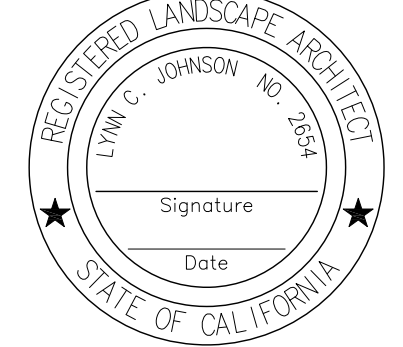
REVISIONS BY

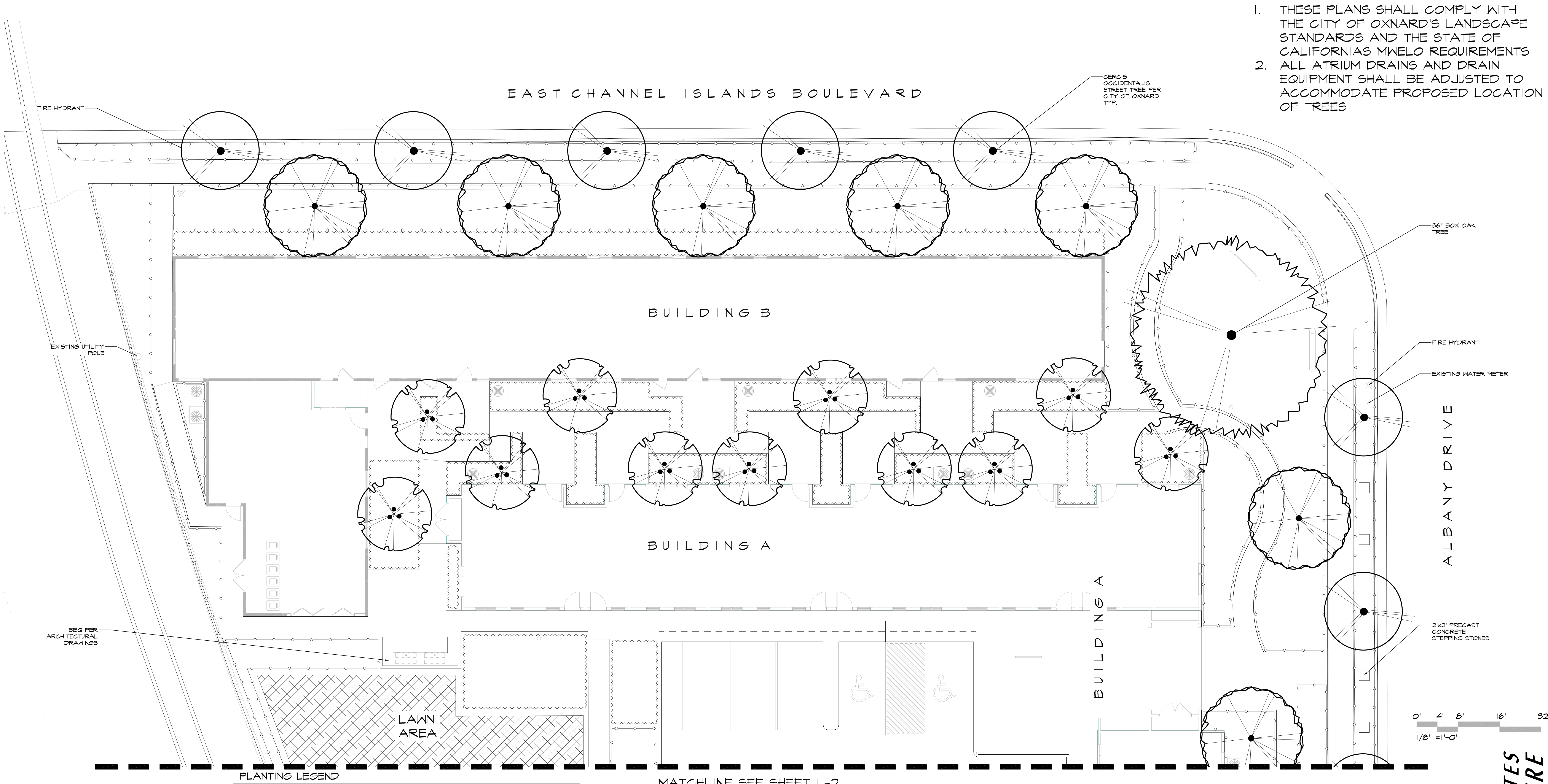
DESIGNED FOR:
ALBANY APARTMENTS
2929 & 2931 ALBANY DRIVE,
OXNARD, CA 93033

PROJECT:
ALBANY APARTMENTS
SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

DATE:
03.03.25
SCALE:
1/16" = 1'-0"
DESIGN / DRAWN:
LCJ/JW
JOB #
23-101
SHEET

1





1. THESE PLANS SHALL COMPLY WITH THE CITY OF OXNARD'S LANDSCAPE STANDARDS AND THE STATE OF CALIFORNIA'S MWELO REQUIREMENTS
2. ALL ATRIUM DRAINS AND DRAIN EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE PROPOSED LOCATION OF TREES

REVISIONS

BY

DESIGNED LANDSCAPE ARCHITECT

LYNN C. JOHNSON, AIA

Signature

Date

STATE OF CALIFORNIA

DESIGNED FOR:

ALBANY APARTMENTS

2929 & 2931 ALBANY DRIVE,

OXNARD, CA 93033

PROJECT:

ALBANY APARTMENTS

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

NORTH:

DATE:

03.03.25

SCALE:

1/8" = 1'-0"

DESIGN / DRAWN:

LCJ/JW

JOB #

23-101

SHEET

L-2

PLANTING LEGEND

TREES				
Botanical Name	Common Name	QTY	Size	WUCOLS
Acer palmatum	Japanese Maple	11	24" Box	M
Cercis occidentalis	Western Red Bud	16	24" Box	L
Koelreuteria paniculata	Chinese Flame Tree	4	24" Box	M
Prunus cerasifera 'Nectar Vesuvius'	Purple Leaf Plum	12	24" Box	L
Quercus agrifolia	Coastal Live Oak	1	36" Box	L

MATCHLINE SEE SHEET L-2

SUN				
Botanical Name	Common Name	QTY	Size	WUCOLS
Aeonium 'Zwartkop'	Purple Aeonium	-	1 gal	L
Agave 'Blue Flame'	Agave Blue Flame	-	5 gal	L
Agapanthus orientalis 'Albus'	White Lily of the Nile	-	5 gal	L
Aloe 'Safari Orange'	Safari Orange Aloe	-	5 gal	L
Bougainvillea	Bougainvillea	-	5 gal	L
Bulbine frutescens	Bulbine	-	5 gal	M
Bulbinella floribunda	Cat's Tail	-	1 gal	L
Crassula ovata 'Gollum'	Gollum Jade Plant	-	5 gal	L
Heteromeles arbutifolia	Tayon	-	5 gal	VL
Kniphofia uvaria	Red Hot Poker	-	5 gal	L
Leucadendron 'Jester'	Jester Conebush	-	5 gal	L
Leucospermum 'Scarlet Ribbon'	Pin Cushion	-	5 gal	L
Muhlenbergia rigens	Deer Grass	-	1 gal	L
Myrtus communis 'Compacta'	Drum Myrtle	-	5 gal	L
Nandina domestica	Heavenly Bamboo	-	5 gal	L
Osmorhiza fragrans	Sweet Olive	-	5 gal	M
Protea cynaroides 'Arctic Ice'	King Protea	-	5 gal	L
Salvia leucophylla	Purple Sage	-	5 gal	L
Zantedeschia aethiopica	Colly Lilly	-	1 gal	L

SHADE				
Botanical Name	Common Name	Area	Size	WUCOLS
Acanthus mollis	Bear's Breech	-	5 gal	M
Alcornoque odorata	Night Scented Lily	-	15 gal	H
Anemone x hybrida	Japanese Anemone	-	1 gal	L
Asplenium nidus	Birds Nest Fern	-	5 gal	L
Camellia sasanqua 'Pink'	White Camellia	-	5 gal	M
Camellia japonica 'White'	Pink Camellia	-	5 gal	M
Clivia miniata	Kaffir Lily	-	1 gal	L
Gardenia jasminoides 'August Beauty'	Gardenia	-	5 gal	M
w/Thunbergia stock	Big Leaf Hydrangea	-	5 gal	M
Hydrangea macrophylla	Lily Turf	-	1 gal	M
Liriodendron muscari	Colly Lilly	-	1 gal	L
Zantedeschia aethiopica		-		

GROUNDCOVERS (SUN)				
Botanical Name	Common Name	Area	Size	WUCOLS
Dymondia margaritae	NGN	-	Flats	L
Echeveria elegans	Hen and Chicks	-	4" Pots	L
Fragaria chiloensis	Ornamental Strawberry	-	Flats	M
Gazania 'Mitsuba White'	Mitsuba White Gazania	-	Flats	L
Lantana 'White Lighting'	White Lighting Gazania	-	Flats	L
Senecio mangralscae	Blue Chalksticks	-	Flats	L
Trachelospermum jasminoides	Star Jasmine	-	1 gal	M
Turf	Marathon II	-	SOD	H
Mulch	Walk on Chips 3" Depth	-	-	-
Stabilized Decomposed Granite	California Gold	-	Per Flat	-

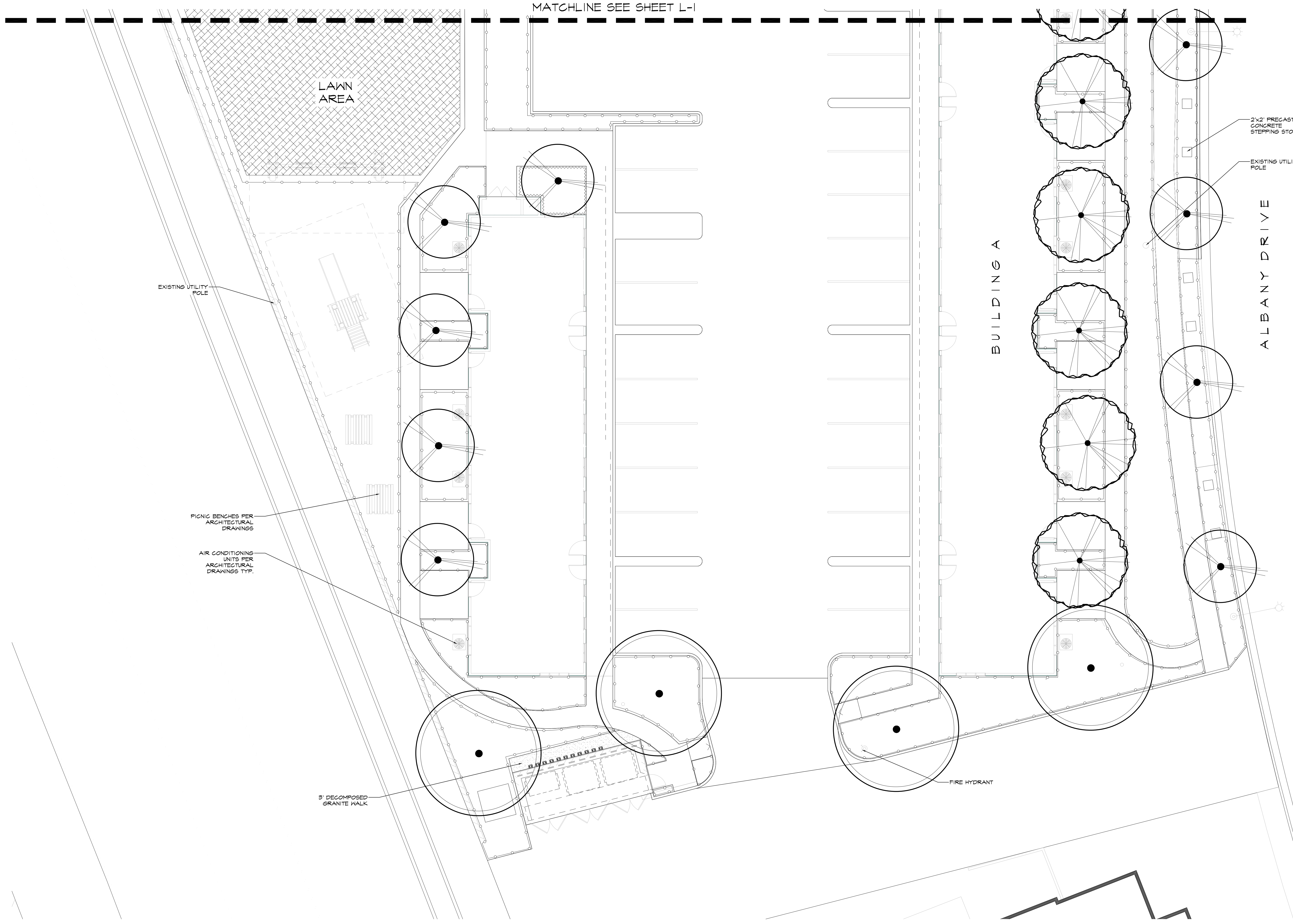
GROUNDCOVERS (SHADE)				
Botanical Name	Common Name	Area	Size	WUCOLS
Fragaria chiloensis	Ornamental Strawberry	-	Flats	M
Ophiopogon planiscapus	Black Mondo Grass	-	Flats	M
Viola odorata	Sweet Violet	-	Flats	L
Trachelospermum jasminoides	Star Jasmine	-	1 gal	M

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SEE SHEET L-2 FOR MASTER PLANTING LEGEND

1. THESE PLANS SHALL COMPLY WITH THE CITY OF OXNARD'S LANDSCAPE STANDARDS AND THE STATE OF CALIFORNIA'S MWELO REQUIREMENTS
2. ALL ATRIUM DRAINS AND DRAIN EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE PROPOSED LOCATION OF TREES



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805.667.8033 | lynnjohnsonassociates@gmail.com | 1056 E. MEA ST. SUITE 203 VENTURA, CA 93001

REVISIONS		BY		
REGISTERED LANDSCAPE ARCHITECT LYNN C. JOHNSON, NO. 1056 Signature Date STATE OF CALIFORNIA				
DESIGNED FOR: ALBANY APARTMENTS 2929 & 2931 ALBANY DRIVE, OXNARD, CA 93033				
PROJECT: ALBANY APARTMENTS	SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN			
NORTH: 				
DATE: 03.03.25	SCALE: 1/8" = 1'-0"			
DESIGN / DRAWN: LCJ/JW				
JOB # 23-101				
SHEET L-3				

RESOLUTION NO. 2025-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NOS. 24-500-03 (SPECIAL USE PERMIT) AND 24-535-01 (DENSITY BONUS PERMIT) TO DEMOLISH A FORMER PRIVATE SCHOOL SITE (7,977 SQ.FT.) AND SITE IMPROVEMENTS, REACTIVATION AN EXISTING SINGLE STORY BUILDING (5,500 SQ.FT.) TO RESIDENTIAL, MERGE THREE EXISTING PARCELS INTO ONE TO ALLOW FOR THE CONSTRUCTION OF A 42,204 SQ.FT., 20-UNIT, APARTMENT COMPLEX, IN THE R-4-PD ON ONE COMBINED PARCEL THAT TOTAL APPROXIMATELY 1.2-ACRES; AND APPROVING TWO DENSITY BONUS CONSESSIONS NECESSARY TO ACCOMMODATE THE CONSTRUCTION OF THE APARTMENT COMPLEX LOCATED AT 2929-2931 ALBANY DRIVE (APNS: 221-0-061-195 & 221-0-061-035) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DESIGNATED AGENT, ANDREW ALTHAUS, 3SIXTY ARCHITECTURE AND DESIGN, 31368 VIA COLINAS, SUITE 105, WESTLAKE VILLAGE, CA 91362, ON BEHALF OF THE PROPERTY OWNER, JAMES ALLEN, ALBANY APARTMENTS OF OXNARD LLC, P.O.BOX 1003, THOUSAND OAKS, CA 91358.

WHEREAS, on May 24, 2023, Andrew Althaus, (the “**Applicant**” and/or “**Developer**”), submitted a request to approve Planning and Zoning Permit Nos. 24-500-03 (Special Use Permit) and 24-535-01 (Density Bonus), and

WHEREAS, on June 18, 2024, the Applicant, submitted a request to approve Planning and Zoning Permit No. 24-300-03(Parcel Map) to merge three existing parcels and vacating and relocation of an existing alley, concurrent with a Special Use Permit and Density Bonus applications (Planning and Zoning Permit No. 24-500-03 & 24-535-01) located at 2929-2931 Albany Drive (APN Nos: 221-0-061-195 & 221-0-061-035); and

WHEREAS, The Planning Commission is concurrently recommending the City Council approve Planning and Zoning Permit No. 24-300-03 (Tentative Parcel Map) to merge three parcels with the creation of one lot, and vacating and relocation of an existing alley; and

WHEREAS, said Special Use Permit was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, Sections 16-536 of the OCC authorize the Planning Commission to approve a Special Use Permit; and

WHEREAS, on June 5, 2025, the Planning Commission of the City of Oxnard (“Planning Commission”) conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, in accordance with Sections 16-536 and 16-651 of the Oxnard City Code (OCC); and

WHEREAS, the Planning Commission finds that the Project complies with all requirements of the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Special Use Permit, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan elements thereof; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 15 and Class 32 Categorical Exemption (Sections 15315 & 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Residential Medium High (RMH) and a zoning designation of High Rise Residential-Planned Development (R-4-PD). The Project proposes the redevelopment of a former private pre-school site surrounded on all four sides by urban development. The Project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed redevelopment of a former private pre-school with the development of a 20-unit apartment complex and lot merger within the High Rise Residential Planned Development zone is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed redevelopment of a former private pre-school with the development of an apartment complex consisting of ten 2-bedroom and ten 3-bedroom units and lot merger will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding developments and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential and commercial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 1, 2025.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.; and

WHEREAS, on June 5, 2025, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to approve Planning and Zoning Permit Nos. 24-500-03 (Special Use Permit) and 24-535-01 (Density Bonus) in accordance with OCC.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD

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

SECTION 2. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Special Use Permit Staff Report and all attachments thereto, the Planning Commission finds:

- 1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

As described in the Staff Report, the development of multi-family housing on the existing, underutilized site located in a residential zone, former private pre-school, is consistent with the General Plan goals and policies, which promote increasing the City's housing supply locating new housing near transportation routes, expanding the property tax base, and improving the urban environment.

- 2. The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The Project proposes to redevelop a former private pre-school within three existing parcels with a combined buildings square footage of approximately 13, 295 square feet with the development of a 20-unit residential apartment complex. The adaptive reuse Project would demolish the majority of the existing buildings within the parcels except for the existing single-story, 5,586 square-foot building situated adjacent to Channel Islands Boulevard. The proposed apartment complex would contain ten, 2-bedroom, and ten, 3-bedroom, units with a combined square footage of approximately 42,204 square feet. Additionally, the project includes appurtenant structures (i.e. trash enclosures), 31 vehicle parking spaces (20 tenant parking standard spaces, 8 guest standard parking spaces, 1 motorcycle parking space, 1 accessible EV stall, and 1 van accessible stall), and associated landscaping and infrastructure improvements. The proposed Project, including use and structures, is in alignment with the neighboring uses, building, and structures, and therefore, will not adversely affect or be materially detrimental to such uses buildings, or structure, nor the public health, safety and general welfare.

3. **The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically accepted by the special findings and conditions of this Resolution.**

The proposed Project size and shape of the newly created lot would allow for the development of yards, walls, fences, parking, courtyards, recreational facilities, trash enclosure, and utilities, as required by the project. Proposed exceptions for the View Corridor Preservation landscape buffer treatment and Development Near Railroads and Oxnard Airport railroad setback, the proposed development of the 20-unit apartment complex reflects the specific requirements of a multi-family residential development project. Given these circumstances, the site for the proposed use is adequate in size and shape.

4. **The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The Project would provide direct access to a newly proposed relocated alleyway located south of the apartment complex. The alleyway would provide direct access to Albany Drive. Albany Drive connects to Channel Islands Boulevard, which is along the north side of the proposed apartment complex. The proposed development would be an adaptive reuse of a former private pre-school facility which is currently served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed project is anticipated to generate.

5. **The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The Project site is located on a developed lot for a former private pre-school and is surrounded by development. The site provides existing utilities that will be modified to provide adequate sewerage, water, and fire protection and storm drainage facilities for the proposed apartment complex. The upgraded sewer and water lines and the new underground infiltration basin shall be required to meet the City's specification. Other existing services are adequate to provide the proposed project.

SECTION 3. The Planning Commission finds, in accordance with the California Environmental Quality Act (CEQA), that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Sections 15315 (Class 15) and 15332 (Class 32) of the State CEQA Guidelines. These sections pertain to projects characterized as minor subdivisions and Infill projects, meeting certain conditions as described in the findings contained within this resolution.

SECTION 4. This Resolution shall not become effective unless and until the City Council approves the associated Planning and Zoning Permit No. 24-300-03 (Tentative Parcel

Map). If the City Council fails to approve the Tentative Parcel Map, then this Resolution shall become null and void and be of no further force and effect.

SECTION 5. Upon approval of Planning and Zoning Permits 24-500-03 and 24-535-01, the Planning Commission of the City of Oxnard after conducting the public hearing hereby allows the construction of the 20-unit apartment complex totaling 42,204 square feet with 31 parking spaces, vacation and relocation of an alleyway, on a new approximately 1.2-acre lot, and said Resolution shall be of no further force and effect.

SECTION 6. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit Nos. 24-500-03 (Special Use Permit) and 24-535-01 (Density Bonus), subject to the attached conditions of approval.

SECTION 7. The Secretary shall certify the adoption of this Resolution.

[conditions of approval begin on next page]

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT (PLANNING AND ZONING PERMIT NOS. 24-500-03 & 24-535-01)

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated June 5 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless the Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Developer to provide security or an executed agreement

approved by the City Attorney to ensure completion of such improvements. (DS, G-4)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)
7. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
8. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
9. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
10. Prior to and during construction, Developer shall be required to satisfy all of the conditions of this Project permit as set forth herein. Once operational, the owner or tenant of the Property will be required to comply with any remaining applicable conditions of this Project permit and compliance therewith shall occur in accordance with the City Code's standard enforcement proceedings.
11. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

PLANNING DIVISION STANDARD CONDITIONS

12. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

13. Any future application for a Minor Modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
14. Before the City issues building permits, Developer shall include a reproduction of all conditions of this Project permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the Project. (PL, PL-3)
15. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
16. Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
17. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the Project. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the Project without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
18. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plans do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
19. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity a Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Plan sheet shall include:
 - a. Tree species table which shows canopy bottom, top, and broadest diameter at a 20-year maturity. Bottom of tree canopies shall not be less than 15'-above any drive area to provide clearance for Fire and Solid Waste Vehicles.

- b. Uplighting shall not count towards the photometric foot-candle requirements.
 - c. Areas where walkways exist opposite from parking stalls, Pole and arm instruments should be placed directly opposite from finger-planters.
 - d. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface.
20. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
21. In order to minimize light and glare on the Project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
22. Developer shall provide graphic site directories/wayfinding signs at principal access points. (PL/B, *PL-10*)
23. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
24. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
25. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*)
26. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for tenants and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
27. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and

- replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owner. (PL)
28. Developer shall pay Park and Recreation Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)
 29. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
 30. Developer shall recess or screen, to the extent feasible as approved by the Community Development Director, roof heating and cooling systems and other exterior mechanical equipment visible from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible, to the extent feasible as approved by the Community Development Director, from the front of the Property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
 31. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
 32. For any exterior utility meter panels, Developer shall paint such panels (if permitted by the utility provider) to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible as determined by the Community Development Director. (PL, *PL-43*)
 33. Developer shall remove any and all graffiti from the project premises, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. Site management shall maintain a supply of paint to match the building's exterior color scheme. (PL)
 34. This Special Use Permit (SUP 24-500-03) and Density Bonus Permit (DB 24-535-01) approval applies only to the residential apartment complex described herein and in the approved plans. Any substantial changes in use or physical improvements may trigger additional review pursuant to applicable provisions of the City Code, as determined by the Community Development Director, and may require additional environmental analysis and any associated fees in place at the time the changes are approved. Such potential substantial project changes include but are not limited to: project description, type of operation, building design, square footage, circulation, parking, access, or intensification of use.

35. The location of all buildings, fences, parking areas, and other facilities for the Project or features shall be located and maintained substantially as shown on the plot plans for the above referenced Planning and Zoning Permit.
36. The property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses.

AIR QUALITY

37. Developer shall ensure that all construction equipment is maintained and tuned to manufacturer's recommended specifications.
38. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.
39. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities.
40. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.(MND, C-4)
41. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
42. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
43. The Developer shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations).

44. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

PLANNING DIVISION SPECIAL CONDITIONS

45. The approval of Special Use Permit (PZ 24-500-03) is granted subject to the approval of a Tentative Parcel Map (PZ 24-300-03) for the project property.
46. Each dwelling unit shall be constructed with a separate utility system and meter in accordance with Oxnard City Code Section 16-361(H).
47. The affordable units provided within the proposed development shall be constructed of the same or similar exterior materials and design as the market rate units as required by the OCC Section 16-362(B)(4). Construction materials used for the proposed affordable units shall be verified during the plan check review process for the construction of the apartment complex.
48. The proposed apartment complex shall incorporate the use of a four inch heaters, sills, or inset materials or two-inch wide trim surrounds, or a two-inch inset or recess to any window facing the public streets as required per Oxnard City Code (OCC) Section 16-362(B)(10) and shall be verified during the plan check process for the construction of the apartment complex.
49. If a controlled entrance gate to the proposed development's parking area is provided, the Project shall comply with Oxnard City Code (OCC) Section 16-362(E)(3) setback requirements. The proposed access gate design shall be compatible with colors, and materials as approved for the overall apartment complex.
50. The proposed Project shall provide bicycle parking as required per Oxnard City Code (OCC) Section 16-637 and the City of Oxnard Bicycle & Pedestrian Facilities Master Plan.
51. The proposed development shall incorporate directional signage for bicycle parking visible at the main entrance of the complex in accordance with Oxnard City Code (OCC) Section 16-362(E)(4). The size and design of the proposed bicycle directional signage shall be verified by Project Manager during the plan check process for the construction of the apartment complex.
52. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
53. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)

54. A decorative privacy fencing along the southerly sides of the property shall be constructed to provide privacy for prospective tenants. A decorative fence not exceeding 42-inches shall be provided along the Northern and Easterly sides of the property. The proposed design and location of the fencing shall be reviewed during the plan check review process for compliance with Oxnard City Code (OCC) Sections 16-362(G)(2-3) and 16-308 through 309. Chain link fence design is not permitted.
55. Any proposed storage facilities shall be screened from public view. The design and location of any proposed storage facilities for the project shall be reviewed and approved by the Planning Manager and shall comply with the requirements of the R-4-PD Zone and the Attached Dwelling Unit Development Standards Section 16-360 through 16-363.
56. The proposed sound wall to be constructed along western property line shall have vines planted at 10 feet on center spacing. The vines shall be allowed to grow over the wall to provide coverage on the railroad side of the wall.
57. The property owner/property manager shall provide all future residents notification, as part of the rental disclosure in the lease agreement, of the proximity of the railroad and potential noise from railroad operations. The final disclosure language shall be reviewed and approved by the Community Development Department prior to Certificate of Occupancy.

LANDSCAPE CONDITIONS

58. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
59. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the City's Landscape Architect.
60. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)
61. Prior to the issuance of a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
62. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)

63. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)
64. The project is required to implement and maintain the mandatory water conservation requirements of the water conservation ordinance in effect or as amended/replaced.
65. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the City's Landscape Architect shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
66. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn and other common area landscaped areas. (PK, PK-13)
67. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property.
68. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure.
69. At time of submission to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements.
70. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California".
71. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box.

HOUSING DEPARTMENT INCLUSIONARY CONDITIONS

72. Two of the 20 units being developed must be affordable units to satisfy City of Oxnard Inclusionary Housing Ordinance 2980. However, this development is also required to adhere to Density Bonus affordability requirements.
73. To satisfy City of Oxnard Inclusionary Housing Ordinance 2980 and Density Bonus affordability requirements this development must offer 10% of all units in the development for rent to very low-income households, as defined in the California Health and Safety Code 50105. For purposes of determining tenant eligibility, Owner or Developer shall use the annual income limits for Very Low-Income Households, as published by the California Department of Housing and Community Development (HCD).
74. Affordable Rent (Very Low-Income Units) –For Very-Low Income Households, “Affordable Rent” shall be inclusive of a reasonable utility allowance and not exceed one-twelfth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to fifty percent (50%) of the Area Median Income (AMI) for Ventura County Metropolitan Statistical Area as set forth in the sections 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner or Developer shall use the Area Median Income for Ventura County as published annually by the California Department of Housing Community Development (HCD), as opposed to HCD’s annual published income limits, which are used to determine tenant eligibility.
75. The affordable units must include: One (1) two-bedroom unit and one (1) three-bedroom unit offered for rent to very low-income households as defined in Health and Safety Code 50105.
76. Owner and Developer must record affordability covenants approved as to form by the Housing Director or Designee in coordination with the City Attorney prior to submitting their first building permit application. Units shall remain affordable for at least 20 years. The 20-year term shall begin following issuance of a certificate of occupancy for the development. Owner or Developer must contact the Housing Department for review and approval of affordability covenants prior to recordation.
77. The Affordable Housing Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, and standards for qualifying household incomes or other qualifying criteria. The City may collect an annual City monitoring fee, as approved by Council Resolution.
78. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.

79. Prior to offering the affordable units for rent, the Owner or developer must submit to the Housing Director or Designee the proposed location and rental amounts for the affordable units for review and approval and the dates which the units will be offered for rent.
80. Prior to issuance of a certificate of occupancy, Developer and Owner shall obtain a clearance form from the Housing Department certifying that the required number of affordable units are being offered at affordable rents and that a management plan, prepared by the Developer or Owner, for the operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Owner or Developer shall provide a copy of the clearance form issued by the Housing Department to the project planner prior to issuance of the certificate of occupancy.

HOUSING DEPARTMENT DENSITY BONUS CONDITIONS

81. Prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of a building permit for any structure on the site Owner/Developer shall enter into a Density Bonus agreement with the City in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the two (2) units which qualified the applicant for two Density Bonus concessions.
82. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of fifty-five (55) years, the term shall commence upon occupancy of the first unit in the development.
83. The Density Bonus agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of an annual report, standards for qualifying household incomes or other qualifying criteria. Owner/Developer hereby agree that fees may be charged to the developer for monitoring, staff time expended for preparation of the Density Bonus agreement and subsequent compliance with said agreement.
84. Pursuant to the Owner/Developer's Density Bonus requirements, Owner/Developer must make two (2) units available for rent to very low-income households with annual incomes at or below 50% the Area Median Income (AMI) for Ventura County.
85. The two (2) affordable units must include a mixture of unit types by bedroom count that is proportionate to the same percentage ratio as the market rate units. In order to comply with the City of Oxnard Inclusionary Housing Ordinance 2980 as well as state Density Bonus requirements, one (1) two-bedroom unit and one (1) three-bedroom unit must be offered for rent to very-low-income households with annual incomes that do not exceed 50% of the AMI for Ventura County, as set forth in California Health and Safety Code 50105.

86. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.
87. Affordable Rent (Very Low-Income Units) - To satisfy City of Oxnard Inclusionary Housing Ordinance 2980 and Density Bonus Affordable Rent requirements for Very Low-Income Units refer to Affordable Housing Inclusionary Requirements Condition of Approval No. 76 of PZ 24-500-03 (SUP) and PZ 24-535-01 (DB).
88. Prior to issuance of a certificate of occupancy, Owner/Developer shall obtain a clearance form from the Housing Department certifying that the required number of affordable units are being provided at Affordable Rents and that a Management Plan, prepared by the Owner/Developer, for the operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Developer/owner shall provide a copy of the clearance form issued by the Housing Department to the City's project planner prior to issuance of the certificate of occupancy.

FIRE DEPARTMENT CONDITIONS

89. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
90. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)
91. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
92. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)
93. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)
94. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

95. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)
96. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
97. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
98. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department.(FD, *F-11*)
99. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
100. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, *F-13*)
101. All new or modified signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F15*)
102. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)
103. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

104. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
105. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
106. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads

in accordance with Fire Department standards.

107. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48" or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
108. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.
109. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
110. FDC is required to be within 50-feet of the fire hydrant and not across drive isles.
111. Vegetation clearance from structure(s) required prior to construction.
112. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.

POLICE DEPARTMENT CONDITIONS

EXTERIOR LIGHTING

113. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

SECURITY MAIL & PARCEL DELIVERY SYSTEM

114. Prior to the issuance of building permits the secure mail and parcel delivery system shall be approved by the Planning Division and the Police Department. Sufficient detail on the building plans shall include make, model and dimensions of the system to be used. A photo of the product or a link to the manufacturer's product shall be provided. The system shall consist of separate boxes for mail and for parcels. Mailboxes shall be a uniform size. Parcel boxes shall be a variety of sizes to flexibly serve residents. Parcel boxes shall be accessible through either a code provided to the parcel recipient or other method which can guarantee the intended recipient can gain access to the parcel without the use of a physical key.
115. Centralized Mail Delivery Equipment shall be compliant with the U.S.P.S. STD-4C. There shall be 1:5 ratio of parcel lockers to customer compartment ratio.

SECURITY CAMERA SYSTEM

116. A security camera system shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
- a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
 - b. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - c. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - d. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - e. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - f. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - g. Recorded images shall bear a date and time stamp that cannot be altered.
 - h. All entry thresholds/breezeways to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
 - i. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.
 - j. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - k. A camera shall be dedicated to face capture images of any person accessing mailbox installation.
 - l. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.

- m. Security cameras shall be installed to monitor activity around each side of the building's exterior.

SECURITY PLAN

- 117. A Security Plan is required for this project. Contact specialprojects@oxnardpd.org in an email and identify the project name, location and "PZ" (Planning File Number). A police staff member should reply within five business days with the Requirements for a Security Plan document which will be developed specifically for your project. This document will guide your team in drafting your Security Plan Submission and its approval.
- 118. The Security Plan shall be submitted and approved prior to the issuance of building permits.
- 119. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:
 - a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
 - b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
 - c. The developer/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.
 - d. Cameras and other security features shall be installed in accordance with the Police Department approved security plan.

POLICE/SITE MANAGEMENT COOPERATION

- 120. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements are recommended to be established by the site management:
 - a. Site management should establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management should send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number, dedicated email address, and the person managing the site.
 - b. A sign shall be posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number and the dedicated email address.

- c. Site management should participate in crime prevention programs designed for multi-unit residential housing facilities.
 - d. The property owner should inform the Oxnard Police Department of changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org.
121. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

LANDSCAPE

122. Landscape elements shall be arranged and maintained to provide clear lines of sight and eliminate potential places of concealment
123. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.
124. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.

SITE MANAGEMENT

125. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

SIGNAGE

126. 28. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)
127. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number and the email address dedicated to the site management office.
128. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

ENVIRONMENTAL RESOURCES CONDITIONS

129. The trash room should contain trash, recycling and organic waste receptacles that are clearly labeled.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

130. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
131. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
132. Developer shall have the site improvement plans prepared using standard Building and Engineering Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS-3)
133. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
134. Developer shall protect building pads from inundation during a 1% chance (100 year) storm. (DS-5)
135. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
136. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
137. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
138. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
139. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
140. Developer shall install on site and off site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

141. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
142. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
143. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
144. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
145. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)
146. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
147. Developer shall pay the cost of all inspections of on site and off site improvements. (DS-22)
148. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
149. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

150. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
151. Prior to issuance of a grading/site improvement permit, Developer shall obtain City Engineer approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or off-site improvements required by City. (DS-28)
152. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as built" plans after project completion. Developer's submittal of certified "as built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
153. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
154. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
155. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
156. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
157. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
158. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
159. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
160. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
161. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics with a minimum of two flowing hydrants. The water system for the building fire sprinkler shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall

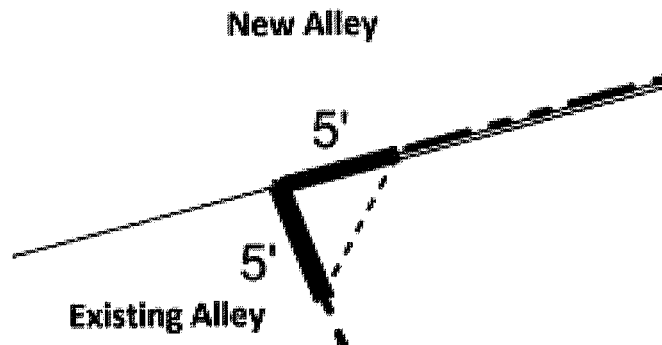
- obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
162. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
 163. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
 164. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross connection control. (DS-59)
 165. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
 166. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
 167. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
 168. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
 169. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
 170. Using forms provided by the Building and Engineering Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall

be issued until the City Engineer approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

171. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
172. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
173. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

174. Developer shall process the Parcel Map PZ 24-300-03 concurrent with the required building and site improvement permits for Planning and Zoning Permit No 24-500-03. The City will not process the Parcel Map for recordation until the site and building improvement plans for the apartment complex associated with PZ 24-500-03 are approved or ready for permit issuance, unless approved otherwise by the City Engineer. Site improvement permit issuance for the project site shall occur concurrently with the Parcel Map recordation. (DS)
175. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment or no-payment required from the County of Ventura shall be provided to the Building and Engineering Division prior to issuance of a building permit. (DS)
176. The site improvements shall be prepared to meet the latest City standards and design requirements at the time of improvement plans submittal. (DS)
177. The new alley shall be constructed out of concrete and shall be designed to accommodate periodic semi-truck traffic from a durability standpoint and with a minimum Traffic Index of 6.0. The driveway apron for the alley shall be constructed meeting City standard plate 115 unless approved otherwise by the City Engineer. The new alley shall be privately owned and maintained by the property owner with a public access easement over the entire alley for public access. (DS)
178. All corners of the new alley shall meet the sight distance triangle requirement of 5'x10' along the public street. The south-west corner of the alley shall have a minimum 5'x5' sight triangle per the figure below. It is the responsibility of the Developer to coordinate with the southerly property owner to remove any vertical walls to achieve the triangle visibility. (DS)



179. The alley and driveway aisle shall be 26-feet wide unless approved otherwise by the Fire Department. (DS)
180. Accessible parking shall be provided for each different type of onsite parking facility per the latest applicable section of the California Building Standards Code at the time of building and site grading plan check permit application submittal. (DS)
181. The project shall be designed to comply with the latest applicable edition of the Building Standards Code for accessibility and electric vehicle (EV) parking requirements at the time of building and site grading plan check permit application submittal. (DS)
182. Designated accessible and EV parking stalls shall be 19-feet deep or 18-feet. If wheel stops are used, they shall be placed at the 17-foot mark and the stalls shall be 19-feet deep. (DS)
183. Standard parking spaces shall be 9'x19' or 9'x17' plus two-feet of overhang. Compact parking is not allowed. The sidewalk affected by the overhang shall maintain a 4-foot unobstructed sidewalk. (DS)
184. Standard parking spaces shall be delineated with a double 3" stripe per City Code. (DS)
185. Developer shall pave all motorcycle parking spaces with concrete in conformance with City Code. (DS)
186. Developer shall be responsible for the design and maintenance of the landscape and irrigation of the public parkway along the project frontages, property line to property line, along East Channel Islands Boulevard and Albany Drive. (DS)
187. Handrails for private stairways shall not encroach into the public right-of-way and sidewalk. (DS)

STREET IMPROVEMENTS

188. All existing driveway(s) no longer needed by the project shall be removed. (DS)
189. Reconstruct the existing curb ramp at the southwest corner of East Channel Islands Boulevard and Albany Drive to latest accessibility requirements, unless it is already reconstructed or improved by the time of permit issuance. (DS)

190. The improvement plans shall show the restoration of pavement impacted by trenching/saw cutting to be restored to the full width of the affected lane, unless directed otherwise by the City Engineer or City Inspector. The surface finish shall match with the existing surface finish type. (DS)
191. In the event that the construction associated with this permit overlaps with the City's street improvement project at the time of construction, the two projects shall coordinate and collaborate and allow the City's street improvement operations to take priority. The two projects, with respect to each project frontage, shall be required to pave any street sections along the project frontages in accordance with the City's proposed improvements if it does not allow the City's street paving to complete the work within the scheduled timeframe. (DS)
192. Developer shall prepare the improvement plans to use recycled materials to the extent feasible and cost-effective per Caltrans standard specifications adopted in 2018 for public streets and alleys, meeting the requirements of AB 2953. Recycled materials include: (1) Recycled base and subbase materials as set forth in Sections 25-1.02 and 26-1.02 of the Caltrans standard specifications; (2) Reclaimed asphalt pavement and other materials in asphalt as set forth in Section 39-2.02B of the Caltrans standard specifications; (3) Reclaimed aggregate, fly ash, returned plastic concrete, and other materials in concrete as set forth in Sections 90-1.02, 90-2.02, and 90-9 of the Caltrans standard specifications. (DS)

TRAFFIC

193. Developer shall relocate the existing Gold Coast Transit Route 3 bus stop to the east of the Albany Drive & Channel Islands Boulevard intersection. This shall include relocation of associated bus stop signs, removing and adding thermoplastic striping. Specifics of relocation to be determined by City Traffic Engineering. (TR)
194. Developer shall reconfigure eastbound lanes on East Channel Island Boulevard at the Albany Drive intersection. This shall include adding a dedicated eastbound right turn lane. Specifics to be determined by the City Traffic Engineer. (TR)
195. Developer shall replace the existing traffic control signs and posts along the property frontage. Sign and post specifications to be approved by the City Traffic Engineer. (TR)

TRASH ENCLOSURE

196. Developer shall construct a trash enclosure (to store (3) three bins minimum) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure, subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS)
197. Developer shall design the trash enclosure in substantial conformance with City standard plates for trash enclosures. The design shall include the architectural mesh, or an approved equal treatment, between the top of the wall and the ceiling to prevent unauthorized access. Developer shall construct the floor and a loading/service pad of the trash enclosure to be substantially level (2% max slope). An accessible path of travel shall connect the trash enclosure to the nearest onsite walkway connecting to the buildings. (DS)

198. The front face of the trash enclosure shall be located 5-feet from the edge of the alley, unless approved otherwise by the Environmental Resources Division. The trash enclosure doors/gates shall not encroach into the alley in a fully open position. (DS)

UTILITIES

199. Developer shall abandon all existing sewer, water, and storm drain laterals to the project site that aren't used by the project. (DS)
200. A separate domestic water meter with approved backflow device shall be installed for each building. Each water meter and service serving a building shall be identified and called out on the utility plan. Any existing meters and services to remain shall be examined by the design engineer and be upgraded by the Developer to meet latest City standards to the satisfaction of the City Engineer. (DS)
201. Fire service and backflow device for each building shall be identified and called out on the utility plan. Device for fire services shall be directly connected to the existing water main in the public street. (DS)
202. An irrigation water service shall be constructed for the project fed directly from the existing water main. If an existing irrigation service meter is used, it shall be examined by the design engineer and be upgraded to meet latest City standards to the satisfaction of the City Engineer. (DS)
203. Onsite fire hydrant shall be located 36-inches away from the curb face unless approved otherwise by the Fire Department/City Engineer. (DS)
204. The project shall underground all existing overhead utility lines within the project site. Any existing overhead feeds coming into the project site shall also be installed underground to the nearest pole located outside of the project footprint. (DS)
205. Developer is responsible for coordinating the overhead utility undergrounding work along with quitclaiming any associated utility easements with the appropriate utility provider(s) prior to grading permit issuance, unless the Developer can provide written evidence to the City that an agreement has been reached with the utility companies on the timing and process of the utility relocation/removal work and quitclaim of the easement(s). (DS)
206. If an onsite utility pole has to remain in place, Developer shall demonstrate that the poles will not conflict with building code as well as fire and refuse service operations. (DS)

STORMWATER

207. The drainage report shall be prepared meeting the City standard format. (DS)
208. All site runoff shall be collected from existing and proposed improvements and shall be routed to the onsite treatment facility to the maximum extent feasible. (DS)
209. The ribbon gutter, if proposed for the new alley, shall follow the same alignment as the existing unless approved otherwise by the City Engineer. (DS)
210. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)
211. Developer shall demonstrate that post development flow rates are at or below pre-development flow

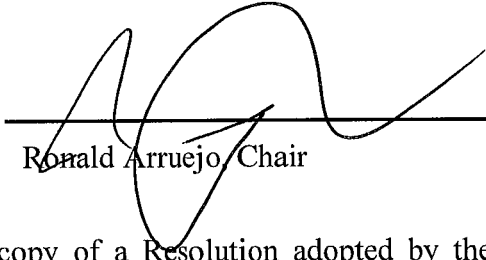
rates for all storm events from 10 to 100-year events, and that the pre-existing drainage pattern is maintained to the maximum extent feasible. (DS)

212. The infiltration tests conducted for the design and construction for the stormwater facility shall account for the Reduction Factor (RFt) from the latest edition of the Los Angeles County *"Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration"* published in the Administrative Manual of the County of Los Angeles Department of Public Works. This Reduction Factor is in addition to the Ventura County Technical Guidance Manual Safety Factors. (DS)
213. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") at the intake control structure located at the infiltration basin. The device shall be designed to filter trash for the 1-year 1-hr storm event. (DS)
214. The catch basin at the alley shall have a catch basin filter capable of screening of pollutants such as gross solids, trash and debris and removal of petroleum hydrocarbons using sorbent pouches or approved equal. The catch basin filter shall also be designed to provide treatment for the 1-year 1-hr storm event. (DS)
215. The design of the onsite stormwater treatment facility shall be designed to accept runoff from the new alley. Only when the onsite stormwater is at capacity can the runoff from the alley be allowed to discharge downstream. (DS)
216. Developer shall provide pre-treatment for all infiltration-based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. If proprietary pre-treatment devices are proposed over the forebay, they must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. (DS)
217. The forebay, if selected as pre-treatment, shall be sized and constructed with the minimum volume and surface area footprint consistent with the Technical Guidance Manual (TGM). The forebay shall be designed with a vault such that it can be easily accessed for maintenance and sediment removal. The volume of the forebay shall be 100% void and free of obstruction for the purposes of sediment collection and pre-treatment. (DS)
218. The design of the forebay and infiltration basin shall include access vaults to allow sediment accumulation and removal. (DS)
219. The infiltration basin as well as the forebay shall be setback 10-feet away from building and wall foundations, unless recommended otherwise by the project soils engineer. The vertical sides of the infiltration may include an impermeable liner to prevent lateral infiltration of water to safeguard building and wall foundations from saturation. (DS)
220. Developer's Geotechnical Engineer shall perform percolation tests on the exposed bottom of all infiltration chambers immediately prior to facility construction and provide the City with an opinion that the exposed soil layer is suitable for the proposed infiltration facility based on the review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report

shall be reviewed and approved by the Project Civil Engineer. (DS)

221. For land disturbance less than 1-acre: Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS)
222. For land disturbance 1-acre or more: Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of June 2025.



Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 5th day of June 2025, and carried by the following vote:

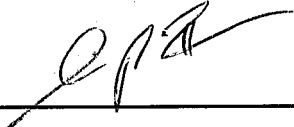
AYES: Commissioner(s): Arruejo, Stewart, Lopez, Schuelke

NOES: Commissioner(s):

ABSENT: Commissioner(s): Nash

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):



Joe Pearson II, Secretary

RESOLUTION NO. 2025-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PLANNING AND ZONING PERMIT NO. 24-300-03 (TENTATIVE PARCEL MAP NO. 24-300-03) TO COMBINE THREE EXISTING LOTS WITH THE CREATION OF ONE LOT, VACATING ANY EXISTING EASEMENT AND RIGHT OF WAY, AND GRANTING OF NEW EASEMENTS TO THE CITY OF OXNARD TO ALLOW FOR ADAPTIVE REUSE OF AN EXISTING RESIDENTIAL PROPERTY LOCATED AT 2929-2931 ALBANY DRIVE (APNS: 221-0-061-195 & 221-0-061-035), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DESIGNATED AGENT, ANDREW ALTHAUS, 3SIXTY ARCHITECTURE AND DESIGN, 31368 VIA COLINAS, SUITE 105, WESTLAKE VILLAGE, CA 91362, ON BEHALF OF THE PROPERTY OWNER, JAMES ALLEN, ALBANY APARTMENTS OF OXNARD LLC, P.O.BOX 1003, THOUSAND OAKS, CA 91358.

WHEREAS, on June 18, 2024, Andrew Althaus (the “**Applicant**” and/or “**Developer**”), submitted a request to approve Planning and Zoning Permit No. 24-300-03(Parcel Map) to merge three existing parcels and vacating and relocation of an existing alley, concurrent with a Special Use Permit and Density Bonus applications (Planning and Zoning Permit No. 24-500-03 & 24-535-01) located at 2929-2931 Albany Drive (APN Nos: 221-0-061-195 & 221-0-061-035); and

WHEREAS, June 5, 2025, the Planning Commission of the City of Oxnard (“Planning Commission”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-300-03 (Tentative Subdivision Parcel Map) which consist of merging three existing lot with the creation of one combine new lot of approximately 1.214-acres, vacating any existing easements and right-of-way, and granting of new easements to the City of Oxnard for properties located at 2929 & 2931 (APNs: 221-0-061-195 & 221-0-061-035) in accordance with Section 16-531 of the Oxnard City Code; and

WHEREAS, said tentative subdivision parcel map was referred to City Departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, the Planning Commission finds that the Tentative Parcel Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Tentative Parcel Map, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan elements thereof; and

WHEREAS, the Planning Commission finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access; and

WHEREAS, the Planning Commission finds that the proposed division of land complies with the requirements established by the Subdivision Map Act and Chapter 15 of the Oxnard City Code, including but not limited to requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

WHEREAS, the Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 15 & 32 Categorical Exemption (Section 15301). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Residential Medium High (RMH) and a zoning designation of High Rise Residential-Planned Development (R-4-PD). The Project proposes the redevelopment of a former private pre-school site surrounded on all four sides by urban development. The Project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed redevelopment of a former private pre-school with the development of a 20-unit apartment complex and lot merger within the High Rise Residential Planned Development zone is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed redevelopment of a former private pre-school with the development of an apartment complex consisting of ten 2-bedroom and ten 3-bedroom units and lot merger will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding developments and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential and commercial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 1, 2025.

- (f) **Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, on June 5, 2025, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to recommend approval of Planning and Zoning Permit No. 24-300-03 (Tentative Tract Parcel Map) to the City Council, in accordance with Chapter 15 "Subdivisions" of the Oxnard City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

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

SECTION 2. The Planning Commission finds that the Tentative Subdivision Parcel Map is internally consistent with the provisions of the City of Oxnard 2030 General Plan.

SECTION 3. The Planning Commission finds that the Tentative Subdivision Parcel Map will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

SECTION 4. The Planning Commission finds that the Project site associated with the Tentative Subdivision Parcel Map is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Planning Commission determines that the industrial project is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the Tentative Subdivision Parcel Map is in the best interests and welfare of the City and its residents.

SECTION 7. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

Consistent with California Government Code Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site has a General Plan designation of Residential Medium High (RMH) and a zoning designation of High Rise Residential-Planned Development (R-4-PD). As described in the Staff Report, the Project site in an adaptive reuse development proposed to be improved with a 20-unit apartment complex and associated improvements. The apartment complex consists of ten, 2-bedroom, units and ten, 3-bedroom, units. The Project is consistent with the General Plan Designation, zoning designation, and applicable policies as conditioned with the exception of the concessions permitted under the State's Density Bonus Law which includes as follows:

Density Bonus Concessions (2)	1. Landscape buffer View Corridor Preservation of 30 feet along designated scenic corridors and other major transportation corridors and the reduction of the front yard setback from 15 to zero. 2. Reduction of Railroad track clearance from 80 feet to 14 feet 10 inches to residential developments.
State Bonus Density Parking Reductions	5. Provide 30 parking spaces onsite (automatic parking reduction per Density Bonus Law to 30 parking spaces). The site provides 31 on-site parking spaces. 6. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 7. Allow uncovered parking (Garage required by the OCC) 8. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

- b) **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

As described in the staff report, the design and improvement of the proposed tentative parcel map is consistent with applicable provisions of the City's 2030 General Plan and the zoning code as conditioned with the exception for the two concessions requested as

part of the States' Density Bonus Law. The newly proposed lot will provide a lower density than the maximum allowed density for Residential Medium High, 30 dwelling units per acre max. Therefore, the project as conditioned **does not** meet this finding which means the Project can be supported.

c) That the site is not physically suitable for the type of development.

As described in the staff report, the site is physically suitable for the proposed type of development because the combination of three lots with the creation of a new lot includes a residential project that is consistent with the High Rise-Planned Development (R-4-PD) zone development standards and the proposed apartment complex has been designed to be architecturally compatible with the character of the surrounding neighborhood. The creation of a new lot would be physically suitable for the proposed type of development because the site is an adaptive reuse and is not subject to soil and/or geologic conditions indicating substrate instability. Therefore, the project **does not** meet this finding which means the Project can be supported.

d) That the site is not physically suitable for the proposed density of development.

The proposed Tentavite Parcel Map includes merging three existing lots with the creation of a new developable lot of approximately 1.214-acres. The Zoning Code allows a maximum density of 30 dwelling units per acre. The new 1.214-acre property would provide a density of approximately 18 units per acre and would provide a lot coverage of approximately 28.5%. The proposed apartment complex is consistent with applicable City standards (see Staff Report) except for those requirements listed as part of the State's Density Bonus application. The Project was designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, and landscaping. Pursuant to Density Bonus State Law, Government Code Section 65915(p) Parking standards for the proposed development would be consistent with the State Density Bonus requirement and would provide 31 parking spaces for the overall 20-unit apartment complex consisting of ten, 2-bedroom, units and ten, 3-bedroom, units. The parking area would be screened from public view by the proposed building. Thus, the site for the proposed industrial facility is physically suitable for the proposed density of the development. Therefore, the project as conditioned **does not** meet this finding, which means the Project can be supported.

e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As described in the staff report, the design of the proposed subdivision and parcel improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because it is located within a developed urban area of the City that contains no environmentally sensitive habitat and/or

species. The project has been found to be exempt from CEQA pursuant to Section 15315, which applies to the minor land division to a proposed residential apartment complex. Therefore, the **project does** not meet this finding which means the Project can be supported.

- f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Pursuant to the 2030 General Plan land use designation of Residential Medium High (RMH), the proposed use of the project site as a residential development with associated site improvements is an allowed use. The surrounding uses are characterized by high residential apartment developments. The proposed 20-unit apartment complex is subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The proposed residential development will be consistent with the existing apartment residential developments adjacent to the project site. The proposed residential development consists of two, 2-story, and a single-story building which includes a Contemporary Spanish Style of Architecture, including appropriate clearances from Albany Drive and Channel Islands Boulevard. Parking will be screened from public view by the existing and proposed buildings. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this project as conditioned **does not** meet this finding, which means the Project can be supported.

- g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The design of the proposed parcel subdivision and parcel improvements to a proposed apartment complex will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision because, as conditioned, the project will be required to vacate an existing alley and any easement and provide new easement for the relocation of the proposed alleyway. Therefore, this project as conditioned **does not** meet this finding which means the Project can be supported.

SECTION 8. The Planning Commission recommends that the City Council, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15315 (Class 15) of the State CEQA Guidelines. This section

pertains to projects characterized as the division of property in urbanized zoned for residential use into four or fewer parcels , meeting certain conditions as described in the findings contained within this resolution.

SECTION 9. This Resolution shall not become effective unless and until the Oxnard Planning Commission approves the associated Special Use Permit (PZ No. 24-500-03) and Density Bonus Permit (PZ 24-535-01). If the Planning Commission fails to approve the Special Use Permit and Density Bonus Permit, then this Resolution shall become null and void and be of no further force and effect.

SECTION 10. Based on the findings set forth herein, the Planning Commission hereby recommends that the City Council approve Planning and Zoning Permit No. 24-300-03 (Tentative Subdivision Parcel Map), subject to the attached conditions of approval.

SECTION 11. The Secretary shall certify the adoption of this Resolution.

**CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP NO. 24-300-03
 (PLANNING AND ZONING PERMIT NO. 24-300-03)**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated June 5, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified

in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)

3. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
4. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
5. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as approved by Special Use Permit, PZ 24-500-03 and Density Bonus Permit, PZ 24-535-01. (PL/B, G-9)
6. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
7. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code.

PLANNING DIVISION CONDITIONS

8. The approval of this permit is granted subject to the approval of a Special Use Permit (PZ 24-500-03) and Density Bonus Permit (PZ 24-535-01) for the project property. (PL)
9. All conditions of Special Use Permit (PZ 24-500-03) and Density Bonus Permit (PZ 24-535-01) shall apply to this permit, and are hereby incorporated by reference.
10. Prior to recordation of the Final Map, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
11. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons.

Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)

12. Developer/property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.

DEVELOPMENT SERVICES DIVISION CONDITIONS

13. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
14. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
15. Developer agrees, as a condition of approval of this resolution, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse the City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve the Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
16. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by the City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of the Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before the City issues a site improvement permit, Developer shall dedicate all required easements to the City. (DS-19)

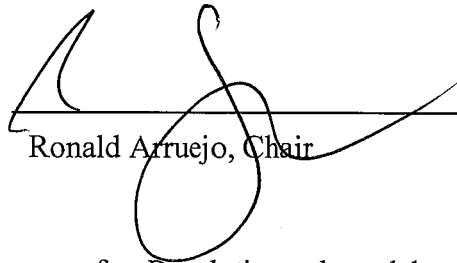
17. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that the Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
18. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)
19. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)
20. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

21. Developer shall process the Parcel Map PZ 24-300-03 concurrent with the required building and site improvement permits for Planning and Zoning Permit No 24-500-03. The City will not process the Parcel Map for recordation until the site and building improvement plans for the apartment complex associated with PZ 24-500-03 are approved or ready for permit issuance, unless approved otherwise by the City Engineer. Site improvement permit issuance for the project site shall occur concurrently with the Parcel Map recordation. (DS)
22. The Parcel Map shall show the vacation of existing easements that are determined by the City Engineer to no longer be necessary. The vacation(s) shall be processed under section 66445(j) of the Subdivision Map Act. If easement vacations are required to be processed separately outside of the Parcel Map, Developer shall be responsible for all costs associated with the vacation, including, but not limited to, fees associated with the hearing(s), easement vacation document preparation, and review by the City. (DS)
23. Private existing easements conflicting with site and building improvements shall be quitclaimed prior to building and site improvement permit issuance. If the conflicting easements are not quitclaimed timely, Developer shall submit written evidence from the easement owner(s) to the City stating that they do not object to the permit issuance and provide a timeline when the easements will be quitclaimed. Developer shall provide the recorded quitclaim documents to the City prior to site final sign-off and occupancy issuance. (DS)

24. Developer shall dedicate to the City of Oxnard an easement over the alley for public access and public utility purposes for the full width of the proposed alley, subject to review and approval by the City Engineer. The alley shall be privately owned and maintained by the property owner. (DS)
25. Unless a public utility easement is proposed for the alley, the onsite public water system shall be located inside a 15-foot water easement to be dedicated to the City. (DS)
26. Developer shall maintain public access to the existing alley until the new alley is constructed and fully operational. (DS)
27. The Parcel Map shall show the relinquishment of vehicle access to East Channel Islands Boulevard per the previously recorded Tract Map 1571-1. (DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of June 2025.



Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 5th day of June 2025, and carried by the following vote:

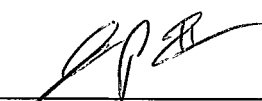
AYES: Commissioner(s): Arruejo, Stewart, Lopez, Schuelke

NOES: Commissioner(s):

ABSENT: Commissioner(s): Nash

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):



Joe Pearson II, Secretary

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Albany Apartments

Project Applicant: Andrew Althaus (Designated Agent), and James Allen, Albany apartments of Oxnard LLC, (Property Owner)

Project Location - Specific: 2929-2931 Albany Drive, Oxnard, CA, 93030, Ventura County, APNs 221-0-061-035 & 221-0-061-195.

Description of Nature, Purpose and Beneficiaries of Project: - Planning and Zoning Permit No. 24-300-03 (Tentative Parcel Map)- A request for a Tentative Parcel Map to combine three existing lots with the creation of one lot, vacating any existing easement and right of way, and granting of new easements to the City of Oxnard to allow for adaptive reuse of an existing residential property. The resulting new parcel will be approximately 1.3 acres within the High Rise Residential-Planned Development (R-4-PD) zone. The project is exempt from environmental review pursuant to Section 15315 and 15332 of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Andrew Althaus, 3 Sixty Architecture & Design, 31368 Via Colinas, Suite 105, Westlake Village, CA 91362, on behalf of the property owner Albany Apartments of Oxnard LLC, James Allen, P.O. Box 1003, Thousand Oaks, CA 91358.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Andrew Althaus

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: Sections 15315 & 15332 Class 15 & Class 32
Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Sections 15315& 15332 (Class 15 Minor Lands Divisions & Class 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as minor land divisions in urbanized areas zoned for residential use into four or fewer parcels and consist of projects characterized as in-fill development consistent with the applicable general plan designation may be found to be exempt from the requirements of the CEQA. This proposal includes a Tentative Parcel Map to merge three existing residential parcels into one, vacating any existing easements and right of way, and granting of new easements to the City of Oxnard to allow for the redevelopment of an existing school site and a Special Use Permit to construct a 20 unit apartment complex of approximately 42,204 square feet consistent with the General Plan land use designation of Residential Medium High (RMH) and the zoning designation High Rise Residential Planned Development (R-4-PD). The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Juam Carlos Torres, Associate Planner (805)385-8156

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

CITY COUNCIL OF THE CITY OF OXNARD
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-300-03 (TENTATIVE PARCEL MAP NO. 24-300-03) TO COMBINE THREE EXISTING LOTS WITH THE CREATION OF ONE LOT, VACATING ANY EXISTING EASEMENT AND RIGHT OF WAY, AND GRANTING OF NEW EASEMENTS TO THE CITY OF OXNARD TO ALLOW FOR ADAPTIVE REUSE OF AN EXISTING RESIDENTIAL PROPERTY LOCATED AT 2929 & 2931 ALBANY DRIVE (APNs: 221-0-061-035 & 221-0-061-195), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DESIGNATED AGENT, ANDREW ALTHAUS, 3SIXTY ARCHITECTURE AND DESIGN, 31368 VIA COLINAS, SUITE 105, WESTLAKE VILLAGE, CA 91362, ON BEHALF OF THE PROPERTY OWNER, JAMES ALLEN, ALBANY APARTMENTS OF OXNARD LLC, P.O.BOX 1003, THOUSAND OAKS, CA 91358.

WHEREAS, Albany Apartments of Oxnard LLC owns three parcels with a combined acres of approximately 1.2 acres and vacating and relocation of an existing alley located at 2929 & 2931 Albany Drive (APNs: 221-0-061-035 & 221-0-061-95); and

WHEREAS, on June 18, 2024, Andrew Althaus (the “**Applicant**” and/or “**Developer**”), submitted a request to approve Planning and Zoning Permit No. 24-300-03(Parcel Map) to merge three existing parcels and vacating and relocation of an existing alley, concurrent with a Special Use Permit and Density Bonus applications (Planning and Zoning Permit No. 24-500-03 & 24-535-01) located at 2929-2931 Albany Drive (APN Nos: 221-0-061-195 & 221-0-061-035); and

WHEREAS, June 5, 2025, the Planning Commission of the City of Oxnard (“Planning Commission”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-300-03 (Tentative Subdivision Parcel Map) which consist of merging three existing lot with the creation of one combine new lot of approximately 1.3-acres, vacating any existing easements and right-of-way, and granting of new easements to the City of Oxnard for properties located at 2929 & 2931 (APNs: 221-0-061-195 & 221-0-061-035) in accordance with Section 16-531 of the Oxnard City Code; and

WHEREAS, said tentative subdivision parcel map was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, the Tentative Subdivision Parcel Map, together with the provisions for its design and improvement are consistent with the 2030 General Plan elements thereof; and

WHEREAS, Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit Nos. 24-500-03 (Special Use Permit); and

WHEREAS, the Planning Commission found that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable

manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular and recommended the City Council of the City of Oxnard (“**City Council**”) to approve Planning and Zoning Permit No. 24-300-02; and

WHEREAS, on July 29, 2025, the City Council conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-300-03 (Tentative Parcel Map), reviewed the request, and carefully reviewed the Planning Commission’s Resolution No. 2025-12, recommending approval of the Tentative Subdivision Parcel Map, subject to certain findings and conditions; and

WHEREAS, the City Council finds the proposed subdivision together with the provisions for its design and improvement, is consistent with the 2030 General Plan, Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 15 & 32 Categorical Exemption (Sections 15315 and 15332). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project site has a General Plan land use designation of Residential Medium High (RMH) and a zoning designation of High Rise Residential-Planned Development (R-4-PD). The Project proposes the redevelopment of a former private pre-school site surrounded on all four sides by urban development. The Project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed merging of three existing lots with the creation of one lot, vacating any existing easement and right of way, and granting of new easements to the City of Oxnard to allow for adaptive reuse of an existing residential property with a 20 unit apartment complex within the High Rise Residential Planned Development

zone is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed redevelopment of a former private pre-school with the development of an apartment complex consisting of ten 2-bedroom and ten 3-bedroom units and lot merger will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding developments and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential and commercial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 1, 2025.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular; and

WHEREAS, the City Council finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend (with counsel selected by the City in its discretion) the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the City Council and all written and oral evidence presented, including the City Council Staff Report and all attachments thereto, the City Council finds:

Consistent with California Government Code Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site has a General Plan designation of Residential Medium High (RMH) and a zoning designation of High Rise Residential-Planned Development (R-4-PD). As described in the Planning Commission Staff Report, the Project site in an adaptive reuse development proposed to be improved with a 20-unit apartment complex and associated improvements. The apartment complex consists of ten, 2-bedroom, units and ten, 3-bedroom, units. The Project is consistent with the General Plan Designation, zoning designation, and applicable policies as conditioned with the exception of the concessions permitted under the State's Density Bonus Law which includes as follows:

Density Bonus Concessions (2)	1. Landscape buffer View Corridor Preservation of 30 feet along designated scenic corridors and other major transportation corridors and the reduction of the front yard setback from 15 to zero. 2. Reduction of Railroad track clearance from 80 feet to 14 feet 10 inches to residential developments.
State Bonus Density Parking Reductions	5. Provide 30 parking spaces onsite (automatic parking reduction per Density Bonus Law to 30 parking spaces). The site provides 31 on-site parking spaces. 6. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 7. Allow uncovered parking (Garage required by the OCC) 8. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

b) **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

As described in the Planning Commission Staff Report, the design and improvement of the proposed tentative parcel map is consistent with applicable provisions of the City's 2030 General Plan and the zoning code as conditioned with the exception for the two concessions requested as part of the States' Density Bonus Law. The newly proposed lot will provide a lower density than the maximum allowed density for Residential Medium High, 30 dwelling units per acre max. Therefore, the project as conditioned **does not** meet this finding which means the Project can be supported.

c) **That the site is not physically suitable for the type of development.**

As described in the Planning Commission Staff Report, the site is physically suitable for the proposed type of development because the combination of three lots with the creation of a new lot includes a residential project that is consistent with the High Rise-Planned Development (R-4-PD) zone development standards and the proposed apartment complex has been designed to be architecturally compatible with the character of the surrounding neighborhood. The creation of a new lot would be physically suitable for the proposed type of development because the site is an adaptive reuse and is not subject to soil and/or

geologic conditions indicating substrate instability. Therefore, the project **does not** meet this finding which means the Project can be supported.

d) **That the site is not physically suitable for the proposed density of development.**

The proposed Tentavite Parcel Map includes merging three existing lots with the creation of a new developable lot of approximately 1.214-acres excluding the proposed new alley area. The Zoning Code allows a maximum density of 30 dwelling units per acre. The new 1.214-acre property would provide a density of approximately 18 units per acre and would provide a lot coverage of approximately 28.5%. The proposed apartment complex is consistent with applicable City standards (see Staff Report) except for those requirements listed as part of the State's Density Bonus application. The Project was designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, and landscaping. Pursuant to Density Bonus State Law, Government Code Section 65915(p) Parking standards for the proposed development would be consistent with the State Density Bonus requirement and would provide 31 parking spaces for the overall 20-unit apartment complex consisting of ten, 2-bedroom, units and ten, 3-bedroom, units. The parking area would be screened from public view by the proposed building. Thus, the site for the proposed industrial facility is physically suitable for the proposed density of the development. Therefore, the project as conditioned **does not** meet this finding, which means the Project can be supported.

e) **That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

As described in the Planning Commission Staff Report, the design of the proposed subdivision and parcel improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because it is located within a developed urban area of the City that contains no environmentally sensitive habitat and/or species. The project has been found to be exempt from CEQA pursuant to Section 15315, which applies to the minor land division to a proposed residential apartment complex. Therefore, the **project does not** meet this finding which means the Project can be supported.

f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Pursuant to the 2030 General Plan land use designation of Residential Medium High (RMH), the proposed subdivision to combine three existing lots, vacating any existing easement and create new public use easement and use of the project site as a residential

development with associated site improvements is an allowed use. The surrounding uses are characterized by high residential apartment developments. The proposed 20-unit apartment complex is subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The proposed residential development will be consistent with the existing apartment residential developments adjacent to the project site. The proposed residential development consists of two, 2-story, and a single-story building which includes a Contemporary Spanish Style of Architecture, including appropriate clearances from Albany Drive and Channel Islands Boulevard. Parking will be screened from public view by the existing and proposed buildings. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this project as conditioned **does not** meet this finding, which means the Project can be supported.

- g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The design of the proposed parcel subdivision and parcel improvements to a proposed apartment complex will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision because, as conditioned, the project will be required to vacate an existing alley and any easement and provide new easement for the relocation of the proposed alleyway. Therefore, this project as conditioned **does not** meet this finding which means the Project can be supported.

SECTION 2. The City Council, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15315 (Class 15) and Section 15332 (Class 32) of the State CEQA Guidelines. This section pertains to projects characterized as the division of property in urbanized zoned for residential use into four or fewer parcels, meeting certain conditions as described in the findings contained within this resolution. The project will not result in any significant effects relating to traffic, noise, or air quality. The City Council has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning & Environment Services Manager is hereby authorized to file a Notice of Exemption with the Ventura County Clerk pursuant to Section

Resolution No. _____
Albany Apartments; PZ 24-300-03
City Council Hearing Date: July 29, 2025
Page 8 of 12

15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the City Council approves Planning and Zoning Permit No. 24-300-03 (Tentative Subdivision Map), subject to the attached conditions of approval.

SECTION 4. The City Clerk shall certify the adoption of this Resolution.

**CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 24-300-03
(PLANNING AND ZONING PERMIT NO. 24-300-03)**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated June 5, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)
3. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
4. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
5. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as approved by Special Use Permit, PZ 24-500-03 and Density Bonus Permit, PZ 24-535-01. (PL/B, G-9)
6. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
7. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code.

PLANNING DIVISION CONDITIONS

8. The approval of this permit is granted subject to the approval of a Special Use Permit (PZ 24-500-03) and Density Bonus Permit (PZ 24-535-01) for the project property. (PL)
9. All conditions of Special Use Permit (PZ 24-500-03) and Density Bonus Permit (PZ 24-535-01) shall apply to this permit, and are hereby incorporated by reference.
10. Prior to recordation of the Final Map, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building

permit review based on fees then in effect. (PL/B, *PL-16*).

11. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
12. Developer/property owner shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.

DEVELOPMENT SERVICES DIVISION CONDITIONS

13. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
14. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
15. Developer agrees, as a condition of approval of this resolution, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse the City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve the Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
16. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks,

parkways, landscaping, utilities, drainage facilities, or other improvements as required by the City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of the Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before the City issues a site improvement permit, Developer shall dedicate all required easements to the City. (DS-19)

17. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that the Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
18. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)
19. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)
20. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

21. Developer shall process the Parcel Map PZ 24-300-03 concurrent with the required building and site improvement permits for Planning and Zoning Permit No 24-500-03. The City will not process the Parcel Map for recordation until the site and building improvement plans for the apartment complex associated with PZ 24-500-03 are approved or ready for permit issuance, unless approved otherwise by the City Engineer. Site improvement permit issuance for the project site shall occur concurrently with the Parcel Map recordation. (DS)
22. The Parcel Map shall show the vacation of existing easements that are determined by the City Engineer to no longer be necessary. The vacation(s) shall be processed under section 66445(j) of the Subdivision Map Act. If easement vacations are required to be processed separately outside of the Parcel Map, Developer shall be responsible for all costs associated with the vacation, including, but not limited to, fees associated with the hearing(s), easement vacation document preparation, and review by the City. (DS)
23. Private existing easements conflicting with site and building improvements shall be

quitclaimed prior to building and site improvement permit issuance. If the conflicting easements are not quitclaimed timely, Developer shall submit written evidence from the easement owner(s) to the City stating that they do not object to the permit issuance and provide a timeline when the easements will be quitclaimed. Developer shall provide the recorded quitclaim documents to the City prior to site final sign-off and occupancy issuance. (DS)

24. Developer shall dedicate to the City of Oxnard an easement over the alley for public access and public utility purposes for the full width of the proposed alley, subject to review and approval by the City Engineer. The alley shall be privately owned and maintained by the property owner. (DS)
25. Unless a public utility easement is proposed for the alley, the onsite public water system shall be located inside a 15-foot water easement to be dedicated to the City. (DS)
26. Developer shall maintain public access to the existing alley until the new alley is constructed and fully operational. (DS)
27. The Parcel Map shall show the relinquishment of vehicle access to East Channel Islands Boulevard per the previously recorded Tract Map 1571-1. (DS)

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Oxnard, State of California, held on the 29th day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Luis A. Mc Arthur, Mayor

ATTEST:

APPROVED AS TO FORM:

Lourdes A. López, City Clerk

Stephen M. Fischer, City Attorney

Albany Apartments Tentative Map

Planning and Zoning Permit No. 24-300-03
(Tentative Subdivision Map)

Applicant: James Allen, Albany Apartments of Oxnard Limited Liability Company

Juan Carlos Torres, Associate Planner
Community Development Department

City Council Hearing
July 29, 2025

Project Description

- Tentative Parcel Map to allow for the creation of a new lot (approximately 1.3-acres) inclusive of the alley way, vacating existing easement and right-of-way that area no longer needed and granting new easements to the City of Oxnard.
- The Tentative Parcel would allow for partial demolition of a former pre-school building, the construction of a 20-unit apartment complex within a proposed new developable area of approximately 1.2-acre exclusive of the proposed public access alleyway under SUP 24-500-03.

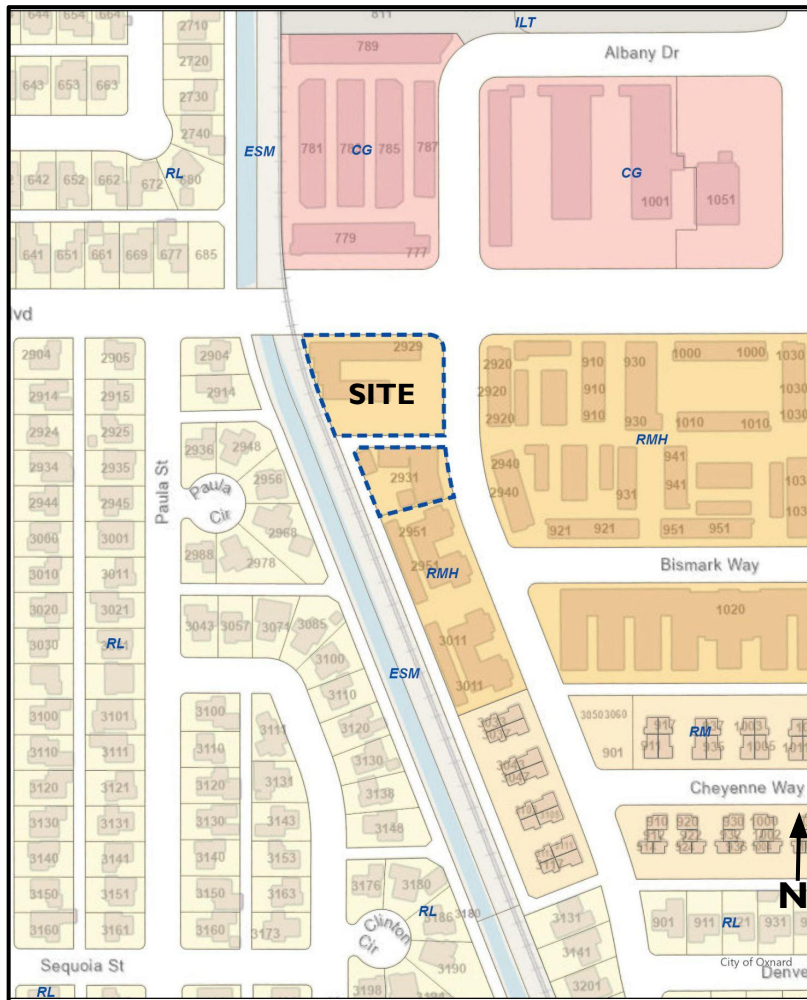
Existing Site Conditions

Property Address and Lot #	Building SF & Site Acreage
2929 Albany Drive: Lot 51 & 52, T-1570-1	8,353 SF & .83-acres
2931 Albany Drive: Lot 53, T-1570-1	4,942 SF & .32-acre
Existing Total Building and Site Area:	13,295 SF & 1.15-Acres



General Plan and Zoning

2030 General Plan: Residential Medium High (RMH)



Zoning Designation: High Rise Residential Planned Development (R-4-PD)



Existing Site

Subject Site: 2929-2931 Albany Drive

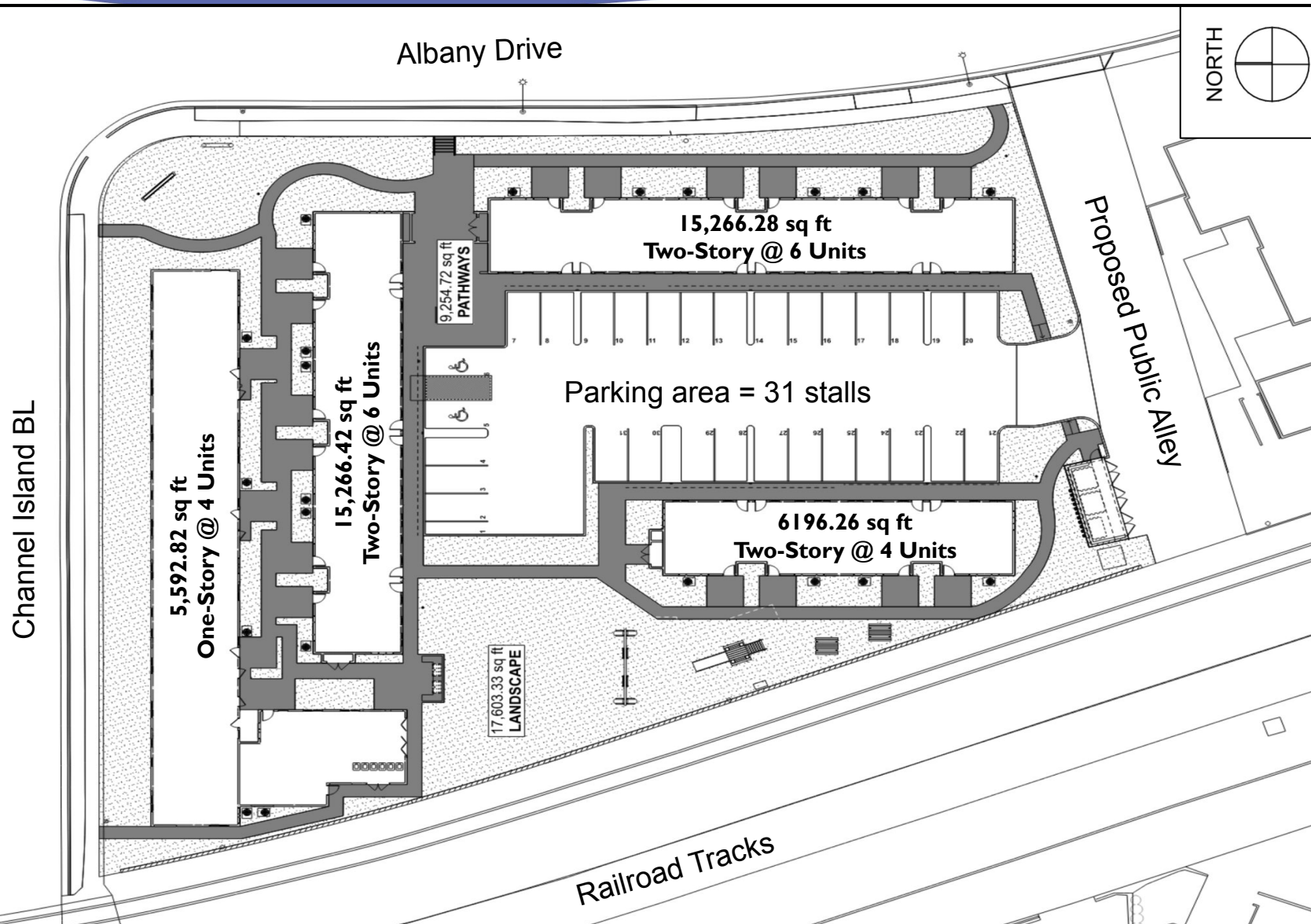
Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Medium High (RMH)	High Rise Residential Planned Development (R-4-PD)	Former Private Pre-school
North	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	Self Storage Facility-Across Channel Islands Road
South	Residential Medium High (RMH)	High Rise Residential Planned Development (R-4-PD)	Apartment Complex
East	Residential Medium High (RMH)	High Rise Residential Planned Development (R-4-PD)	Apartment Complex
West	Easement (ESM) and Residential Low (RL)	Easement/Row (ESM-RW) and Single Family Residential (R-1)	Railroad Track and Single family residential

Planning Commission Background

- On June 5, 2025, Planning Commission Considered Project.
- Planning Commission granted a Special Use Permit (SUP) for partial demolition of a former pre-school building to allow for the construction of a 20-unit apartment complex. The SUP allows:
 - Building A: New two-story, 12-units, 30,532 sq.ft. residential building.
 - Building A-I: New two-story, 4-units, 6,196 sq.ft. residential building.
 - Building B: Adaptive re-use of an existing 5,592 sq.ft. single-story building for 4 residential units.
 - Units range from 1,075 sq.ft. to 1,628 sq.ft.
 - 31 parking spaces.
 - 1,040 sq ft Community Room.
 - 2,642 sq ft usable lawn and picnic area.
 - Trash room and trash enclosure areas.

Approved SUP Project Site Plan



Approved Building A & B Elevations



03 VIEW FROM ALBANY DRIVE
SCALE: 1:200

- Proposed Height: 30 feet
- Elevations include the use of light concrete tile roof, stone accent wainscot, metal awnings, steel railing balcony details, and cement plaster stucco walls
- Building colors include earthy terracottas and warm whites are replaced or accented with desaturated pastels, soft greys, and charcoal hues to reflect a more current, curated aesthetic



02 VIEW FROM CHANNEL ISLANDS BLVD
SCALE: 1:200

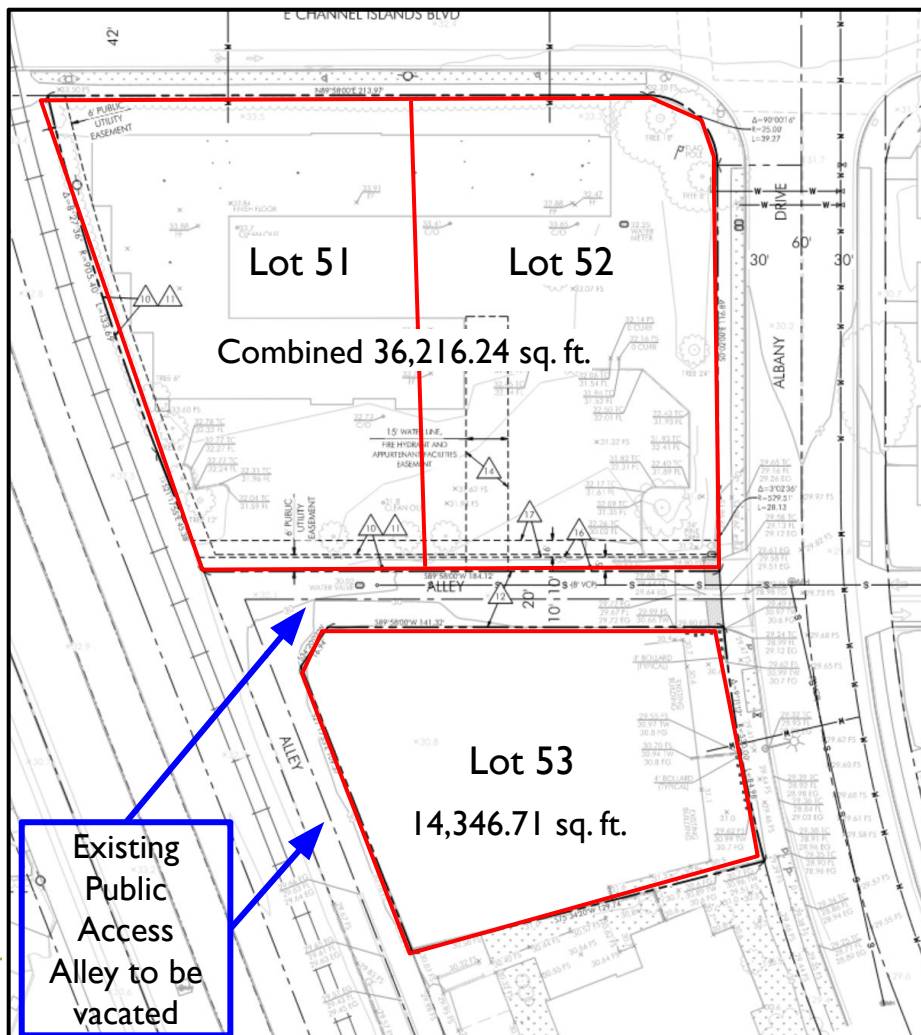
Approved Albany Apartment Elevations



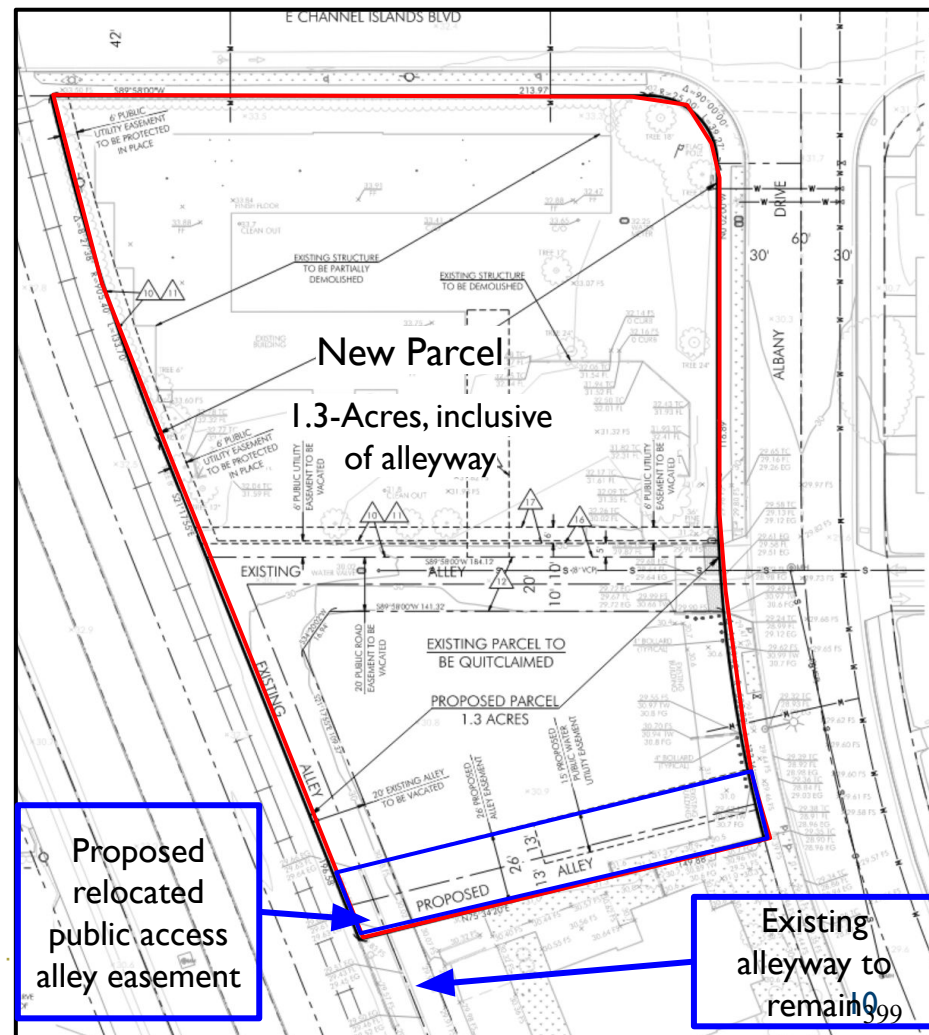
VIEW FROM ALBANY DR & CHANNEL ISLANDS INTERSECTION-LOOKING SOUTHWEST

Proposed Tentative Parcel Map

Existing Parcels and Alleys
Part of Tract-1570-1 & Parcel Map No. 78-16



New Combined Parcels Inclusive of Relocated 26 foot Wide Alley Area Part of Tentative Parcel Map 24-300-03



Environmental Review

- In accordance with Section 15315 (Class 15, Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines, projects consisting of the redevelopment of a former private preschool with the construction of a new residential apartment and includes the division of property involving four or fewer parcels of existing proposed residential buildings and may be found to be exempt from the requirements of CEQA.
- No Exceptions to the Exemptions (§15300.2) apply to defeat the Exemption.
- No substantial evidence the project will have a significant effect on the environment.
- A Notice of Exemption will be filed.

Public Comments

- Notice of this City Council hearing was provided:
 - Newspaper;
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, staff has not received public comments regarding the project.

Staff Recommendation

That the City Council:

1. Conduct a public hearing; and
2. Find the Project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15315 and 15332 (Minor Land Division & In-fill Development Projects) of the CEQA Guidelines; and,
3. Adopt a Resolution approving Planning and Zoning Permit No. 24-300-03 for a Tentative Subdivision Map, subject to certain findings and conditions.

End of Staff Presentation



CITY COUNCIL AGENDA REPORT

PUBLIC HEARINGS AGENDA ITEM NO. K.2

DATE: July 29, 2025

TO: City Council

FROM: Jeff Pengilley, Community Development Director, (805) 385-8208, jeff.pengilley@oxnard.org

SUBJECT: One lot subdivision of an approximately 3.21-acre lot for 22 industrial condominium purposes, located at 2360-2364 Sturgis Road (APN:216-0-194-215). (20 minutes)

RECOMMENDATION

That the City Council:

1. Conduct a public hearing regarding the property located at 2360-2364 Sturgis Road; and
2. Find the project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities); and
3. Adopt a Resolution approving Planning and Zoning Permit No. 24-300-02 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-02), subject to certain findings and conditions.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/1yGeChKEtAk>

BACKGROUND

EXECUTIVE SUMMARY

The applicant requests a Tentative Subdivision Parcel Map (Permit No. 24-300-02) and Special Use Permit (Permit No. 24-500-04) to subdivide an existing industrial developed property of approximately 3.215-acre lot for condominium purposes. The Special Use Permit (SUP) is required for the condominium subdivision and will supersede the previously approved Development Design Review (DDR) Permit (PZ No. 88-6). The Planning Commission approved the SUP, and that is not before the City Council for a decision. The Tentative Subdivision Map would subdivide the existing site and current buildings to create one lot for common area (containing parking, driveways, landscaping and pedestrian pathways) and 22 lots matching the buildings for industrial condominiums, and would create the ability for each tenant space within the industrial buildings to be sold, while creating a lot and mechanism for maintenance of common areas. The project also includes minor site improvements, including relocation of compact parking spaces within the site and replacement of the existing sidewalk and driveway approach along Sturgis Road to comply with the Americans with Disability Act (ADA) requirements. For the purposes of this staff report, the foregoing project description shall be referred to as the "Project".

BACKGROUND

The Project site is located on the southwest corner of Sturgis Road and Caledonia Road. On June 5, 2025, the Planning Commission found the Project exempt from CEQA and approved this item 4-0 (with one commissioner absent). The Planning Commission adopted Resolution No. 2025-15 approving Planning and Zoning Permit No. 24-500-04 for a Special Use Permit and adopted Resolution No. 2025-14 recommending the City Council approve Planning and Zoning

Permit No. 24-300-02 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-02), subject to certain findings and conditions (Attachment 3 and 4).

With the Planning Commission's approval of the SUP, the only remaining items needing action before the City Council is the Tentative Subdivision Map and associated CEQA determination.

DISCUSSION

Tentative Subdivision Map

The Tentative Subdivision Map would create the ability for each tenant space within the industrial buildings to be sold, while creating a common lot and a mechanism for maintenance of common areas. The access, driveways, parking, landscaping and other development standards were approved with the original entitlement for these industrial buildings. For more information regarding the proposed site design of the tentative map, please refer to Section 6d of the Planning Commission Staff Report (Attachment 1).

Environmental Review

In accordance with Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as subdivision of existing commercial buildings may be found to be exempt from the requirements of the CEQA. As identified in the draft Resolution prepared for this request, and as recommended by the Planning Commission, the project can be characterized as existing facilities and meets the requirement of a Class 1 Categorical Exemption. The Planning Commission found there is no substantial evidence that the Project may have a significant effect on the environment and recommends that the City Council find the project to be Categorically Exempt from environmental review.

STRATEGIC PRIORITIES

This agenda item supports Economic Development strategy. The purpose of Economic Development strategy is to focus on the retention and expansion of Oxnard businesses by increasing the skills and employability of our local workforce, invite new business investments, and target site-based redevelopment opportunities.

FINANCIAL IMPACT

The approval of the Tentative Map will allow for the sale of these industrial lots, which will generate increased property tax revenue for the City.

COMMITTEE OUTCOME

This is a Public Hearing and was reviewed by the Planning Commission (PC), therefore this item did not originate in Committee. During the Commission's public hearing on June 5, 2025, no questions were raised by the Commissioners.

Following the deliberation, the Commission made a motion recommending that the City Council adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 24-300-02 (Tentative Parcel Map), subject to certain findings and conditions and approving a resolution approving Planning and Zoning Permit Nos. 24-500-04 (Special Use Permit). The Planning Commission meeting can be viewed online at the following link:

June 5, 2025 - https://www.youtube.com/watch?v=I5n9QXQ_SDg

The final motion carried 4 (in favor) - 0 (against), with one commissioner absent.

Attachment 3 reflects the Commission's recommended action to the City Council.

Prepared by: Juan Carlos Torres, Associate Planner

ATTACHMENTS

1. June 5, 2025, PC Staff Report (without Attachments)

2. Tentative Subdivision Map
3. Planning Commission Map Resolution
4. Planning Commission SUP Resolution
5. Notice of Exemption
6. City Council Resolution
7. City Council Staff Presentation

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Carlos Torres, Associate Planner

DATE: June 5, 2025

SUBJECT: **Project Name: Sturgis Business Park Tentative Parcel Map;** Planning and Zoning Permit Nos. 24-500-04 (Special Use Permit) and 24-300-02 (Tentative Parcel Map) for a Tentative Subdivision Map for condominium purposes located at 2360, 2362, & 2364 Sturgis Road (APN: 216-0-194-215).

1) Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities); and
- b) Adopt Resolution 2025-XX recommending that the City Council approve Planning and Zoning Permit No. 24-300-02 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-02), subject to certain findings and conditions; and,
- c) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-500-04 for a Special Use Permit, subject to certain findings and conditions.

2) Project Description and Applicant: The applicant requests a Tentative Subdivision Parcel Map (Permit No. 24-300-02) and Special Use Permit (Permit No. 24-500-04) to subdivide an existing industrial developed property of approximately 3.215-acre lot for condominium purposes. The existing project site contains three industrial buildings with a total building square footage of 49,667 square feet with 22 tenant spaces, which were developed under a prior planning entitlement. The Tentative Subdivision Map would subdivide the existing site and current buildings to create one lot for common area (containing parking, driveways, landscaping and pedestrian pathways) and 22 lots matching the buildings for industrial condominiums, and would create the ability for each tenant space within the industrial buildings to be sold, while creating a lot and mechanism for maintenance of common areas. The Special Use Permit (SUP) is required for the condominium subdivision and will supersede the previously approved Development Design Review (DDR) Permit (PZ No. 88-6). The project would also include minor site improvements including relocation of compact parking spaces within the site and replacement of the existing sidewalk and driveway approach along Sturgis Road to comply with the Americans with Disability Act (ADA) requirements.

The Project is located at 2360 Sturgis Road (Building A), 2362 Sturgis Road (Building B), and 2364 Sturgis Road (Building C) within the Light Manufacturing (M-1) zone and Industrial Light (ILT) land use designation (Attachment A). For the purposes of this staff report, the foregoing project description shall be referred to as the “**Project**” Filed by designated agent Scott Uhles, Delane Engineering, Inc., 2812 Santa Monica Boulevard, Suite 206, Santa Monica, CA 90404, on behalf of the property owner, James Leff, LT Sturgis LLC, 29601 Agoura Road, Calabasas, CA 91303.

Please see the reduced Project plans (Attachment B) for more details.

- 3) Existing & Surrounding Land Uses:** The Project site was originally entitled by the Community Development Director granted Development Design Review Permit No. 88-6. The Project site is located on the southwest corner of Sturgis Road and Candelaria Road. The following table summarizes the General Plan Land Use Designations, Zoning designations, and existing land uses of the Project site and adjacent properties (Attachment A):

Location	General Plan	Zoning	Existing Land Use
Project Site	Industrial Light (ILT)	Light Manufacturing (M-1)	Multi-tenant industrial building for industrial uses
North	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Wholesales of building materials & kitchen equipment
South	Industrial Light (ILT)	Light Manufacturing (M-1)	Mold remediation office
West	Industrial Light (ILT)	Light Manufacturing (M-1)	Pool equipment wholesaler
East	Industrial Light (ILT)	Light Manufacturing (M-1)	Manufacturing



(Project site is within the redbox in the middle of image)

- 4) Background Information:** On November 17, 1988, the Director of Community Development approved Planning and Zoning Permit No. 88-6 to authorize the construction of three, single-story, industrial buildings on a vacant 3.215-acre lot totaling approximately 50,000 square feet. The square footage of the approved were as follows:

Building A was 13,535 square feet and contained 6 units, with speculative mezzanine area.

Building B was approximately 18,145 square feet and contained 8 units, with speculative mezzanine area.

Building C was approximately 18,145 square feet and contained 8 units

The main pedestrian access for Building A and B were located at the north side and Building C along the south. The trash enclosure for the industrial complex was located at the center of the property adjacent to the westerly property line. The Project contains two driveways off Calendaria Road and a single included a main entry on the northwest corner of the property along Sturgis Road, and two secondary access points on Calendaria Road. A total of 131 parking spaces were provided for the overall complex in which 39 parking spaces were compact vehicular spaces. The rear of the buildings included small loading areas with two large 12' by 24' loading spaces provided on the southwest corner of the property.

- 5) Environmental Determination:** In accordance with Section 15301(k) (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as subdivision of existing commercial buildings may be found to be exempt from the requirements of the CEQA.

This proposal includes a Tentative Parcel Map for subdivision of the existing industrial buildings and property for condominium purposes and a Special Use Permit for the two industrial buildings with tenant spaces. The project is consistent with the General Plan land use designation of Industrial Light (ILT) and the zoning designation of Light Manufacturing (M-1). Pursuant to CEQA guidelines 15301(k) the subdivision of existing industrial buildings are exempt where no physical changes that would not be exempt would occur. The proposed project only includes minor site improvements to improve ADA access, circulation, landscaping, and bring the site into compliance with current city standards, as applicable, which would be exempt. The development is located on a 3.215-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission recommend that the City Council accept the Notice of Exemption (Attachment C) attached to the staff report.

6) Analysis:

- a) General Discussion:** The proposed subdivision of the property for condominium purposes requires a Tentative Subdivision Parcel Map. In addition, pursuant to Oxnard City Code (OCC) Section 16-395, a Special Use Permit is required for the condominium map. As mentioned above, the subdivision would occur on a property that was previously approved for an industrial development. The Tentative Subdivision Parcel Map would create the ability for each tenant space within the industrial buildings to be sold, while creating a lot and mechanism for maintenance of common areas. The access, driveways, parking, landscaping and other development standards were approved with the original

DDR entitlement, but that DDR approval will be superseded by this Special Use Permit that is being processed concurrently with the subdivision.

- *Access-* The project site consists of one 3.215-acre parcel. Existing access to the site is provided from both Sturgis Road and Candelaria Road with enhanced concrete driveways. The existing driveway along Sturgis Road is proposed to be enhanced to comply with accessibility requirements and a 40 foot driveway throat as required by Oxnard City Code Section 16-639 Figure 1. Lot 1 of the proposed subdivision is a common space lot and contains all of the parking and driveways, which will be shared.
- *Special Use Permit-* Pursuant to OCC Section 16-395, no building shall be constructed which is intended to be sold, nor shall any existing building be converted for sale as a community ownership unit, such as an industrial or commercial condominium, until a special permit is obtained. The resolution recommending approval of the SUP permit (Attachment D), provides the findings and conditions related to the SUP, including conditions for the proposed on-site development and off-site improvements. The conditions were developed based on the previous discussions with the Development Advisory Committee (DAC) and ongoing discussion with City Staff and consultants to ensure a compatible design appropriate for the use, and that is compatible with surrounding development and based on the conditions from the previously approved Development Design Review Permit approved by the Community Development Director in November 1988. The project would also include minor site improvements including relocation of compact parking spaces within the site and replacement of the existing sidewalk and driveway approach along Sturgis Road to comply with the Americans with Disability Act (ADA) requirements.

- b) *General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Industrial Light (ILT), which allows for light manufacturing, industrial, research and office park and other similar uses. The proposed project to subdivide a 3.215-acre lot for industrial condominium purposes and the industrial use of the three buildings is consistent with the 2030 General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-5.1	I	Industrial Clustering Encourage the clustering of industrial uses into areas that have common needs and are compatible in order to maximize their efficiency.	The project site is located adjacent to industrial development and can be served by existing utilities.
POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-5.3	I	Available Services Encourage industrial activities to locate where municipal services are available including adequate storm drainage and water facilities, as well as easy access to multiple modes of transportation.	The project site is located adjacent to industrial development and can be served by existing utilities.
CD-16.5	I	Industrial and Commercial Development Standards Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.	The Project is an existing industrial development on a lot zoned for industrial uses.
ICS-11.7 ER-10.1	I	Water Wise Landscapes Promote use of Native and Water Wise Plants	The Project is an existing industrial approved project and does not propose any changes to the existing landscaping.
CD-3.4 CD-4.4	II	Neighborhood Quality of Life Commercial Area Aesthetics	The project was reviewed by the DAC.

CD-14.1 CD-14.3		Design Review Process Quality of Design	The application review process led to changes in the project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed project.

As conditioned, the project is consistent with 2030 General Plan land use designation and the Goals and Policies.

- c) *Conformance with Zoning Development Standards:*** The project site has a zoning designation of Light Manufacturing (M-1). Pursuant to OCC Sections 16-163 and 16-173 the proposed subdivision of a 3.215-acre lot for industrial condominium purposes may be permitted with an approved Tentative Parcel Map and Special Use Permit. The proposed project has been evaluated for consistency with the applicable development standards of the M-1 zone as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED (PREVIOUSLY APPROVED)	COMPLIES?
Min. lot area	15,000 square feet	145,011 square feet min	Yes
Min. lot width	100 feet; Corner Lots 150 feet	307 feet	Not applicable for condominium map purposes
Min. lot depth	150 feet	472 feet	Not applicable for condominium map purposes
Max. building height	55 feet	24 feet	Yes
Front yard setback	10 feet from property line; 30 feet from designated thoroughfares	84 feet	Yes
Street side yard setback	Same as Front Yard	30 feet	Yes

	setback.		
Side yard setback	Interior side: No side yard setback required if abutting M-1 Zone. Zero setback allowed with approved development plan.	11.31 feet	Yes
Rear yard setback	Not less than height of building. Min. 30 feet if abuts or is across alley from residential zone.	53.37 feet	Yes
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED (Previously Approved)	COMPLIES?
Max. lot coverage	70% of total area	35.36%	Yes
Walls	The placement, design, and detail of walls shall be included and indicated on any required project plan.	Existing Landscape buffering along Sturgis and Calendaria Roads.	Yes
Site access	Typical from 74-foot wide collector street. Curb cuts min. 30 feet wide.	35 feet wide curb cuts	Yes
Site landscaping	Landscape plan required. Entire front yard setback area with the exception of that area provided for vehicles or pedestrian access.	The Project site is a developed site and is not proposing changes to the existing Landscaping. The Project provides approximately 15.35% of the overall site for landscaping.	Yes
Utilities, lighting, trash	In accordance with City Code.	Use existing utilities; lighting and trash designed per City Code.	Yes

Parking lot landscaping	5% min. Landscape fingers required every 10 spaces.	The Project is a developed property that provides approximately 15.35% of the overall site for landscaping and provides a planter finger approximately at every 10 parking spaces.	Yes
Trash enclosures & transformers	To be screened	Existing Developed property. Trash enclosure and transformer locations were previously approved. The trash enclosure will be conditioned to be fully screened in accordance with the City Code.	Yes, as conditioned
Parking spaces	Comply with City Code.	Consistent (see below)	Yes
Rooftop equipment	May not protrude above the height of the parapet.	The existing building provides a 2.5 foot high parapet. No roof-top mechanical equipment is being proposed as part of this Project.	Yes
Lighting	Comply with City Code.	26 foot high standards. No changes to parking lot lighting is being proposed as part of the Project	Yes
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Office space	Max 25%, or otherwise specified by DDR (or SUP)	6.34% with SUP	Yes

Parking	Industrial 1/500 (40,782 =) Office 1/250 (8,885=35.54) Total = 117.10	128	Yes
Motorcycle Parking	4 required	The property is an existing developed property. No motorcycle parking spaces are currently provided, therefore, a condition of approval will be included for the development to comply with these requirements.	Yes, as conditioned
Bicycle Parking	5 spaces required	The original development was approved with 6 bicycle spaces (two for each building).	Yes
Loading spaces	3 spaces required	Two 12' by 40 spaces and an additional loading space is provided along the rear of the each unit	Yes

As conditioned, the project will be consistent with the Zoning Ordinance.

- d) Site Design, Circulation and Parking:** The Project site is located on the southwest corner of Sturgis Road and Calendaria Road. The Project site has four direct pedestrian access points along Calendaria Road. Direct access is provided by three existing enhanced concrete driveways each adjacent to a walkway: one from Sturgis Road and the other two from Calendaria Road. All driveways are connected to the 128-space parking area located around both buildings. A drive aisle between the buildings provides

vehicular access to each tenant space through a roll-up garage door and includes 24 loading spaces and one trash enclosures.

The City of Oxnard Zoning Ordinance (Article X) requires 117 on-site parking spaces for the Project, based on the combined requirements for office and industrial uses. The proposed Project includes 128 on-site parking spaces (inclusive of the required Motorcycle parking spaces) as follows: 92 standard spaces, 4 ADA-accessible spaces, and 32 compact spaces same as originally approved with the DDR. The Project also includes bicycle parking. The Project includes 2 (12' by 24') and 22 (12' by 20'), which exceeds the Zoning Ordinance minimum requirement of 3 loading spaces. The loading spaces are located near the ends of the middle drive aisle for access to each tenant space.

Per the OCC Section 16-624, the Project is required to provide motorcycle parking. The existing development does not provide for motorcycle parking, therefore, to ensure the Project complies with this requirement, a condition of approval was included to the Project for the existing development to provide a minimum of four (4) motorcycle parking spaces in accordance with OCC Section 16-624.

The proposed Project currently includes similar manufacturing uses with similar required on-site parking. Some of the existing uses operating in the industrial complex include but are not limited to iron work, precision machining, wood working (shelves manufacturing), The site is limited to the 128 provided parking spaces. Thus, the Project will be subject to a condition of approval to require that the landlord demonstrate that each new tenant / use is consistent with the approved use for each tenant space, thereby demonstrating that the site is operating consistent with the Zoning Code parking requirements.

- e) **Building Design:** Consistent with the previous DDR approval, the proposed industrial buildings share the same design features. The buildings are tilt-up concrete construction with two types of building texture or material and window glazing along the main entry of the units. The existing buildings provide an exterior finish of sandblasted concrete with a light earth tone beige color, and an aluminum storefront on the ground floor. Elevated windows exist along the upper section of the building with a light beige color along the center of the building and darker beige color on the parapet and lower section of the building.

The exterior pedestrian amenities include concrete walkways along the front of each building with landscaping to soften the massing of the building exterior. The buildings are surrounded by colorful landscaping around the perimeter of the property and the parking area.

- f) **Landscaping:** The Project landscaping has not changed since the DDR approval. The DDR will be superseded by this SUP, and the Project continues to include the same

landscape plant pallet and areas around the perimeter of the site and in finger planters throughout the parking lot areas around the three buildings. The Project includes landscaping within 15.35% of the overall site and parking area, which significantly exceeds the 5% minimum required by the Zoning Code. Pursuant to the Zoning Code, the Project includes finger planters in the parking area every ten vehicle spaces. The existing perimeter landscaping features a variety of trees: Coral Tree, Sweet Gym Tree, Brisbane Box Tree along the sharing property line, and Carrot Wood Trees within the parking area planters. The original perimeter of the site includes a grass groundcover, yellow Gazania, White Gazania, and Hahn Ivy, a perennial shrub, that screened the parking area from the adjacent roadways. Additionally, the Project includes a condition of approval to reinstate or replace any missing landscaping within the property.

- 7) Development Advisory Committee:** The previously approved DDR application was reviewed by the Director of Community Development on November 17, 1988. Conditions of approval from DAC were included in the original DDR approval and have been carried over to the current SUP and included in the resolution recommending approval of the SUP. This proposal was also reviewed by the DAC, and additional conditions from the DAC have been included in both the resolutions recommending approval of the SUP and Tentative Map.
- 8) Community Workshop and Public Input:** Since the Project is not in a General Plan designated neighborhood, the Project was not required to be presented to the community during a Community Workshop.

Consistent with public noticing requirements, the Planning Commission Hearing was advertised with an on-site posting and by mail to property owners within 300 feet of the subject property. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed Project.

- 9) Appeal Procedure:** The action of the Planning Commission on the Tentative Subdivision Map is a recommendation of either approval or denial of the Project to the City Council. In accordance with Section 16-545 of the Oxnard City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans (Tentative Map, Industrial Buildings)
- C. CEQA Notice of Exemption
- D. Resolution Approving Special Use Permit (PZ No. 24-500-04)

PZ 24-300-02 and PZ 24-500-04; Sturgis Business Park

Planning Commission Hearing Date: June 5, 2025

Page 13 of 13

- E. Resolution Recommending Approval of Tentative Map (PZ No. 24-300-02)
- F. Staff Presentation

420

216-0-194-275
301 CANDELARIA ROAD
(NOT A PART)

2364 STURGIS ROAD
TOTAL MANUFACTURING: 15,531 SQFT
TOTAL OFFICE: 1,649 SQFT
TOTAL SQFT: 17,180 SQFT

2364 STURGIS #H
MANUFACTURING: 2,040 SQFT
OFFICE: 48 SQFT
TOTAL: 2,088 SQFT

2364 STURGIS #G
MANUFACTURING: 2,040 SQFT
OFFICE: 48 SQFT
TOTAL: 2,088 SQFT

2364 STURGIS #F
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2364 STURGIS #E
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2364 STURGIS #D
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2364 STURGIS #C
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2364 STURGIS #B
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2364 STURGIS #A
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2362 STURGIS ROAD
TOTAL MANUFACTURING: 15,531 SQFT
TOTAL OFFICE: 1,649 SQFT
TOTAL SQFT: 17,180 SQFT

2362 STURGIS #G
MANUFACTURING: 2,040 SQFT
OFFICE: 48 SQFT
TOTAL: 2,088 SQFT

2362 STURGIS #F
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2362 STURGIS #E
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2362 STURGIS #D
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2362 STURGIS #C
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2362 STURGIS #B
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2362 STURGIS #A
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2360 STURGIS ROAD
TOTAL MANUFACTURING: 15,531 SQFT
TOTAL OFFICE: 1,649 SQFT
TOTAL SQFT: 17,180 SQFT

2360 STURGIS #F
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2360 STURGIS #E
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2360 STURGIS #D
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2360 STURGIS #C
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2360 STURGIS #B
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

2360 STURGIS #A
MANUFACTURING: 1,594 SQFT
OFFICE: 38 SQFT
TOTAL: 1,632 SQFT

CANDELARIA ROAD
EX WATER MAIN

COMMON LOT

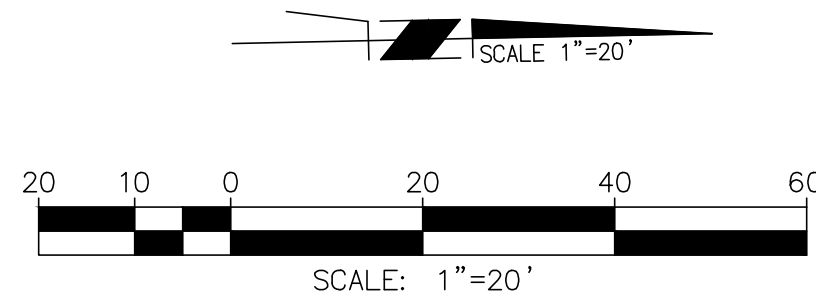
EX WATER

EX SEWER

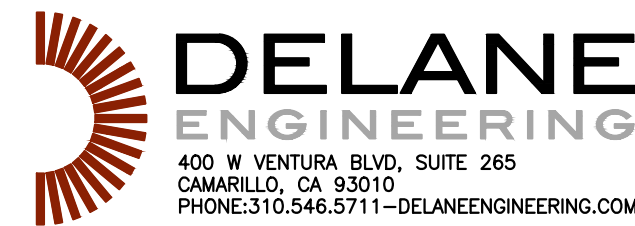
STURGIS ROAD

EX WATER MAIN

EX SEWER MAIN



PREPARED BY



TENTATIVE PARCEL MAP - PZ 24-300-02
FOR 22 INDUSTRIAL CONDOMINIUM PURPOSES

2360-2364 STURGIS ROAD
ENGINEERED SITE PLAN

SHEET

3

OF 3 SHEETS

2360			
	WH	OF	TOTAL
A	2,095	354	2,449
B	1,602	511	2,113
C	1,615	511	2,126
D	1,649	511	2,160
E	1,644	516	2,160
F	1,898	590	2,488
TOTALS	10,503	2,993	13,496

2362			
	WH	OF	TOTAL
A	2,006	450	2,456
B	1,747	421	2,168
C	1,747	445	2,192
D	1,502	684	2,186
E	1,747	445	2,192
F	1,791	395	2,186
G	1,766	384	2,150
H	2,102	450	2,552
TOTALS	14,408	3,674	18,082

2364			
	WH	OF	TOTAL
A	1,874	314	2,188
B	1,995	273	2,268
C	1,995	273	2,268
D	1,988	280	2,268
E	2,002	273	2,275
F	1,998	270	2,268
G	2,011	275	2,286
H	2,008	260	2,268
TOTALS	15,871	2,218	18,089
	40,782	8,885	49,667

RESOLUTION NO. 2025-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PLANNING AND ZONING PERMIT NO. 24-300-02 (TENTATIVE PARCEL MAP NO. 24-300-02) TO SUBDIVIDE AN EXISTING 3.215 ACRE PARCEL INTO 22 LOTS FOR INDUSTRIAL CONDOMINIUM PURPOSES LOCATED AT 2360, 2362 & 2364 STURGIS ROAD (APN: 216-0-194-215), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DESIGNATED AGENT SCOTT UHLES, DELANE ENGINEERING, INC., 2812 SANTA MONICA BOULEVARD, SUITE 206, SANTA MONICA, CA 90404, ON BEHALF OF THE PROPERTY OWNER, JAMES LEFF, LT STURGIS LLC, 29601 AGOURA ROAD, CALABASAS, CA 91303.

WHEREAS, on May 30, 2024, Scott Uhles on behalf of LT Sturgis LLC (the “**Applicant**” and/or “**Developer**”), submitted a request to subdivide a parcel which contains an approved industrial development (referred to, permitted with Planning and Zoning Permit No. 24-300-02), concurrent with a Special Use Permit application (Planning and Zoning Permit No. 24-500-04) required by Oxnard Municipal Code Section 16-395, generally located at 2360 Sturgis Road (APN: 216-0-194-215); and

WHEREAS, June 5, 2025, the Planning Commission of the City of Oxnard (“Planning Commission”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-300-02 (Tentative Subdivision Parcel Map) to subdivide a 3.215 acre property for condominium purposes into 22 lots located at 2360, 2362 & 2364 Sturgis Road (APN: 216-0-194-215) in accordance with Section 16-531 of the Oxnard City Code; and

WHEREAS, said tentative subdivision parcel map was referred to City Departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, the Planning Commission finds that the Tentative Parcel Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Tentative Parcel Map, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan elements thereof; and

WHEREAS, the Planning Commission finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access; and

WHEREAS, the Planning Commission finds that the proposed division of land complies with the requirements established by the Subdivision Map Act and Chapter 15 of the Oxnard City Code, including but not limited to requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

WHEREAS, the Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project site has a General Plan land use designation of Industrial Light (ILT) and a zoning designation of Light Manufacturing (M-1). The project is an existing developed industrial site surrounded on all four sides by urban development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed industrial suites and condominium subdivision development is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan

and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed industrial suites subdivision for condominium purposes will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on April 9, 2025.

- (f) **Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, on June 5, 2025, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to approve Planning and Zoning Permit No. 24-300-02 (Tentative Tract Parcel Map), in accordance with Chapter 15 "Subdivisions" of the Oxnard City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

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

SECTION 2. The Planning Commission finds that the Tentative Subdivision Parcel Map is internally consistent with the provisions of the City of Oxnard 2030 General Plan.

SECTION 3. The Planning Commission finds that the Tentative Subdivision Parcel Map will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

SECTION 4. The Planning Commission finds that the Project site associated with the Tentative Subdivision Parcel Map is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Planning Commission determines that the industrial project is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the Tentative Subdivision Parcel Map is in the best interests and welfare of the City and its residents.

SECTION 7. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

Consistent with California Government Code Section 66474, a legislative body of a city or county **shall deny approval** of a tentative map, or a parcel map for which a tentative map was not required, **if it makes any of the following findings:**

- a) **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site has a General Plan designation of Industrial Light (ILT) and a zoning designation of Light Manufacturing (M-1). The project site is within the Northfield-Seagate Specific Plan. The project is consistent with the General Plan Designation, zoning designation, Northfield-Seagate Specific Plan, and applicable

policies and regulations. Therefore, the project **does not** meet this finding which means the Project can be supported.

b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

As described in the staff report, the design and improvement of the proposed development is consistent with applicable provisions of the City's 2030 General Plan and the Northfield-Seagate Specific Plan because the proposed subdivision and industrial use supports the proposed development improvements, with the required infrastructure. Therefore, the project **does not** meet this finding which means the Project can be supported.

c) That the site is not physically suitable for the type of development.

As described in the staff report, the site is physically suitable for the proposed type of development because the division of land includes an industrial project that is consistent with the Light Manufacturing (M-1) zone development standards and has been designed to be architecturally compatible with the character of the surrounding neighborhood. The site is physically suitable for the proposed type of development because the site is relatively level and is not subject to soil and/or geologic conditions indicating substrate instability. Therefore, the project **does not** meet this finding which means the Project can be supported.

d) That the site is not physically suitable for the proposed density of development.

The proposed subdivision and industrial buildings will be located on a 3.215-acre (140,063 square feet) lot. The Zoning Code allows a maximum of 70% lot coverage. The existing development as part of original entitlement (DDR 88-6) was developed with a 47,674 square-foot development, which represents approximately 34.04% lot coverage. The existing industrial facility is consistent with applicable City standards (see Staff Report). The Project was designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The project site has direct access from Sturgis Road and Candelaria Road via driveways to the proposed 128 space parking area. The parking area and the perimeter of the site include landscaping to screen the proposed development from the roadways. Thus, the site for the proposed industrial facility is physically suitable for the proposed density of the development. Therefore, the project **does not** meet this finding, which means the Project can be supported.

e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As described in the staff report, the design of the proposed subdivision and parcel improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because it is located within a developed urban area of the City that contains no environmentally sensitive habitat and/or species. The project has been found to be exempt from CEQA pursuant to Section 15301, which applies to the subdivision of existing industrial buildings. Therefore, the **project does not** meet this finding which means the Project can be supported.

- f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Pursuant to the 2030 General Plan land use designation of Industrial Light (ILT), the proposed use of the project site as an industrial development with associated site improvements is an allowed use. The surrounding uses are characterized by light industrial parks. The minor site improvements activities to the existing site and anticipated uses will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The existing industrial development will be consistent with the existing light industrial developments adjacent to the project site that are generally screened by landscape trees in the parkway. The existing industrial development is screened from the roadway by landscaping along Sturgis Road and Candelaria Road. Therefore, the proposed use and minor improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this project **does not** meet this finding, which means the Project can be supported.

- g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The design of the proposed parcel subdivision and parcel improvements to an existing approved industrial building will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision because, as conditioned, no buildings would be located in the area of the existing public utilities easements, all blanket easements or other easement that are no longer needed by the City shall be abandoned, and there is no need for new or additional easement(s) for the public-at-large. Therefore, this project **does not** meet this finding which means the Project can be supported.

SECTION 8. The Planning Commission recommends that the City Council, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines. This section pertains to projects characterized as the subdivision of existing industrial buildings, meeting certain conditions as described in the findings contained within this resolution.

SECTION 9. This Resolution shall not become effective unless and until the Oxnard Planning Commission approves the associated Special Use Permit (PZ No. 24-500-04). If the Planning Commission fails to approve the Special Use Permit, then this Resolution shall become null and void and be of no further force and effect.

SECTION 10. Based on the findings set forth herein, the Planning Commission hereby recommends that the City Council approve Planning and Zoning Permit No. 24-300-02 (Tentative Subdivision Parcel Map), subject to the attached conditions of approval.

SECTION 11. The Secretary shall certify the adoption of this Resolution.

**CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP NO. 24-300-02
(PLANNING AND ZONING PERMIT NO. 24-300-02)**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1).
2. This permit is granted for the plans dated June 5, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)
3. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
4. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
5. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
7. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
8. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code.

PLANNING DIVISION CONDITIONS

9. The approval of this permit is granted subject to the approval of a Special Use Permit (PZ 24-500-04) for the project property. (PL)
10. All conditions of Special Use Permit No. 24-500-04 shall apply to this permit, and are hereby incorporated by reference.
11. Prior to recordation of the Final Map, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
12. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for property owners and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
13. Developer shall establish a property owners association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
14. The property owner and/or property owners' association shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.

PLANNING DIVISION SPECIAL CONDITIONS

15. The proposed Project shall provide bicycle parking as required per Oxnard City Code (OCC) Section 16-637 and the City of Oxnard Bicycle & Pedestrian Facilities Master Plan. Bicycle racks shall be installed prior to the recordation of the Parcel Map.
16. The proposed Project shall provide motorcycle parking for the project, including the number of spaces (4 minimum), stall size, paving, striping, location, and access, as required by Oxnard City Code (OCC) Sections 16-624 & 16-638. Motorcycle parking shall be provided prior to the recordation of the Parcel Map.
17. The existing trash enclosure serving the property shall comply with the City's new trash enclosure standards in terms of size and design as required by the Environmental Resources Division, Public Works Department. The trash enclosure improvements shall be completed prior to the recordation of the Parcel Map. The construction of the trash

enclosure must be in accordance with the City Council Ordinance 3007 and Oxnard City Code Section 19-180.

18. Prior to the recordation of the Parcel Map the landscaping within the existing property must be refurbished, reinstated, and consistent with the approved under Development Design Review PZ 88-06.
19. Any new changes to the previously approved landscape plans shall be submitted for review and approval by the Planning Division and the work completed prior to the recordation of the Parcel Map.

ENVIRONMENTAL RESOURCES CONDITIONS

20. Property owner and/or property owners' association shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
21. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project to necessitate that property owner's association or property management make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

22. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
23. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
24. Developer agrees, as a condition of approval of this resolution, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City

shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse the City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve the Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

25. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
26. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that the Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
27. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

28. Developer shall process the Parcel Map PZ 24-300-02 concurrent with the required building and site improvement permits for Planning and Zoning Permit No 24-500-04. The City will not process the Parcel Map for recordation until the site and building improvement plans for PZ 24-500-04 are approved or ready for permit issuance. Site improvement and building permit issuance for the project site shall occur concurrently with the Parcel Map recordation. (DS)
29. Unless already dedicated by a prior recorded map, Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the parcel map. (DS)
30. Prior to the issuance of a site improvement permit and recordation of the Parcel Map, Developer shall provide (or update as appropriate) the Community Development Building and Engineering Division with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title

block, north arrow, street names, Parcel Map number, boundary and lot numbers. The City will assign all addresses. (DS)

31. The Parcel Map shall show the vacation of existing easements that are determined by the City Engineer to no longer be necessary. The vacation(s) shall be processed under section 66445(j) of the Subdivision Map Act. If easement vacations are required to be processed separately outside of the Parcel Map, Developer shall be responsible for all costs associated with the vacation, including, but not limited to, fees associated with the hearing(s), easement vacation document preparation, and review by the City. (DS)
32. Developer shall provide evidence that maintenance costs for the shared private site improvements, utilities, and facilities are provided for in an agreement, Declaration of Covenants, Conditions, and Restrictions (CC&Rs), or similar document to be recorded at the same time as the Parcel Map in a manner acceptable to the City Engineer. (DS)
33. The limits of the existing stormwater detention facilities shall be clearly delineated on the Parcel Map. Developer shall submit the appropriate required studies and improvement plans for review and approval, as directed by the City Engineer, for any alternations to the existing drainage and detention facilities. (DS)
34. Developer shall dedicate to the City of Oxnard on the Parcel Map city access and public services that are the width of the driveway as “easement for access purposes to all governmental agencies providing for the public safety, health, and welfare”, unless directed otherwise by the City Engineer. (DS)
35. Prior to recordation of the Parcel Map and unless directed otherwise by the Building Official, Developer shall submit an occupancy transition plan describing how the existing occupancy will transition to condo occupancy along with demonstration of measures and building permits that will eventually allow buildings to achieve full condo compliance. (DS)

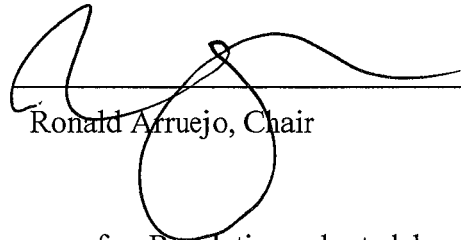
Planning Commission Resolution 2025-14

Planning Commission Resolution for Sturgis Business Park; PZ 24-300-02

Planning Commission Hearing Date: June 5, 2025

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PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of June 2025.



Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 5th day of June 2025, and carried by the following vote:

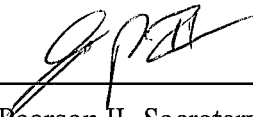
AYES: Commissioner(s): Arruejo, Stewart, Lopez, Schuelke

NOES: Commissioner(s):

ABSENT: Commissioner(s): Nash

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):



Joe Pearson II, Secretary

RESOLUTION NO. 2025-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-500-04 (SPECIAL USE PERMIT) TO SUBDIVIDE THREE INDUSTRIAL BUILDINGS INTO CONDOMINIUM TENANT SPACES TOTALING 49,667 SQUARE FEET WITH 128 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 3.215 ACRE LOT LOCATED AT 2360, 2362, & 2364 STURGIS RD (APN: 216-0-194-215) AND SUPERSEDING THE PREVIOUSLY APPROVED PLANNING AND ZONING PERMIT NO. 88-6 (DEVELOPMENT DESIGN REVIEW PERMIT), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DESIGNATED AGENT SCOTT UHLES, DELANE ENGINEERING, INC., 2812 SANTA MONICA BOULEVARD, SUITE 206, SANTA MONICA, CA 90404, ON BEHALF OF THE PROPERTY OWNER, JAMES LEFF, LT STURGIS LLC, 29601 AGOURA ROAD CALABASAS, CA 91303.

WHEREAS, on May 31, 2024, Scott Uhles on behalf of LT Sturgis LLC (the “**Applicant**” and/or “**Developer**”), submitted a request to subdivide a parcel which contains an approved industrial development (referred to, permitted with Planning and Zoning Permit No. 24-300-02), concurrent with a Special Use Permit application (Planning and Zoning Permit No. 24-500-04) required by Oxnard Municipal Code Section 16-395, generally located at 2360 Sturgis Road (APN: 216-0-194-215); and

WHEREAS, pursuant to Oxnard Municipal Code Section 16-395 “Special Use Permit Required,” no building shall be constructed which is intended to be sold, nor shall any existing building be converted for sale as a community ownership unit (including industrial condominium), until a special permit is obtained;

WHEREAS, on August 19, 2024, in order to be consistent with Oxnard Municipal Code Requirements, The Applicant submitted an application for Planning and Zoning Permit No. 24-500-04) for a Special Use Permit to subdivide the three existing buildings and property for condominium purposes and entitle the previously approved development as a subdivided three-building industrial suite development, located at 2360, 2362, 2364 Sturgis Road (APN: 216-0-194-215); and

WHEREAS, The Planning Commission is concurrently recommending the City Council approve Planning and Zoning Permit No. 24-300-02 (Tentative Parcel Map) to subdivide the property and industrial buildings for condominium purposes; and

WHEREAS, said Special Use Permit was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, Sections 16-536 of the OCC authorize the Planning Commission to approve a Special Use Permit; and

WHEREAS, on June 5, 2025, the Planning Commission of the City of Oxnard (“Planning Commission”) conducted a duly noticed public hearing, and received and reviewed all

written and oral evidence related to the proposed Project, in accordance with Sections 16-536 and 16-651 of the Oxnard City Code (OCC); and

WHEREAS, the Planning Commission finds that the Project complies with all requirements of the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Special Use Permit, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan elements thereof; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Industrial Light (ILT) and a zoning designation of Light Manufacturing (M-1). The project is an existing developed industrial site surrounded on all four sides by urban development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed industrial suites and condominium subdivision development is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed industrial suites subdivision for condominium purposes will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on April 9, 2025.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, on June 5, 2025, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to approve Planning and Zoning Permit No. 24-500-04 (Special Use Permit), in accordance with OCC.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD

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

SECTION 2. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Special Use Permit Staff Report and all attachments thereto, the Planning Commission finds:

- 1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

The Applicant proposes the subdivision of three existing industrial buildings within a developed parcel with existing parking areas and on-site and off-site improvements for condominium purposes. The industrial buildings were designed as follows: Building A is 13,965 square feet, Building B is 18,082 square feet, and Building C is 18,089 (for a total development of 49,667 square feet). Additionally, the project includes appurtenant structures (i.e. trash enclosures), 128 vehicle parking spaces (92 standard spaces, 32 compact spaces, and 4 ADA accessible spaces), and associated landscaping and infrastructure improvements. The Project would also include minor site improvements including the relocation of compact parking spaces within the site and replacement of the existing sidewalk and driveway approach along Sturgis Road to comply with the Americans with Disability Act (ADA) requirements. The Project as conditioned has been designed to meet the required development standards identified in the Zoning Code. Therefore, the proposed use is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard.

- 2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

Pursuant to the 2030 General Plan land use designation of Industrial Light (ILT), the proposed use of the project site as an industrial development with associated site improvements is an allowed use. The surrounding uses are characterized by light industrial parks. The minor site improvements activities to the existing site and anticipated uses will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The existing industrial development will be consistent with the existing light industrial developments adjacent to the project site that are generally screened by landscape trees in the parkway. The existing industrial development is screened from the roadway by landscaping along Sturgis Road and Candelaria Road. Therefore, the proposed use and minor improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- 3. The site for the proposed use is adequate in size and shape to accommodate the**

setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.

The existing development is located on a 3.215-acre site (140,063 square-feet). The Zoning Code allows a maximum of 70% lot coverage. The Project contains 49,667 square feet of development, which represents approximately 35.46% lot coverage. The proposed facility is consistent with applicable City standards (see Staff Report Section 6). The Project was designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The project site has direct access from Sturgis Road and Candelaria Road via driveways to the 128 space parking area. The parking area and the perimeter of the site include landscaping to screen the proposed development from the roadways. Thus, the site for the existing industrial facility is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

4. **The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The project has access directly from Sturgis Road and Candelaria Road via three private driveways. The parking area will provide parking for 128 vehicles (92 standard spaces, 32 compact spaces, 4 ADA accessible spaces). Per the Zoning Code, the proposed office/industrial/manufacturing building requires 117 parking spaces, based on a formula of 1 space per 250 gross square feet of building area for office use, and 1 space per 500 square feet of building area for industrial use. Additionally, the Project is required to comply with OCC Section 16-624 Schedule of Motorcycle Parking Requirements in which the existing development will be required to provide four (4) motorcycle spaces for developments that provide over 100 parking spaces. To ensure the existing development complies with this section of the code, a condition of approval was added to the Project. With this condition, the Project will reduce two parking spaces for either the standard or compact parking spaces to allow for the installation and striping of the motorcycle parking. Pursuant to review by City Traffic Engineering staff, the project as conditioned will be consistent with City parking requirements. The project also includes short and long term bicycle parking. Therefore, the site will be served by streets, highways, transit and bike facilities adequate to provide access to the proposed building and its anticipated uses.

5. **The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The project site is located on a developed lot and is surrounded by development. The existing project and surrounding lots are currently served by utilities. The proposed

project is an existing industrial development connected to the existing utilities and does not require expansion of the existing utilities. Thus, the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 3. The Planning Commission finds, in accordance with the California Environmental Quality Act (CEQA), that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines. This section pertains to projects characterized as subdivision of existing commercial buildings, meeting certain conditions as described in the findings contained within this resolution.

SECTION 4. This Resolution shall not become effective unless and until the City Council approves the associated Planning and Zoning Permit No. 24-300-02 (Tentative Parcel Map 24-300-02). If the City Council fails to approve the Tentative Parcel Map, then this Resolution shall become null and void and be of no further force and effect.

SECTION 5. Upon approval of Planning and Zoning Permit 24-500-04, the Planning Commission of the City of Oxnard after conducting the public hearing hereby repeals Community Development Director Resolution No. 88-06, Development Design Review Permit No. 88-06, allowing the construction of three industrial buildings divided into tenant spaces totaling 49,667 square feet with 128 parking spaces on a 3.215-acre project site, and said Resolution shall be of no further force and effect.

SECTION 6. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 24-500-04 (Special Use Permit), subject to the attached conditions of approval.

SECTION 7. The Secretary shall certify the adoption of this Resolution.

[conditions of approval begin on next page]

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT (PLANNING AND ZONING PERMIT NO. 24-500-04)

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans approved June 5, 2025, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 36 months from the date of its issuance, unless the Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Developer to provide security or an executed agreement

approved by the City Attorney to ensure completion of such improvements. (DS, G-4)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process.
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Property. The owner of the Property will be required to adhere to all applicable laws and regulations regarding the same. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project Property, except as provided in a permit issued by the Fire Chief and any approved alternative means and methods, or unless otherwise handled in accordance with applicable laws and regulations. During Project operations, the owner of the Property will be required to adhere to all applicable laws and regulations regarding the same. (FD, G-13)

13. Prior to and during construction, Developer shall be required to satisfy all of the conditions of this Project permit as set forth herein. Once operational, the owner or tenant of the Property will be required to comply with any remaining applicable conditions of this Project permit and compliance therewith shall occur in accordance with the City Code's standard enforcement proceedings.
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

PLANNING DIVISION CONDITIONS

15. Any future application for a Minor Modification to the project shall be accompanied by three copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
16. Before the City issues building permits, Developer shall include a reproduction of all conditions of this Project permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the Project. (PL, PL-3)
17. Developer may not modify any use approved by this Project permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
18. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with new tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
19. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16)
20. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for owners and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, PL-19)
21. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the property owners' association. (PL)

22. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against any outdoor storage within the project site unless otherwise expressly permitted by the Planning Division. (PL)
23. Developer shall recess or screen, to the extent feasible as approved by the Community Development Director, roof heating and cooling systems and other exterior mechanical equipment visible from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible, to the extent feasible as approved by the Community Development Director, from the front of the Property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)
24. For any exterior utility meter panels, Developer shall paint such panels (if permitted by the utility provider) to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible as determined by the Community Development Director. (PL, PL-43)
25. No later than 30 days after issuance of a final Certificate of Occupancy, Developer shall remove all construction materials and vehicles from the Property or relocate behind screened enclosures; provided, however, the foregoing shall not apply to any remaining work associated with punch list items or tenant fixtures or as authorized by the Community Development Director. (PL/B, PL-47)
26. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and shall also post signage to indicate that storage or other non-loading activity within the loading zone is prohibited. (PL/B, PL-49)
27. Subject to the applicable City of Oxnard standard conditions related to fees, these conditions of approval impose specific fees, dedications, reservations and/or other exactions in accordance with applicable laws and regulations. Pursuant to Government Code Section 66020, the 90-day period in which the Developer has to protest the imposed fees, dedications, reservations and/or other exactions shall begin as of the date of approval of the Project permit.
28. Developer shall remove any and all graffiti from the project premises, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building

and perimeter walls.

29. This Special Use Permit (SUP 24-500-04) approval applies only to the industrial buildings described herein and in the approved plans. Any substantial changes in use or physical improvements may trigger additional review pursuant to applicable provisions of the City Code, as determined by the Community Development Director, and may require additional environmental analysis and any associated fees in place at the time the changes are approved. Such potential substantial project changes include but are not limited to: project description, type of operation, building design, square footage, circulation, parking, access, or intensification of use.
30. The location of all buildings, fences, parking areas, and other facilities for the Project or features shall be located and maintained substantially as shown on the plot plans for the above referenced Planning and Zoning Permit.
31. The property owners' association shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses.

Air Quality

32. Developer shall ensure that all construction equipment is maintained and tuned to manufacturer's recommended specifications. (MND, C-1)
33. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
34. The Developer shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (MND, C-7)

PLANNING SPECIAL CONDITIONS

35. All conditions of Tentative Map No. 24-300-02 shall apply to this permit, and are hereby incorporated by reference.
36. The approval of this permit is granted subject to the approval of a Tentative Parcel Map (PZ 24-300-02) for the project property. (PL)
37. The Project shall provide an outdoor employee eating area as approved by DDR 88-6.
38. The proposed Project shall provide motorcycle parking for the project, including the number of spaces (4 minimum), stall size, paving, striping, location, and access, as required by Oxnard City Code (OCC) Sections 16-624 & 16-638. Motorcycle parking shall be

provided prior to the recordation of the Parcel Map.

39. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code except as modified by the parking relief.
40. Each compact parking stall is to have the word “compact” painted at the entrance of the space in letters a minimum of eight-inches in height. Each motorcycle parking stall is to have the word “Motorcycle” painted at the entrance of the space in letters a minimum of 4-inches in height.
41. During the plan check review process, if lighting changes are proposed, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the Project. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the Project without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
42. New or altered project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager.
43. In order to minimize light and glare on the Project property, all new or altered parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway.

LANDSCAPE CONDITIONS

44. The landscaping within the existing property must be refurbished, reinstated, and consistent with the approved under Development Design Review PZ 88-06.
45. Changes to the previously approved landscape plans shall be submitted for review and approval by the Planning Division and the work completed prior to the issuance City Council’s Tentative Parcel Map Certification.
46. If a new landscape plan is proposed, prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
47. If a new landscape plan is proposed, prior to issuance of building permits, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit

- application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
48. If a new landscape plan is proposed, prior to issuance Parcel Map Certification, Developer shall install landscape and automatic irrigation systems that have been reviewed by Parks and Facilities Superintendent. (PK, PK-3)
 49. Developer (or its successor, as relevant) shall properly maintain landscape planting and all irrigation systems on the Property as required by the City Code and as specified by this Project permit. Failure of Developer (or its successor, as relevant) to do so may result in enforcement proceedings against Developer (or its successor, as relevant) to ensure compliance pursuant to the City Code applicable standard enforcement regulations which may result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
 50. If a new landscape plan is proposed, prior to the Parcel Map Certification, Developer shall provide a watering schedule to the Project's building owner or manager and to Planning Division or designee that outlines the recommended watering required to allow the plants and trees to receive adequate water to thrive. The irrigation system for the Property shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
 51. All trees planted or placed on the Property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
 52. If a new landscape plan is proposed, at the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, PK-7.1)
 53. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
 54. If a new landscape plan is proposed, Developer shall install an irrigation system for the Project that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
 55. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK,

PK-23)

56. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that “all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California”. (PK, PK-24)
57. If a new landscape plan is proposed, a 36” high visual barrier shall be provided to screen, to the maximum extent feasible as determined by the Community Development Director, parked cars from City streets. The barrier may be a decorative wall or earthen berm with additional planting to achieve 36” height as measured from the top of the parking lot curb. Suitable sight-distance shall be maintained at corners and driveways. Parking lot screen hedges adjacent to the roadway shall be 36” in height at time of planting.
58. Final construction planting and irrigation plans for the Project shall be reviewed by the City’s landscape consultant to ensure:
 - Tree selections and placement are consistent with the approved plans;
 - Streetscape buffer planting consistency with specific plan
 - Final shrub and groundcover plant selections to include long-lived, low maintenance plants.
 - Screen plant selections to be of appropriate scale
59. All new hardware, equipment enclosures, trash enclosures, electrical vents, irrigation controllers, backflow devices, etc. located on the project site shall be completely screened with shrubs and/or vines, 5 gallon size minimum, to the maximum extent feasible as determined by the Community Development Director. Trash enclosure shall be screened with planting.

FIRE DEPARTMENT CONDITIONS

60. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
61. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
62. Developer shall obtain the Fire Chief’s approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
63. All structures on the project property shall conform to the minimum standards prescribed in

Title 19 of the California Code of Regulations. (FD, *F-5*)

64. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
65. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)
66. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
67. If Vehicle Gates are installed, Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)
68. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department.(FD, *F-11*)

FIRE DEPARTMENT SPECIAL CONDITIONS

69. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
70. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
71. The developer shall install a Knox key vault at a location to be determined by the Fire Department.

POLICE DEPARTMENT CONDITIONS

72. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner’s permission. (PD)

ENVIRONMENTAL RESOURCES CONDITIONS

73. The existing trash enclosure shall be upgraded to meet the City's latest trash enclosure requirements in accordance with City Council Ordinance 3007 and Oxnard City Code Section 19-180.
74. Property owner and/or property owners' association shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
75. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project necessitate that the owner's association or property management make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

DEVELOPMENT SERVICES DIVISION CONDITIONS

76. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
77. Developer shall have the site improvement plans prepared using standard Building and Engineering Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS-3)
78. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
79. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
80. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost

estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

81. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
82. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)
83. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
84. Developer shall pay the cost of all inspections of on site and off site improvements. (DS-22)
85. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)
86. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to the City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
87. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
88. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as built" plans after project completion. Developer's submittal of certified "as

built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

89. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

SPECIAL CONDITIONS:

90. Developer shall process the Parcel Map PZ 24-300-02 concurrent with the required building and site improvement permits for Planning and Zoning Permit No 24-500-04. The City will not process the Parcel Map for recordation until the site and building improvement plans for PZ 24-500-03 are approved or ready for permit issuance. Site improvement and building permit issuance for the project site shall occur concurrently with the Parcel Map recordation. (DS)
91. Prior to permit issuance, Developer shall demonstrate that adequate parking is provided to meet the minimum parking requirements of the applicable City Code as enforced by the Planning Division. (DS)
92. The project shall bring into compliance any non-conforming, non-compliant, or unpermitted items located within the Parcel Map. (DS)
93. Developer shall provide evidence that maintenance costs for the shared private site improvements, utilities, and facilities are provided for in an agreement, Declaration of Covenants, Conditions, and Restrictions (CC&Rs), or similar document to be recorded at the same time as the Parcel Map in a manner acceptable to the City Engineer. (DS)
94. If site improvements have a total alteration/addition of more than 5,000 square feet of impervious area, the project shall be designed to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS)

Site & Public Improvements

95. Developer shall replace any broken, damaged, or uplifted public sidewalk along project's frontages on Sturgis Road and Candelaria Road. (DS)
96. Developer shall reconstruct driveway entrance on Sturgis Road to meet latest accessibility standards. (DS)
97. Developer shall reconstruct the accessible curb ramps for the driveways on Candelaria Road to latest accessibility standards, and locate the entire curb ramps inside the existing public

sidewalk easement or grant the City of Oxnard additional sidewalk easement(s) on the Parcel Map, subject to review and approval by the City Engineer. (DS)

98. Developer shall repair the gutter flow line on the Northernmost driveway entrance on Candelaria Road to prevent pooling of rainwater in this area. (DS)
99. An accessible path of travel shall connect each unit to the public sidewalk and the onsite accessible parking spaces. (DS)
100. As applicable at the time of building permit submittal, electric vehicle parking shall be provided per the latest edition of the city-adopted California Building Standards Code. (DS)
101. Developer shall dedicate to the City of Oxnard on the Parcel Map city access and public services that are the width of the driveway as “easement for access purposes to all governmental agencies providing for the public safety, health, and welfare”, unless directed otherwise by the City Engineer. (DS)

Building Improvements

102. Prior to recordation of the Parcel Map and unless directed otherwise by the Building Official, Developer shall submit an occupancy transition plan describing how the existing occupancy will transition to condo occupancy along with demonstration of measures and building permits that will eventually allow buildings to achieve full condo compliance. (DS)
103. Fire separation shall be provided between all condo units per applicable City-adopted California Building Standards Code at the time of building permit application submittal. (DS)
104. The project shall bring into compliance any non-conforming, non-compliant, or unpermitted items located within the Parcel Map. (DS)

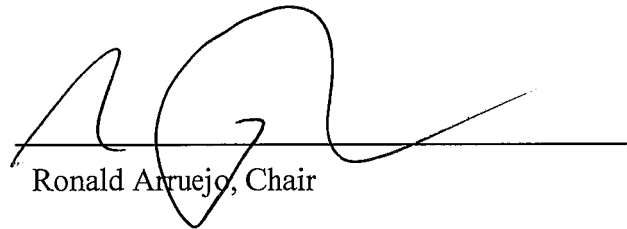
Trash Enclosure

105. Developer shall reconstruct the trash enclosure(s) to meet latest city requirements at the time of building plan check permit application submittal. The trash enclosure shall include a roof and be large enough to store three (3) 4-yard bins without the need to shuffle the bins. The trash enclosure shall include a 15-foot concrete service apron in front of the trash enclosure. The trash enclosure shall have architectural mesh, or approved equal treatment, between the top of the wall and the ceiling. (DS)
106. An accessible path of travel shall connect from the trash enclosure to each condo unit, subject to review and approval of the Building Official. (DS)
107. Developer shall obtain clearance from Southern California Edison to upgrade the existing trash enclosure located inside SCE’s easement, or reconstruct the trash enclosure to be outside of the easement. The clearance shall be provided to the City Engineer prior to Final Map recordation and permit issuance. (DS)

108. If additional fire hydrants are constructed, they shall connect to the existing water system and the system shall be looped back to the public water main as directed by the City Engineer. The Developer shall grant to the City an additional public utility or water easement as directed by the City Engineer. (DS)

109. All shared utilities onsite, including stormwater and sanitary sewer systems, shall be owned and maintained by the property owners association (HOA) and described clearly in the Declaration of Covenants, Conditions and Restrictions (CC&Rs). The City shall only be responsible for the water system up to the public water meter. (DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 5th day of June 2025.



Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 5th day of June 2025, and carried by the following vote:

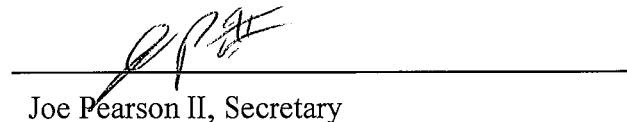
AYES: Commissioner(s): Arruejo, Stewart, Lopez, Schuelke

NOES: Commissioner(s):

ABSENT: Commissioner(s): Nash

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):



Joe Pearson II, Secretary

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Sturgis Business Park Tentative Parcel Map

Project Applicant: Scott Uhles (Designated Agent), and James Leff, Sturgis LLC, (Property Owner)

Project Location - Specific: 2360-2364, Oxnard, CA, 93030, Ventura County, APN 216-0-194-215.

Description of Nature, Purpose and Beneficiaries of Project: PZ No. 24-300-02 (Tentative Parcel Map). A request to subdivide an existing 3.215-acre lot for condominium purposes within the Light Manufacturing (M-1) zone. The project site currently contains three existing industrial buildings with a total of 22 units with a combined building square footage of approximately 49,667 square feet and provides existing landscaping, parking, and circulation. The Tentative Parcel Map would subdivide the property to create one lot for common area (containing parking, driveways, landscaping, pedestrian pathways) and 22 units matching the buildings for industrial condominiums. Filed by designated agent Scott Uhles, Delane Engineering, Inc., 2812 Santa Monica Boulevard, Suite 206, Santa Monica, CA 90404 on behalf of the property owner, James Leff, LT Sturgis LLC, 29601 Agoura Road, Calabasas, CA 91303.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Scott Uhles

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: Section 15301, Class 1
Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as subdivision of existing commercial buildings may be found to be exempt from the requirements of the CEQA. This proposal includes a Tentative Parcel Map for subdivision of the existing industrial buildings and property for condominium purposes and a Special Use Permit for the two industrial buildings with tenant spaces. The project is consistent with the General Plan land use designation of Industrial Light (ILT) and the zoning designation of Light Manufacturing (M-1). Pursuant to CEQA guidelines 15301(k) the subdivision of existing industrial buildings are exempt where no physical changes that would not be exempt would occur. The development is located on a 3.215-acre project site which is surrounded by urban uses. The Project site will be adequately served by all required utilities and public services. The Project site has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Juan Carlos Torres, Associate Planner (805)385-8156

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

CITY COUNCIL OF THE CITY OF OXNARD
RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-300-02 (TENTATIVE PARCEL MAP NO. 24-300-02) TO SUBDIVIDE AN EXISTING 3.215 ACRE PARCEL INTO 22 LOTS FOR INDUSTRIAL CONDOMINIUM PURPOSES LOCATED AT 2360, 2362 & 2364 STURGIS ROAD (APN: 216-0-194-215), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY DESIGNATED AGENT SCOTT UHLES, DELANE ENGINEERING, INC., 2812 SANTA MONICA BOULEVARD, SUITE 206, SANTA MONICA, CA 90404, ON BEHALF OF THE PROPERTY OWNER, JAMES LEFF, LT STURGIS LLC, 29601 AGOURA ROAD, CALABASAS, CA 91303.

WHEREAS, LT Sturgis LLC owns a 6.215 acre parcel located at 2360 Sturgis Road (APN: 216-0-194-215); and

WHEREAS, on May 30, 2024, Scott Uhles on behalf of LT Sturgis LLC (the “**Applicant**” and/or “**Developer**”), submitted a request to subdivide a parcel which contains an approved industrial development (referred to, permitted with Planning and Zoning Permit No. 24-300-02), concurrent with a Special Use Permit application (Planning and Zoning Permit No. 24-500-04) required by Oxnard Municipal Code Section 16-395, generally located at 2360 Sturgis Road (APN: 216-0-194-215); and

WHEREAS, June 5, 2025, the Planning Commission of the City of Oxnard (“Planning Commission”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-300-02 (Tentative Subdivision Parcel Map) to subdivide a 3.215 acre property for condominium purposes into 22 lots located at 2360, 2362 & 2364 Sturgis Road (APN: 216-0-194-215) in accordance with Section 16-531 of the Oxnard City Code; and

WHEREAS, said Tentative Subdivision Parcel Map was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, the Tentative Map, together with the provisions for its design and improvement are consistent with the 2030 General Plan elements thereof; and

WHEREAS, Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit Nos. 24-500-04 (Special Use Permit); and

WHEREAS, the Planning Commission found that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular and recommended the City Council of the City of Oxnard (“**City Council**”) to approve Planning and Zoning Permit No. 24-300-02; and

WHEREAS, on July 29, 2025, the City Council conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 24-300-02 (Tentative Map), reviewed the request, and carefully reviewed the Planning Commission's Resolution No. 2025-14, recommending approval of the Tentative Subdivision Map, subject to certain findings and conditions; and

WHEREAS, the City Council finds the proposed subdivision together with the provisions for its design and improvement, is consistent with the 2030 General Plan, Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 1 Categorical Exemption (Section 15301). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The project site has a General Plan land use designation of Industrial Light (ILT) and a zoning designation of Light Manufacturing (M-1). The project is an existing developed industrial site surrounded on all four sides by urban development. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed industrial suites and condominium subdivision development is consistent with the General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed industrial suites subdivision for condominium purposes will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the industrial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 7, 2021.

- (f) **Historical Resources.** A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular; and

WHEREAS, the City Council finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend (with counsel selected by the City in its discretion) the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the City Council and all written and oral evidence presented, including the City Council Staff Report and all attachments thereto, the City Council finds:

Consistent with California Government Code Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site has a General Plan designation of Industrial Light (ILT) and a zoning designation of Light Manufacturing (M-1). The project site is within the Northfield-Seagate Specific Plan. The project is consistent with the General Plan Designation, zoning designation, Northfield-Seagate Specific Plan, and applicable policies and regulations. Therefore, the project **does not** meet this finding which means the Project can be supported.

- b) **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

As described in the staff report, the design and improvement of the proposed development is consistent with applicable provisions of the City's 2030 General Plan and the Northfield-Seagate Specific Plan because the proposed subdivision and industrial use supports the proposed development improvements, with the required infrastructure. Therefore, the project **does not** meet this finding which means the Project can be supported

- c) **That the site is not physically suitable for the type of development.**

As described in the staff report, the site is physically suitable for the proposed type of development because the division of land includes an industrial project that is consistent with the Light Manufacturing (M-1) zone development standards and has been designed to be architecturally compatible with the character of the surrounding neighborhood. The site is physically suitable for the proposed type of development because the site is relatively level and is not subject to soil and/or geologic conditions indicating substrate instability.

Therefore, the project **does not** meet this finding which means the Project can be supported.

d) **That the site is not physically suitable for the proposed density of development.**

The proposed subdivision and industrial buildings will be located on a 3.215-acre (140,063 square feet) lot. The Zoning Code allows a maximum of 70% lot coverage. The existing development as part of original entitlement (DDR 88-6) was developed with a 47,674 square-foot development, which represents approximately 34.04% lot coverage. The existing industrial facility is consistent with applicable City standards (see Staff Report). The Project was designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, parking standards, and equipment screening standards. The project site has direct access from Sturgis Road and Candelaria Road via driveways to the proposed 128 space parking area. The parking area and the perimeter of the site include landscaping to screen the proposed development from the roadways. Thus, the site for the proposed industrial facility is physically suitable for the proposed density of the development. Therefore, the project **does not** meet this finding, which means the Project can be supported.

e) **That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

As described in the staff report, the design of the proposed subdivision and parcel improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because it is located within a developed urban area of the City that contains no environmentally sensitive habitat and/or species. The project has been found to be exempt from CEQA pursuant to Section 15301, which applies to the subdivision of existing industrial buildings. Therefore, the **project** **does not** meet this finding which means the Project can be supported.

f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Pursuant to the 2030 General Plan land use designation of Industrial Light (ILT), the proposed use of the project site as an industrial development with associated site improvements is an allowed use. The surrounding uses are characterized by light industrial parks. The minor site improvements activities to the existing site and anticipated uses will be subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The existing industrial development will be consistent with the existing light industrial developments adjacent to the project site that are generally screened by landscape trees in the parkway. The existing industrial development is screened from the roadway by landscaping along Sturgis Road and Candelaria Road. Therefore, the proposed use and

minor improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this project **does not** meet this finding, which means the Project can be supported.

- g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The design of the proposed parcel subdivision and parcel improvements to an existing approved industrial building will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision because, as conditioned, no buildings would be located in the area of the existing public utilities easements, all blanket easements or other easement that are no longer needed by the City shall be abandoned, and there is no need for new or additional easement(s) for the public-at-large. Therefore, this project **does not** meet this finding which means the Project can be supported.

SECTION 2. The City Council, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines. This section pertains to projects characterized as the subdivision of existing commercial buildings, meeting certain conditions as described in the findings contained within this resolution. The project will not result in any significant effects relating to traffic, noise, or air quality. The City Council has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning & Environment Services Manager is hereby authorized to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the City Council approves Planning and Zoning Permit No. 24-300-02 (Tentative Subdivision Map), subject to the attached conditions of approval.

SECTION 4. The City Clerk shall certify the adoption of this Resolution.

**CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 24-300-02
 (PLANNING AND ZONING PERMIT NO. 24-300-02)**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated June 5, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit

and waives any challenge to the validity of the conditions and obligations stated therein.
(CA, G-5)

4. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
5. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
7. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
8. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code.

PLANNING DIVISION CONDITIONS

9. The approval of this permit is granted subject to the approval of a Special Use Permit (PZ 24-500-04) for the project property. (PL)
10. All conditions of Special Use Permit No. 24-500-04 shall apply to this permit, and are hereby incorporated by reference.
11. Prior to recordation of the Final Map, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
12. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for property owners and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, PL-19)
13. Developer shall establish a property owners association and the association shall be

responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, PL-33)

14. The property owner and/or property owners' association shall be responsible for creating and implementing a Parking Management Plan which shall consist of designating which tenant will use which parking space in order to assure that vehicle spaces correspond with on-site uses. The Parking Management Plan shall be submitted to the Planning Division for review and approval prior to the issuance of the first Certificate of Occupancy.

PLANNING DIVISION SPECIAL CONDITIONS

15. The proposed Project shall provide bicycle parking as required per Oxnard City Code (OCC) Section 16-637 and the City of Oxnard Bicycle & Pedestrian Facilities Master Plan. Bicycle racks shall be installed prior to the recordation of the Parcel Map.
16. The proposed Project shall provide motorcycle parking for the project, including the number of spaces (4 minimum), stall size, paving, striping, location, and access, as required by Oxnard City Code (OCC) Sections 16-624 & 16-638. Motorcycle parking shall be provided prior to the recordation of the Parcel Map.
17. The existing trash enclosure serving the property shall comply with the City's new trash enclosure standards in terms of size and design as required by the Environmental Resources Division, Public Works Department. The trash enclosure improvements shall be completed prior to the recordation of the Parcel Map. The construction of the trash enclosure must be in accordance with the City Council Ordinance 3007 and Oxnard City Code Section 19-180.
18. Prior to the recordation of the Parcel Map the landscaping within the existing property must be refurbished, reinstated, and consistent with the approved under Development Design Review PZ 88-06.
19. Any new changes to the previously approved landscape plans shall be submitted for review and approval by the Planning Division and the work completed prior to the recordation of the Parcel Map.

ENVIRONMENTAL RESOURCES CONDITIONS

20. Property owner and/or property owners' association shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

21. Covenants, conditions and restrictions (“CC&Rs”) shall be developed for the project to necessitate that property owner’s association or property management make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City’s residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

22. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
23. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
24. Developer agrees, as a condition of approval of this resolution, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless, at Developer’s expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer’s acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
25. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney’s fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
26. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer

has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

27. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

28. Developer shall process the Parcel Map PZ 24-300-02 concurrent with the required building and site improvement permits for Planning and Zoning Permit No 24-500-04. The City will not process the Parcel Map for recordation until the site and building improvement plans for PZ 24-500-04 are approved or ready for permit issuance. Site improvement and building permit issuance for the project site shall occur concurrently with the Parcel Map recordation. (DS)
29. Unless already dedicated by a prior recorded map, Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the parcel map. (DS)
30. Prior to the issuance of a site improvement permit and recordation of the Parcel Map, Developer shall provide (or update as appropriate) the Community Development Building and Engineering Division with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, Parcel Map number, boundary and lot numbers. The City will assign all addresses. (DS)
31. The Parcel Map shall show the vacation of existing easements that are determined by the City Engineer to no longer be necessary. The vacation(s) shall be processed under section 66445(j) of the Subdivision Map Act. If easement vacations are required to be processed separately outside of the Parcel Map, Developer shall be responsible for all costs associated with the vacation, including, but not limited to, fees associated with the hearing(s), easement vacation document preparation, and review by the City. (DS)
32. Developer shall provide evidence that maintenance costs for the shared private site improvements, utilities, and facilities are provided for in an agreement, Declaration of Covenants, Conditions, and Restrictions (CC&Rs), or similar document to be recorded at the same time as the Parcel Map in a manner acceptable to the City Engineer. (DS)
33. The limits of the existing stormwater detention facilities shall be clearly delineated on the Parcel Map. Developer shall submit the appropriate required studies and improvement plans for review and approval, as directed by the City Engineer, for any alternations to the existing drainage and detention facilities. (DS)
34. Developer shall dedicate to the City of Oxnard on the Parcel Map city access and public

Resolution No. _____
Santiago Industrial Suites; PZ 24-300-02
City Council Hearing Date: July 29, 2025
Page 12 of 12

services that are the width of the driveway as “easement for access purposes to all governmental agencies providing for the public safety, health, and welfare”, unless directed otherwise by the City Engineer. (DS)

35. Prior to recordation of the Parcel Map and unless directed otherwise by the Building Official, Developer shall submit an occupancy transition plan describing how the existing occupancy will transition to condo occupancy along with demonstration of measures and building permits that will eventually allow buildings to achieve full condo compliance. (DS)

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Oxnard, State of California, held on the 29th day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Luis A. Mc Arthur, Mayor

ATTEST:

APPROVED AS TO FORM:

Lourdes A. López, City Clerk

Stephen M. Fischer, City Attorney

Sturgis Business Park Tentative Map

Planning and Zoning Permit No. 24-300-02 (Tentative Subdivision Map)

Applicant: James Leff, LT Sturgis Limited Liability Company

Juan Carlos Torres, Associate Planner
Community Development Department

City Council Hearing
July 29, 2025

Project Description

- Tentative Subdivision Map and Special Use Permit to subdivide an industrial property of approximately 3.2-acres containing three existing industrial buildings totaling approximately 49,667 sq. ft. for condominium purposes.
 - Building A: 13,496 sq.ft. total with manufacturing/office: 6 units
 - Building B: 18,082 sq.ft. total with manufacturing/office: 8 units
 - Building C: 18,089 sq.ft. total with manufacturing/office: 8 units
- The condo map would create 22 condominium units matching the industrial tenant spaces and one common area for access, parking, landscaping.
- Special Use Permit is required for the condominium subdivision and granted by Planning Commission.

Project Location



General Plan and Zoning

2030 General Plan: Industrial Light (ILT)



Zoning Designation: Light Manufacturing (M-I)



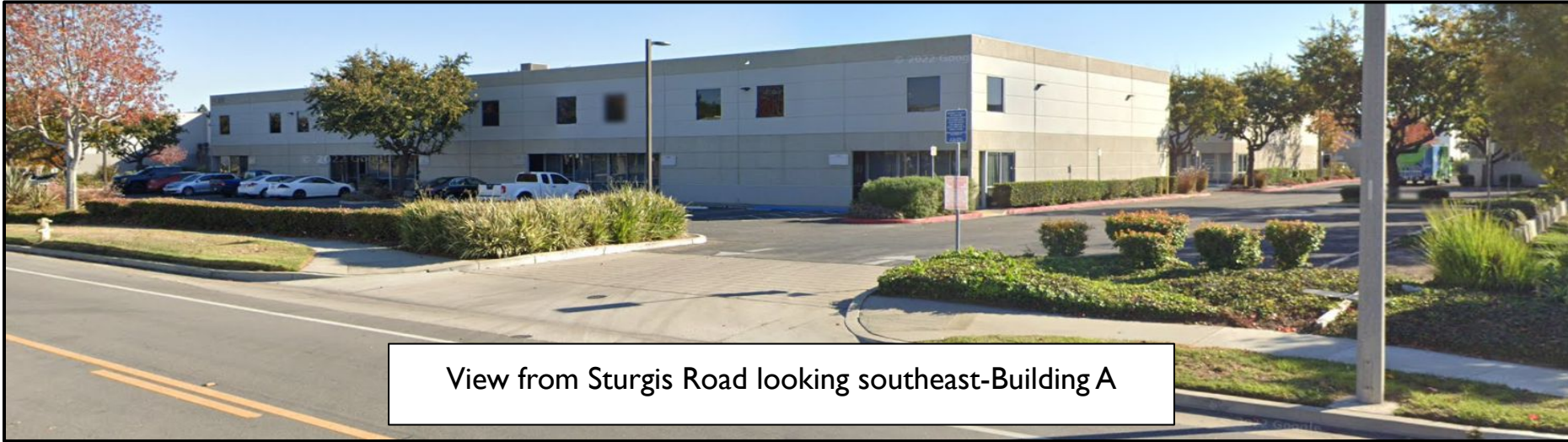
Existing Site

Subject Site: 2360-2364 Sturgis Road

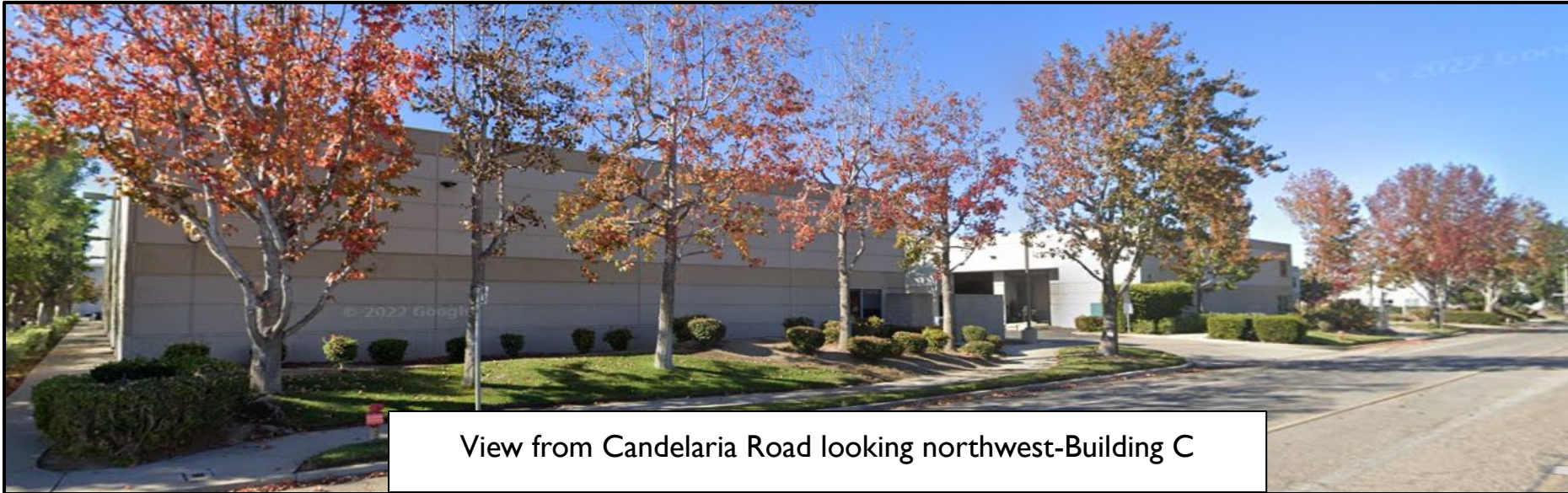
Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Light (ILT)	Light Manufacturing (M-I)	Industrial Buildings with industrial uses-manufacturing
North	Industrial Limited (ILM)	Limited Manufacturing (M-L)	Wholesales of building material & kitchen equipment
South	Industrial Light (ILT)	Light Manufacturing (M-I)	Office
East	Industrial Light (ILT)	Light Manufacturing (M-I)	Wholesales
West	Industrial Light (ILT)	Light Manufacturing (M-I)	Manufacturing

Photo of the existing buildings



View from Sturgis Road looking southeast-Building A

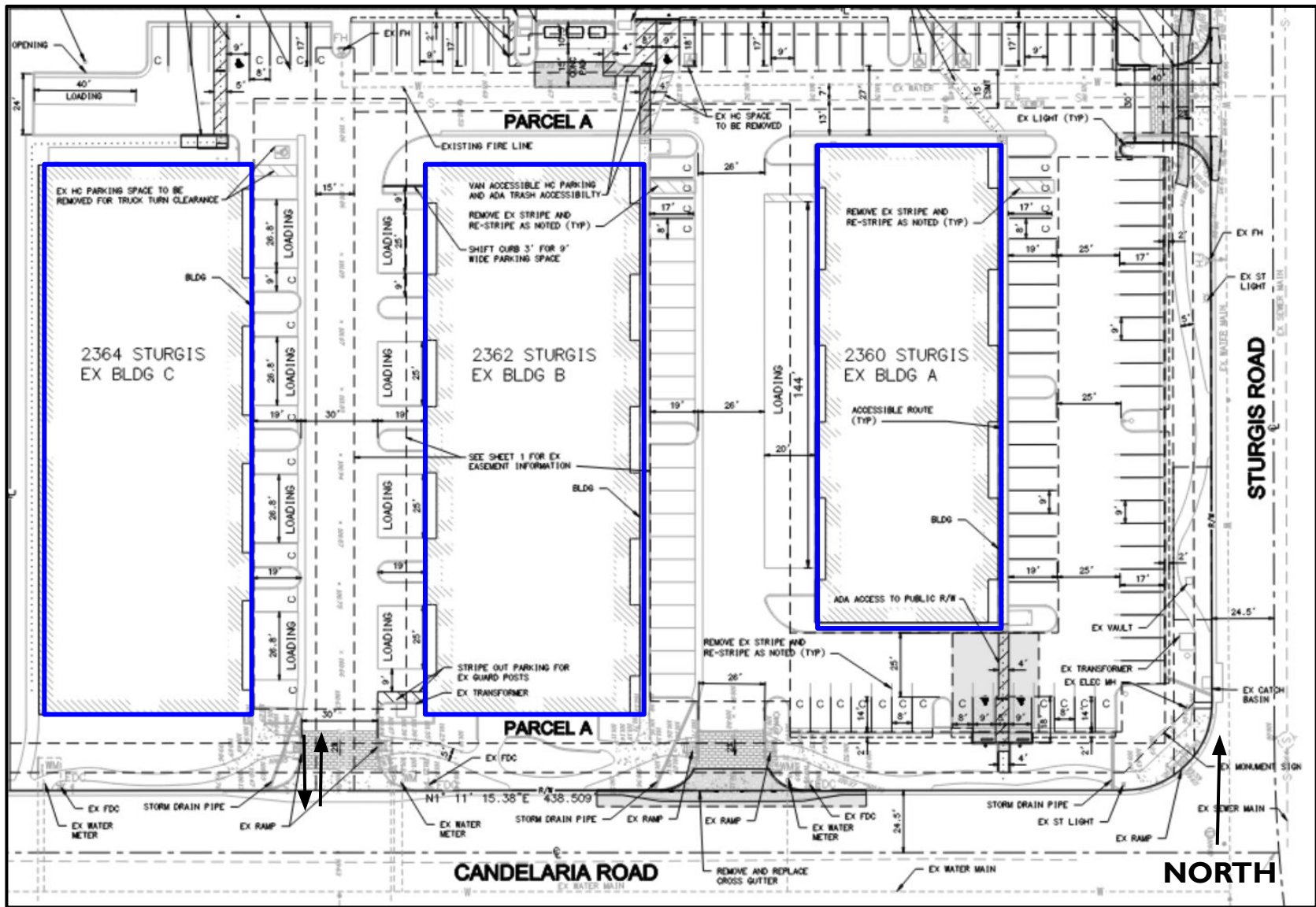


View from Candelaria Road looking northwest-Building C

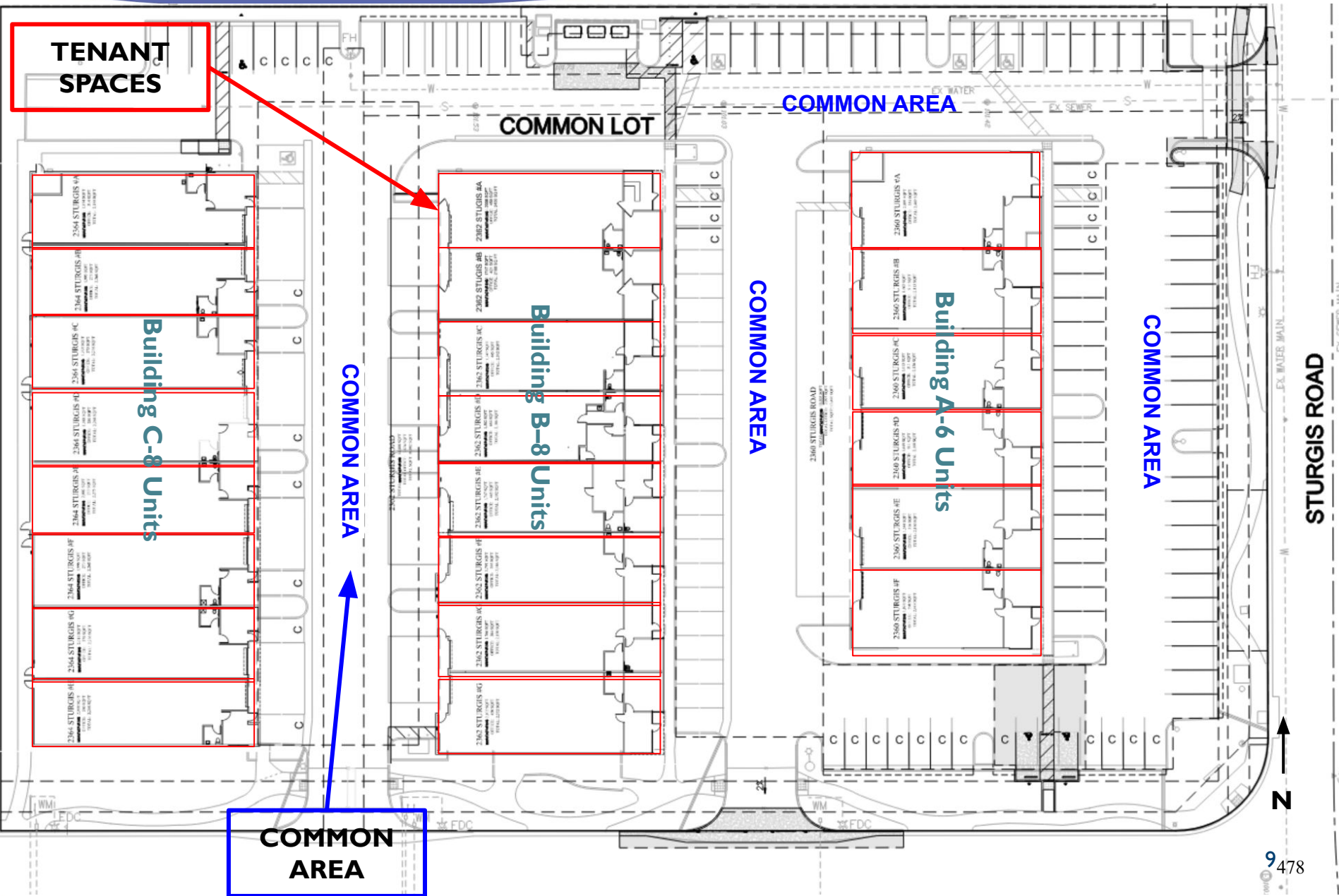
Planning Commission Background

- On June 5, 2025, Planning Commission considered project.
- Planning Commission granted a Special Use Permit for the existing three building industrial development. The SUP allows:
 - Building A, 13,496 sq.ft. total with office.
 - Building B, 18,082 sq.ft. total with office.
 - Building C, 18,089 sq.ft. total with office.
 - Units range from 1,502 sq.ft. to 2,095 sq.ft.
 - 128 parking spaces onsite; and
 - Trash enclosure and landscaping.

Tentative Parcel Map Site Plan



Condo Map Will Create: 22 Tenant Spaces & 1 Common Space



Environmental Review

- In accordance with Section 15301 (k) (Class I, Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as the subdivision of existing commercial buildings may be found to be exempt from the requirements of CEQA.
- The project includes a subdivision of existing Industrial buildings for condominium purposes.
- No Exceptions to the Exemptions (§15300.2) apply to defeat the Exemption.
- No substantial evidence the project will have a significant effect on the environment.
- A Notice of Exemption will be filed.

Public Comments

- Notice of this City Council hearing was provided:
 - Newspaper;
 - On-site posting; and
 - Mailed to property owners within 300 feet.
- To date, staff has not received public comments regarding the project.

Staff Recommendation

That the City Council:

- a) Conduct a public hearing;
- b) Find the project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities); and,
- c) Adopt a resolution approving Planning and Zoning Permit No. 24-300-02 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-02), subject to certain findings and conditions.

End of Staff Presentation



CITY COUNCIL AGENDA REPORT

REPORTS AGENDA ITEM NO. L.1

DATE: July 29, 2025

TO: City Council, Oxnard Financing Authority

FROM: Javier Chagoyen-Lazaro, Chief Financial Officer, (805) 200-5400, javier.chagoyenlazaro@oxnard.org

SUBJECT: Authorizing the Issuance of 2025 Wastewater Revenue Refunding Bonds.

RECOMMENDATION

1. That the Board of Directors of the Oxnard Financing Authority adopt a resolution authorizing proceedings and agreements relating to the refinancing of the City Wastewater System Improvements and Authorizing Official Actions, and
2. That the City Council:
 - a) Adopt a resolution approving and authorizing the issuance and sale of 2025 Wastewater Revenue Refunding Bonds in an amount not to exceed \$55,000,000; and
 - b) Authorizing execution of an Indenture of Trust; and
 - c) Authorizing the execution of and approving related agreements required in connection therewith; and
 - d) Authorizing the taking of all other actions necessary to the consummation of the transaction contemplated by the resolution.

(Finance and Governance Committee approved 3-0 on June 24, 2025.)
(Presentation will be live at the request of the consultant.)

BACKGROUND

The City of Oxnard Financing Authority issued \$71,985,000 Wastewater Revenue Refunding Bonds ("2014 Bonds") in November 2014. These 2014 Bonds were issued to refund a portion of an earlier 2004 Wastewater Revenue Bond series, which financed capital improvements to the Wastewater System.

The 2014 Bonds are secured by net revenues of the Wastewater Enterprise Fund and have level annual debt service of \$7.275 million. The 2014 Bonds mature on June 1, 2034 and are callable at any time, without penalty.

The City's Wastewater Fund debt has an "A"/stable credit rating from S&P Global Ratings. Based on the current interest rate environment, the City can issue 2025 Wastewater Revenue Refunding Bonds ("2025 Bonds") to refund the 2014 Water Bonds for savings. Under the terms of the City's Debt Management Policy, the refunding must achieve 3% net present value savings, which in this case would result in approximately \$200,000 in annual debt service savings through 2034 which totals approximately \$1.85 million in cashflow savings through 2034 (net of transaction costs).

DISCUSSION

The City of Oxnard Wastewater Fund has three outstanding obligations: the 2014 Bonds with \$51,690,000 currently outstanding, the 2018 Wastewater Revenue Refunding Bonds with \$15,740,000 currently outstanding, and a 2021 State Water Resources Control Board State Revolving Fund Installment Sale Agreement ("2021 SRF Loan") with an amended total authorized amount of \$88,601,724. The 2021 SRF Loan is a draw down loan, which means that interest only accrues on actual amounts drawn and repayment commences once the projects being funded by the 2021 SRF Loan are

completed. Currently, approximately \$21 million of the total authorized amount is drawn and outstanding, though future draws up to the full authorized amount are anticipated.

The table below summarizes the total annual principal and interest payments on these obligations. The 2014 Bonds and 2018 Bonds both mature in fiscal year 2033-34. The 2021 SRF Loan matures in fiscal year 2057-58. Once the 2021 SRF Loan commences repayment, total annual debt service payments on the Wastewater Fund's debt will be increasing to approximately \$12.8 million annually from fiscal year 2028-29 through fiscal year 2033-2034.(1)

Oxnard Wastewater Fund

Annual Debt Service on Outstanding Debt

Fiscal Year Ended 6/30	2014 Bonds	2018 Bonds	2021 SRF Loan ⁽¹⁾	Total Debt Service
2025	\$7,272,750	\$2,160,250	0	\$9,433,000
2026	\$7,274,500	\$2,157,000	\$0	\$9,431,500
2027	\$7,275,000	\$2,155,500	\$0	\$9,430,500
2028	\$7,268,750	\$2,165,500	\$0	\$9,434,250
2029	\$7,270,500	\$2,161,250	\$3,383,209	\$12,814,959
2030	\$7,274,250	\$2,158,250	\$3,383,209	\$12,815,709
2031	\$7,274,250	\$2,156,250	\$3,383,209	\$12,813,709
2032	\$7,270,000	\$2,160,000	\$3,383,209	\$12,813,209
2033	\$7,271,000	\$2,163,200	\$3,383,209	\$12,817,409
2034	\$7,271,250	\$2,163,200	\$3,383,209	\$12,817,659
2035	\$0	\$0	\$3,383,209	\$3,383,209
2036	\$0	\$0	\$3,383,209	\$3,383,209
2037	\$0	\$0	\$3,383,209	\$3,383,209
2038	\$0	\$0	\$3,383,209	\$3,383,209
2039	\$0	\$0	\$3,383,209	\$3,383,209
2040	\$0	\$0	\$3,383,209	\$3,383,209
2041	\$0	\$0	\$3,383,209	\$3,383,209
2042	\$0	\$0	\$3,383,209	\$3,383,209
2043	\$0	\$0	\$3,383,209	\$3,383,209
2044	\$0	\$0	\$3,383,209	\$3,383,209
2045	\$0	\$0	\$3,383,209	\$3,383,209
2046	\$0	\$0	\$3,383,209	\$3,383,209
2047	\$0	\$0	\$3,383,209	\$3,383,209
2048	\$0	\$0	\$3,383,209	\$3,383,209
2049	\$0	\$0	\$3,383,209	\$3,383,209
2050	\$0	\$0	\$3,383,209	\$3,383,209
2051	\$0	\$0	\$3,383,209	\$3,383,209
2052	\$0	\$0	\$3,383,209	\$3,383,209
2053	\$0	\$0	\$3,383,209	\$3,383,209
2054	\$0	\$0	\$3,383,209	\$3,383,209
2055	\$0	\$0	\$3,383,209	\$3,383,209
2056	\$0	\$0	\$3,383,209	\$3,383,209
2057	\$0	\$0	\$3,383,209	\$3,383,209
2058	\$0	\$0	\$3,383,209	\$3,383,209
Total	\$72,722,250	\$21,600,400	\$101,496,270	\$195,818,920

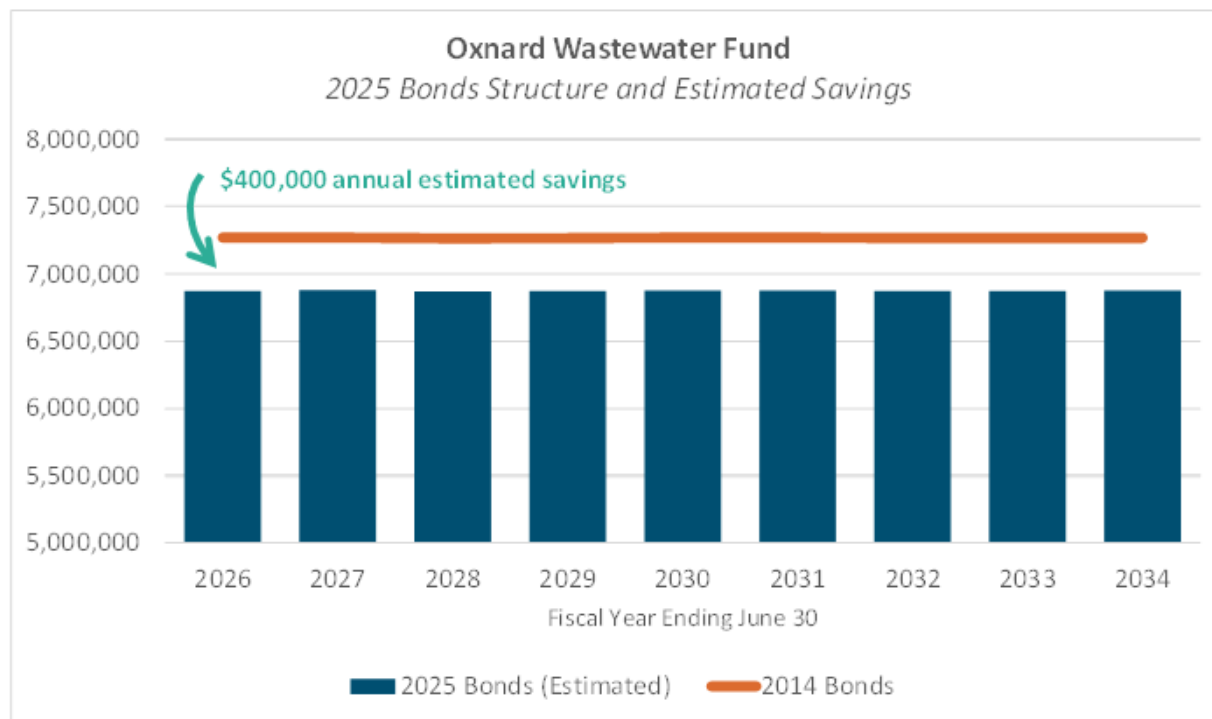
1) Debt service on the 2021 SRF Loan is estimated based on an updated schedule in Amendment No. 1 to the 2021 SRF Loan Agreement, which increased the total funding amount to \$88.6 million (from \$66.7 million previously)

Based on the City's Debt Management Policy, a minimum of three percent (3%) net present value savings is required for any refunding. As it relates to meeting that savings threshold for a refunding of the 2014 Bonds, the proposed 2025 Bonds must have a true interest cost equal to or less than 4.00%. Debt service savings can be applied (1) as a reduction in cash flow to reduce impact on sewer rates, or (2) generating cash flow for pay-as-you-go capital projects. Savings do not need to be taken evenly (through 2034) and can be applied in select years to minimize the impact of the SRF loan payment impact.

In the current market, the 2025 Bonds would have an estimated true interest cost of 3.38%. This true interest cost would result in annual savings of approximately \$400,000 per year and equates to \$3.6 million cashflow savings and \$3.1 million net present value savings (5.9% net present value savings). The final interest rate on the 2025 Bonds will not be known until the bond pricing date (will be a fixed rate through final maturity).

NHA Advisors LLC, the City's municipal financial advisor, has evaluated the methods of sale for the 2025 Bonds and determined that a public offering would provide the lowest interest rate. NHA Advisors recommends a negotiated public offering with an underwriter. This finding is based on the underlying Wastewater Fund credit rating, the City's issuance history, and litigation history.

As illustrated in the graph below, the 2025 Bonds would be structured to achieve uniform annual savings relative to the debt service on the outstanding 2014 Bonds. Accordingly, each year's payment would be less under a refunding scenario and there would be no extension of final maturity.



City staff are working with Best Best & Krieger LLP (Bond Counsel and Disclosure Counsel) to prepare the documents for the 2025 Bonds. The documents are in substantially final form, and the resolutions before the City Council and Authority authorize specific City and Authority officials to make any necessary modifications prior to execution. Those substantially final drafts of the bond documents attached for consideration include:

Authorizing Resolution – The resolution provides authority to City staff to issue the 2025 Bonds, provided the final par and savings threshold are within the identified not-to-exceed amounts in the resolution. The not-to-exceed par is set slightly higher than the current expected amount to allow the City flexibility on structuring the 2025 Bonds (i.e. structuring them as discount bonds should it result in a lower overall true interest cost on the refunding debt). The minimum 3% net present value savings requirement aligns with the City's Debt Management Policy. For this

specific situation, the 2025 Bonds require a true interest cost no greater than 4.00% in order to meet the 3% net present value savings requirement. The resolution identifies a not-to-exceed underwriter's discount of 0.75% for the 2025 Bonds, which the City's financing team believes to be conservative (higher than required) under current market conditions. In addition to setting the not-to-exceed amounts, the Authorizing Resolutions will approve the 2025 Bonds disclosure and legal documents and will authorize City staff to execute the necessary documents to issue the 2025 Bonds.

The City of Oxnard Financing Authority will also approve an Authorizing Resolution related to the approval of the Escrow Deposit and Trust Agreement for the redemption of the 2014 Bonds.

Indenture of Trust – The Indenture formalizes the relationship between the City of Oxnard and Computershare Corporate Trust ("Computershare") as Trustee for the 2025 Bonds. The Indenture will describe the terms of the 2025 Bonds, including the payment terms and schedule, prepayment options, other covenants related to the 2025 Bonds, and other administrative items. The debt service on the 2025 Bonds will be made from and secured by a pledge of the net revenues of the City's Wastewater Fund. Under this agreement, a key covenant is that City will set rates as needed to ensure that there is a minimum 120% debt service coverage on the 2025 Bonds. This is similar to the requirements of the outstanding 2021 SRF Loan. The Indenture contains other covenants and provisions designed to mirror similar provisions for the City's outstanding debt.

Escrow Deposit and Trust Agreement – this short-term agreement describes the temporary role that Computershare will serve to hold a portion of the 2025 Bond proceeds and use them to pay off the outstanding principal on the 2014 Bonds. Because the 2014 Bonds can be prepaid at any time, the anticipated length of the escrow account will be less than 3 months. This timing also complies with federal law for tax exempt municipal bonds. Because the Escrow Deposit and Trust Agreement pertains to the mechanics of paying off the 2014 Bonds, the City of Oxnard Financing Authority (issuer for the 2014 Bonds) also needs to adopt a resolution approving this document.

Preliminary Official Statement – The Preliminary Official Statement ("POS") will be distributed to potential investors to provide material information regarding the terms of and security for the 2025 Bonds. The underwriter will use this document to market the 2025 Bonds to potential investors. Once the 2025 Bonds have sold, the final pricing information will be inserted into the POS, thereby converting it to a final Official Statement. The distribution of the POS is subject to federal securities laws, including the Securities Act of 1933 and the Securities Exchange Act of 1934. These laws require the POS to include all facts that would be material to an investor in the 2025 Bonds. Material information is information considered to be substantial in nature and have significance in the deliberations of the reasonable investor when deciding whether to buy or sell the 2025 Bonds. If the City Council concludes that the POS includes all facts that would be material to an investor in the 2025 Bonds, it will authorize a member of staff to execute a certificate to the effect that the POS has been "deemed final."

Continuing Disclosure Agreement - Under the Continuing Disclosure Certificate, the City agrees to provide an annual report containing certain financial and operating information relevant to the security of the 2025 Bonds, to be filed on the EMMA system (the internet-based information repository for municipal bonds issued in the United States maintained by the Municipal Securities Rule Making Board) to make such information available to the investors. The City will also agree to disclose and make filings upon the occurrence of listed significant events (for example, a change in trustee, a rating change, or a missed debt payment on the 2025 Bonds). The requirements under this agreement will be materially the same as the City's current obligations for the 2014 and 2018 Bonds.

Bond Purchase Agreement – The Bond Purchase Agreement is between the City and its selected underwriter will specify the terms by which the City sells its bonds to the underwriter. Because the final terms of sale will not be known until the day of sale, this document typically has blanks throughout when it is approved by City Council. Nevertheless, the terms of the sale are still subject to the not-to-exceed amounts specified in the Authorizing Resolutions.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the five strategic priorities adopted by City Council on March 16, 2021.

FINANCIAL IMPACT

A refunding of the 2014 Bonds through the issuance of 2025 Bonds would secure annual debt service savings. Under the 3% net present value savings requirement for the City's Debt Management Policy, the minimum savings would be \$200,000 annually based on a true interest cost of 4.00% on the 2025 Bonds. These savings would be available for any legal purposes of the Wastewater Fund, including paying for capital projects and ongoing operations.

Issuance costs for the 2025 Bonds would be paid out of the 2025 Bond proceeds at closing and there would be no immediate budget impact. Total issuance costs are anticipated to be under 2% of par. With the exception of the credit rating fee payable to S&P Global Ratings, costs of issuing the 2025 Bonds are contingent upon successful sale and closing of the 2025 Bonds. A non-contingent fee payable to S&P Global Ratings is estimated to be approximately \$45,000 for rating a transaction. As with other issuance costs, rating fees are paid out of the bond proceeds. But in a situation where market rates move up dramatically and the issuance of the 2025 Bonds is delayed or cancelled, the Wastewater Fund would pay that credit rating fee out of its operating budget.

The FY 2025-26 Budget plans for a payment of \$7,724,500 on the 2014 Bonds. If the refunding is successful, the payment on the 2025 Bonds would be less than the amount budgeted in 2025-26 (a minimum reduction of \$200,000 based on a 4.00% true interest cost on the 2025 Bonds).

COMMITTEE OUTCOME

Finance and Governance Committee approved 3-0 on June 24, 2025.

Prepared by: Javier Chagoyen-Lazaro, Chief Financial Officer

ATTACHMENTS

1. Oxnard 2025 WW Refunding - Presentation
2. Oxnard 2025 Wastewater RBs - Resolution of the City Council-c1
3. Oxnard 2025 Wastewater RBs - Resolution of the Board of Directors of the City of Oxnard Financing Authority-c1
4. Oxnard 2025 Wastewater RBs - Indenture of Trust-c1 - for CC Agenda
5. Oxnard 2025 Wastewater RBs - Escrow Deposit and Trust Agreement-c1 - for CC Agenda
6. 20250715 Attach 6 Oxnard 2025 Wastewater Revenue Bonds - Official Statement-c1 -for CC Agenda
7. Oxnard 2025 Wastewater RBs - Bond Purchase Agreement
8. Oxnard 2025 Wastewater Revenue Bonds - Continuing Disclosure Agreement



CITY OF OXNARD

2025 WASTEWATER REVENUE REFUNDING BONDS

PRESENTATION TO CITY COUNCIL

NHA | ADVISORS
Financial & Policy Strategies.
Delivered.

July 29, 2025

Financing Team for the 2025 Bonds

NHA Advisors

- Municipal Advisor to the City

Best, Best & Krieger

- Bond and Disclosure Counsel to the City

Computershare Corporate Trust

- Trustee for the 2025 Bonds

Underwriter – TBD

- Bond Purchaser for the 2025 Bonds

Wastewater Fund Background

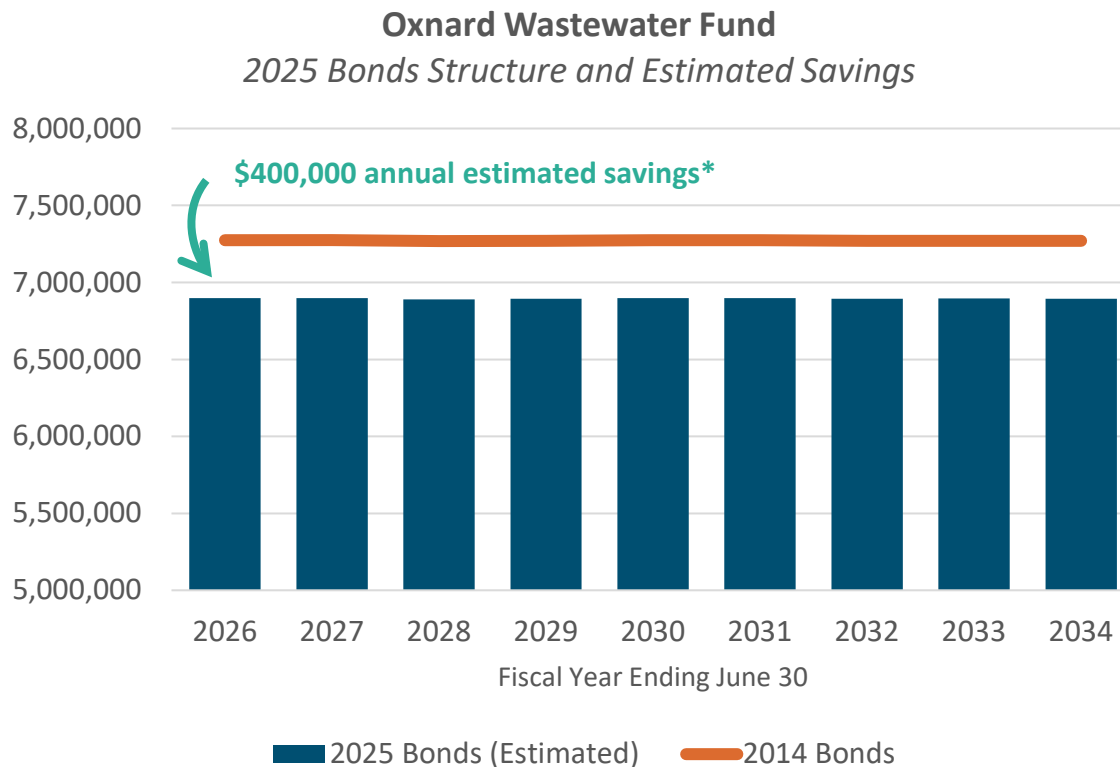
- ▶ Three outstanding obligations
- ▶ Aggregate annual debt service payments increasing to ~\$12M
 - ▶ 2021 SRF Loan amortizing once project complete
- ▶ 2014 Bonds callable now (no penalty)
- ▶ Refunding can generate interest savings to the Wastewater Fund
 - ▶ Debt management policy requires a minimum of 3% Net Present Value (“NPV”) savings
 - ▶ Current market savings ~5.9% NPV

City of Oxnard Wastewater Fund Summary of Outstanding Debt

	2014 Bonds	2018 Bonds	2021 SRF Loan*
Outstanding Amount	\$51,690,000	\$15,740,000	\$20,883,126
Final Maturity	6/1/2034	6/1/2034	12/31/2054
Callable	Any Time	6/1/2028	No
Average Interest Rate	5.00%	4.62%	0.9%

*This loan’s authorized amount was amended from \$66,700,000 to \$88,601,724 (Resolution 15,783). The City is in the process of drawing on this loan and the expectation is that the full authorized amount will be drawn over the coming years.

Proposed Structure for 2025 Refunding Bonds



****Savings estimates are based on market rates in early July 2025 and are subject to change until the 2025 Bonds are sold***

- ▶ 2025 Refunding Bonds include sewer revenue pledge
- ▶ Final maturity in 6/1/2034
 - ▶ Same as 2014 Bonds
- ▶ Structured w/ level debt service
 - ▶ Same as 2014 Bonds
- ▶ Estimated \$50M 2025 Refunding Bond
 - ▶ Authorization of \$55M (not to exceed) to provide flexibility

Summary of Financing Documents

Authorizing Resolution

- Authorize City staff to issue the Bonds, provided final bond pricing meets not to exceed parameters therein (not to exceed principal of \$55 million, minimum net present value savings of 3%, maximum underwriter discount of 0.75%)
- Authorizing Resolution of City of Oxnard Financing Authority for Escrow Deposit & Trust Agreement

Indenture of Trust

- Formalizes relationship between the City and Computershare; describes key terms for the Bonds, including payment, prepayment, rate covenant, and other obligations

Escrow Deposit and Trust Agreement

- Short term agreement describing Computershare's role in holding a portion of the 2025 Bonds and using it to pay off the 2014 Bonds
- Less than 3 months to comply with tax law

Preliminary Official Statement

- Provides material information related to terms and security for the 2025 Bonds
- Securities law requires the City to disclose all material facts pertinent to a bond investor's decision to buy the bonds

Continuing Disclosure Certificate

- Appended to the POS
- City agrees to provide annual disclosures and certain significant events disclosures to bond investors

Bond Purchase Agreement

- Agreement between City and its selected Underwriter that specifies the terms by which the City sells its bonds to the underwriter
- Final terms to be filled in on the day of sale of the 2025 Bonds

Financing Schedule*

June 24, 2025	Finance & Governance Committee Meeting
June – July 2025	Draft legal & Disclosure documents & Credit rating process
July 29, 2025	City Council Meeting
Mid-August	Sell the 2025 Bonds (interest rates locked & final savings known)
Late August	Close 2025 Bonds

**Subject to change based on market conditions or other factors*



ANY QUESTIONS?

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD AUTHORIZING THE
ISSUANCE AND SALE OF WASTEWATER REVENUE REFUNDING BONDS, SERIES
2025 TO REFINANCE OUTSTANDING BONDS, AUTHORIZING EXECUTION OF
INDENTURE OF TRUST, AND AUTHORIZING EXECUTION OF AND APPROVING
RELATED AGREEMENTS AND OFFICIAL ACTIONS

WHEREAS, the City through the City of Oxnard Financing Authority (the “Authority”) caused to be issued its \$71,985,000 Wastewater Revenue Refunding Bonds Series 2014 (the “2014 Bonds”), for the purpose of financing Wastewater System improvements for the City; and

WHEREAS, the 2014 Bonds were secured by payments to be made under an Installment Purchase Agreement, dated as of November 1, 2014, between the City and the Authority (the “2014 Installment Purchase Agreement”); and

WHEREAS, the City is authorized pursuant to the provisions of Articles 10 and 11 of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53570 of said Code (the “Bond Law”), to issue its revenue bonds for the purpose of refunding any outstanding indebtedness of the City which is payable from the revenues of the Wastewater System, and the City Council has determined that it is in the interests of the City at this time to provide for the issuance of its Wastewater Revenue Refunding Bonds, Series 2025 (the “Bonds”) under the Bond Law to refund the 2014 Bonds; and

WHEREAS, the City has determined that the Bonds may be sold by negotiated sale to an underwriter to be selected by the City, upon consultation with its Municipal Advisor, defined below, and there has been presented to the City a form of bond purchase agreement (the “Bond Purchase Agreement”); and

WHEREAS, Senate Bill 450 (Chapter 625 of the 2017-2018 Session of the California Legislature) (“SB 450”) requires that the City Council obtain from an underwriter, municipal advisor or private lender and disclose, prior to authorization of the issuance of bonds, including debt instruments such as the Bonds, with a term of greater than 13 months, good faith estimates of the following information in a meeting open to the public: (a) the true interest cost of the Bonds, (b) the sum of all fees and charges paid to third parties with respect to the Bonds, (c) the amount of proceeds of the Bonds expected to be received net of the fees and charges paid to third parties and any reserves or capitalized interest paid or funded with proceeds of the Bonds, and (d) the sum total of all debt service payments on the Bonds calculated to the final maturity of the Bonds plus the fees and charges paid to third parties not paid with the proceeds of the Bonds; and

WHEREAS, it is anticipated that the Bonds will be issued with fixed interest rates, as tax-exempt bonds, and that the proceeds of the Bonds will be applied pursuant to the provisions of the Indenture as finally executed and delivered (i) to pay the redemption price of the 2014 Bonds; (ii) to fund a debt service reserve fund either in cash or provide a debt service reserve insurance policy, and (iii) to pay costs incurred in connection with the issuance of the Bonds; and

WHEREAS, the City Council wishes at this time to authorize all proceedings relating to the issuance and sale of the Bonds and all other agreements and documents relating thereto;

NOW, THEREFORE, the City Council of the City of Oxnard resolves as follows:

Section 1. Issuance of Bonds. The City Council hereby authorizes the issuance of the Bonds under and pursuant to the Bond Law and an Indenture of Trust (the “Indenture”) by and between the City and Computershare Corporate Trust, as trustee, so long as the combined net present value savings to be achieved by the issuance of the Bonds shall be at least 3.00% of the principal amount of the 2014 Bonds remaining outstanding. The City Council hereby approves the Indenture in the form on file with the City Clerk, together with any changes therein or additions thereto deemed advisable by the Mayor, the City Manager and/or the Chief Finance Officer (together the “Authorized Officers”), whose execution thereof shall be conclusive evidence of such approval. The Authorized Officers are hereby authorized and directed for and in the name and on behalf of the City to execute, and the City Clerk is hereby authorized and directed to attest, the final form of the Indenture. The good faith estimates required by Senate Bill 450 relating to the Bonds are set forth in Exhibit A hereto.

The proceeds of the Bonds shall be applied to (i) cause the redemption of the 2014 Bonds, (ii) fund a debt service reserve fund, either in cash or provide a debt service reserve insurance policy, and (iii) pay costs incurred in connection with the issuance of the Bonds, all in accordance with the provisions of this Resolution and the Indenture.

Section 2. Approval of Bond Purchase Agreement and Conditions of Approval. The form of Bond Purchase Agreement presented at this meeting is hereby approved and the Authorized Officers are each individually hereby authorized to accept, for and in the name of the City, such Bond Purchase Agreement in substantially the form hereby approved with such changes therein as the officer executing the same may approve, such approval to be conclusively evidenced by the execution and delivery thereof by an Authorized Officer, provided that the aggregate principal amount of Bonds to be sold pursuant to the Bond Purchase Agreement shall not exceed \$55,000,000, and the underwriters’ discount or fee (not including any original issue discount or premium on the bonds) shall not exceed 0.75% of the principal amount of Bonds sold, and provided that, with respect to the 2014 Bonds, the net present value savings is at least 3.00% on a combined basis.

Section 3. Official Statement. The City Council hereby authorizes the Authorized Officers to approve and to deem nearly final, within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934, a form of Preliminary Official Statement describing the Bonds. Distribution of such Preliminary Official Statement by the Underwriter is hereby approved. The Authorized Officers are hereby authorized and directed to approve any changes in or additions to such Preliminary Official Statement for the purpose of finalizing such document, and the execution thereof by the Authorized Officers shall be conclusive evidence of approval of any such changes and additions. The City Council hereby authorizes the distribution of the Final Official Statement by the Underwriter. The Final Official Statement shall be executed in the name and on behalf of the City by the Authorized Officers.

Section 4. Approval of Escrow Deposit and Trust Agreement. The City Council hereby authorizes the refunding of the 2014 Bonds and the 2014 Installment Purchase Agreement with the proceeds of the Bonds. The form of Escrow Deposit and Trust Agreement which provides for (i) the defeasance and prepayment of the 2014 Bonds, (ii) the creation and administration by the Computershare Corporate Trust, as Escrow Agent, of the Escrow Fund for the benefit of the owners of 2014 Bonds, and (iii) the performance of other duties by the Escrow Agent, is approved in the form on file with the City Clerk, and the Authorized Officers are each individually authorized to execute and deliver, on behalf of the City, such Escrow Deposit and Trust Agreement. If the Authorized Officers so determine, the Escrow Deposit and Trust Agreement may be replaced with refunding instructions to be given to the Trustee for the 2014 Bonds.

Section 5. Continuing Disclosure Agreement. The City Council hereby approves the form of Continuing Disclosure Agreement in the form on file with the City Clerk, together with any changes therein or additions thereto deemed advisable by the Authorized Officers and the Authorized Officers are each individually authorized to execute and deliver, on behalf of the City, such Continuing Disclosure Agreement.

Section 6. Modifications. The approval of the Indenture, the Escrow Deposit and Trust Agreement, the Preliminary Official Statement, Bond Purchase Agreement and Continuing Disclosure Agreement, given by this Resolution shall apply to any modification or amendment of any of said agreements which is agreed upon and approved by Bond Counsel and the Authorized Officers as being necessary to carry out the provisions thereof and the authorization and direction provided in this Resolution.

Section 7. Official Actions. The Authorized Officers are each authorized and directed in the name and on behalf of the City to make any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents, which they or any of them might deem necessary or appropriate in order to consummate the issuance and sale of the Bonds, obtain a rating from a reputable rating agency, and any of the other transactions contemplated by the agreements and documents approved pursuant to this Resolution. Any Authorized Officer is authorized to obtain municipal bond insurance or a debt service reserve fund policy for the Bonds. Whenever in this Resolution any officer of the City is authorized to execute or countersign any document or take any action, such execution, countersigning or action may be taken on behalf of such officer by any person designated by such officer to act on his or her behalf in the case such officer shall be absent or unavailable.

[Remainder of page intentionally left blank]

Section 8. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED this 29th day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Stephen Fischer, City Attorney

EXHIBIT A

GOOD FAITH ESTIMATES

The good faith estimates set forth herein are provided with respect to the Bonds in accordance with California Government Code Section 5852.1. Such good faith estimates have been provided to the City by NHA Advisors, LLC as municipal advisor to the City (the “Municipal Advisor”), each with respect to the Bonds as of July 7, 2025.

Principal Amount. The Municipal Advisor has informed the City that, based on the City’s financing plan and current market conditions, its good faith estimate of the aggregate principal amount of the Bonds to be sold is \$49,315,000 (the “Estimated Principal Amount”).

True Interest Cost of the Bonds. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the Bonds is sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the true interest cost of the Bonds, which means the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the Bonds, is 3.38%.

Finance Charge of the Bonds. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the Bonds is sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the finance charge for the Bonds, which means the sum of all fees and charges paid to third parties (or costs associated with the Bonds), is \$958,720.

Amount of Proceeds to be Received. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the Bonds is sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the amount of proceeds expected to be received by the City for sale of the Bonds, less the finance charge of the Bonds, as estimated above, and any reserve fund funded with proceeds of the Bonds, is \$52,237,424.

Total Payment Amount. The Municipal Advisor has informed the City that, assuming that the Estimated Principal Amount of the Bonds is sold, and based on market interest rates prevailing at the time of preparation of such estimate, its good faith estimate of the total payment amount, which means the sum total of all payments the City will make to pay debt service on the Bonds, plus the finance charge for the Bonds, as described above, not paid with the proceeds of the Bonds, calculated to the final maturity of the Bonds, is \$61,840,001.

The foregoing estimates constitute good faith estimates only. The actual principal amount of the Bonds issued and sold, the true interest cost thereof, the finance charges thereof, the amount of proceeds received therefrom and total payment amount with respect thereto may differ from such good faith estimates due to (a) the actual date of the sale of the Bonds being different than the date assumed for purposes of such estimates, (b) the actual principal amount of Bonds sold being different from the Estimated Principal Amount, (c) the actual amortization of the Bonds being different than the amortization assumed for purposes of such estimates, (d) the actual market interest rates at the time of sale of the Bonds being different than those estimated for purposes of

such estimates, (e) other market conditions, or (f) alterations in the City's financing plan, or a combination of such factors. The actual date of sale of the Bonds and the actual principal amount of Bonds sold will be determined by the City based on the timing of the need for proceeds of the Bonds and other factors. The actual interest rates borne by the Bonds will depend on market interest rates at the time of sale thereof. The actual amortization of the Bonds will also depend, in part, on market interest rates at the time of sale thereof. Market interest rates are affected by economic and other factors beyond the control of the City.

BOARD OF DIRECTORS OF
THE CITY OF OXNARD FINANCING AUTHORITY

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY OF OXNARD
FINANCING AUTHORITY, AUTHORIZING PROCEEDINGS AND AGREEMENTS
RELATING TO THE REFINANCING OF CITY WASTEWATER SYSTEM
IMPROVEMENTS AND AUTHORIZING OFFICIAL ACTIONS

WHEREAS, the City through the City of Oxnard Financing Authority (the “Authority”) caused to be issued its \$71,985,000 Wastewater Revenue Refunding Bonds 2014 Series B (the “2014 Bonds”), for the purpose of financing Wastewater System improvements for the City; and

WHEREAS, the 2014 Bonds were secured by payments to be made under an Installment Purchase Agreement, dated as of November 1, 2014, between the City and the Authority (the “2014 Installment Purchase Agreement”); and

WHEREAS, the City is authorized pursuant to the provisions of Articles 10 and 11 of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53570 of said Code (the “Bond Law”), to issue its revenue bonds for the purpose of refunding any outstanding indebtedness of the City which is payable from the revenues of the Wastewater System, and the City Council has determined that it is in the interests of the City at this time to provide for the issuance of its Wastewater Revenue Refunding Bonds, Series 2025 (the “Bonds”) under the Bond Law to refund the 2014 Bonds; and

WHEREAS, a portion of the proceeds of the Bonds will be deposited in an escrow fund and will be applied by the Authority and the City to redeem the 2014 Bonds on a current basis pursuant to an Escrow Deposit and Trust Agreement;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY the Board of Directors of the City of Oxnard Financing Authority as follows:

Section 1. Above Recitals True and Correct. The Board of Directors of the Authority find that the above-stated recitals are true and correct.

Section 2. Approval of Documents. The Board of Directors hereby approves the Escrow Deposit and Trust Agreement in substantially the form on file with the Secretary, together with such additions thereto and changes therein as the Bond Counsel shall deem necessary, desirable or appropriate, the execution of which by the President, Vice-President, Executive Director or Chief Financial Officer shall be conclusive evidence of the approval of any such additions and changes.

Section 3. Official Actions. The Chairman, Vice-Chairman, Executive Director, and the Chief Financial Officer, and Secretary and any and all other officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority, to do any and all things and take any and all actions, including obtaining a rating on the Bonds, and including execution and delivery of any and all assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and other documents, which they, or any of them, may deem

necessary or advisable in order to consummate the transactions as described herein in connection with the issuance and sale of the Bonds.

[Remainder of page intentionally left blank]

Section 4. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED this 29th day of July, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary

APPROVED AS TO FORM:

Stephen Fischer, Authority Counsel

INDENTURE OF TRUST

By and between the

CITY OF OXNARD

and

**COMPUTERSHARE CORPORATE TRUST,
As Trustee**

Dated as of _____, 2025

**Relating to
City of Oxnard
\$ _____
Wastewater Revenue Refunding Bonds,
Series 2025**

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INDENTURE OF TRUST

THIS INDENTURE OF TRUST, made and entered into as of _____ 1, 2025, by and between the CITY OF OXNARD, a municipal corporation organized and existing under the constitution and laws of the State of California (the “City”), and COMPUTERSHARE CORPORATE TRUST, a national banking association organized and existing under the laws of the United States of America, with a corporate trust office in Los Angeles, California, and being qualified to accept and administer the trusts hereby created, as trustee (the “Trustee”),

WITNESSETH:

WHEREAS, the City through the City of Oxnard Financing Authority (the “Authority”) caused to be issued its \$80,000,000 Wastewater Revenue Bonds 2004 Series A (the “2004 Bonds”), for the purpose of financing Wastewater System improvements for the City; and

WHEREAS, the 2004 Bonds were refunded and redeemed prior to maturity, by the City through Authority with the issuance of its \$71,985,000 Wastewater Revenue Refunding Bonds Series 2014 (the “2014 Bonds”), for the purpose of refinancing Wastewater System improvements for the City; and

WHEREAS, the 2014 Bonds were secured by payments to be made under an Installment Purchase Agreement, dated as of November 1, 2014, by and between the City and the Authority (the “2014 Installment Purchase Agreement”); and

WHEREAS, the City, after due investigation and deliberation, has determined that it is in the interests of the City at this time to provide for the issuance of its water revenue refunding bonds under this Indenture for the purpose of refunding the 2014 Bonds and the 2014 Installment Purchase Agreement , and to that end the City Council has heretofore adopted its Resolution No. _____, approving and authorizing the issuance of its City of Oxnard Wastewater Revenue Refunding Bonds, Series 2025 (the “Series 2025 Bonds”) for such purposes;

WHEREAS, in order to provide for the authentication and delivery of the Series 2025 Bonds, to establish and declare the terms and conditions upon which the Series 2025 Bonds are to be issued and secured and to secure the payment of the principal thereof and of the interest and premium, if any, thereon, the City Council has authorized the execution and delivery of this Indenture;

WHEREAS, all of the Series 2025 Bonds will be secured by a pledge of the Net System Revenues, as defined herein, and certain other moneys and securities held by the City and the Trustee hereunder; and

WHEREAS, the City has determined that all acts and proceedings required by law necessary to make the Series 2025 Bonds, when executed by the City, authenticated and delivered by the Trustee and duly issued, the valid, binding and legal special obligations of the City, and to constitute this Indenture a valid and binding agreement for the uses and purposes herein set forth, in accordance with its terms, have been done and taken; and the execution and delivery of this Indenture have been in all respects duly authorized;

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that in order to secure the payment of the principal of and the interest and premium (if any) on all Series 2025 Bonds at any time issued and Outstanding under this Indenture, according to their tenor, and to secure the performance and observance of all the covenants and conditions therein and herein set forth, and to declare the terms and conditions upon and subject to which the Series 2025 Bonds are to be issued and received, and in consideration of the premises and of the mutual covenants herein contained and of the purchase and acceptance of the Series 2025 Bonds by the Owners thereof, and for other valuable considerations, the receipt whereof is hereby acknowledged, the City does hereby covenant and agree with the Trustee, for the benefit of the respective Owners from time to time of the Series 2025 Bonds, as follows:

ARTICLE I

DEFINITIONS; AUTHORIZATION AND PURPOSE OF BONDS; EQUAL SECURITY

SECTION 1.01 Definitions. Unless the context otherwise requires, the terms defined in this Section shall for all purposes of this Indenture and of any Additional Obligations Instrument and of the Series 2025 Bonds and of any certificate, opinion, request or other documents herein mentioned have the meanings herein specified.

“Additional Obligations” means Obligations other than the Series 2025 Bonds, which are either currently outstanding or issued pursuant to Section 3.05 hereof.

“Administrative Costs” means the ordinary and necessary administrative costs and incidental expenses related to the Series 2025 Bonds, the Indenture, and any Additional Obligations, including, but not limited to Trustee fees (including any fees and expenses of its counsel) and fees incurred in connection with the calculation of arbitrage rebate due to the federal government with respect to the Series 2025 Bonds.

“Authority” means the City of Oxnard Financing Authority.

“Authorized Investments” means any of the following, but only to the extent that the same are acquired at Fair Market Value, which at the time of investment are legal investments under the laws of the State of California for the moneys proposed to be invested therein:

(a) direct obligations of (including obligations issued or held in book entry form on the books of) the Department of the Treasury of the United States of America;

(b) obligations of any of the following federal agencies which obligations represent full faith and credit of the United States of America, including: (i) Export-Import Bank; (ii) Farm Credit System Financial Assistance Corporation, (iii) Farmers Home Administration; (iv) General Services Administration; (v) U.S. Maritime Administration; (vi) Small Business Administration; (vii) Government National Mortgage Association (GNMA); (viii) U.S. Department of Housing & Urban Development (PHA's); (ix) Federal Housing Administration and (x) Federal Financing Bank;

(c) senior debt obligations rated “Aa” by Moody’s and “AA” by S&P issued by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation, senior debt obligations of other government-sponsored agencies, obligations of the Resolution Funding Corporation (REFCORP) and senior debt obligations of other government sponsored agencies;

(d) U.S. dollar denominated deposit accounts, federal funds and banker’s acceptances with domestic commercial banks (including the Trustee and its affiliates) which have a rating on their short term certificates of deposit on the date of purchase of “P-1” by Moody’s and “A-1” or “A-1+” by S&P and maturing no more than 360 days after the date of purchase, provided that ratings on holding companies are not considered as the rating of the bank;

(e) commercial paper which is rated, at the time of purchase, in the single highest classification, “P-1” by Moody’s and “A-1+” by S&P, and which matures not more than 270 days after the date of purchase;

(f) investments in a money market fund rated “AAAm” or “AAAm-G” or better by S&P, including such funds for which the Trustee, its affiliates or subsidiaries provide investment advisory or other management services or for which the Trustee or an affiliate of the Trustee serves as investment administrator, shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (i) the Trustee or an affiliate of the Trustee receives and retains a fee for services provided to the fund, (ii) the Trustee collects fees for services rendered pursuant to this Indenture, which fees are separate from the fees received from such funds, and (iii) services performed for such funds and pursuant to this Indenture may at times duplicate those provided to such funds by the Trustee or an affiliate of the Trustee;

(g) pre-refunded municipal obligations defined as follows: Any bonds or other obligations of any state of the United States of America or of any City, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice; and (i) which are rated, based upon an irrevocable escrow account or fund (the “escrow”), in the highest rating category of Moody’s and S&P or any successors thereto; or (ii)(A) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or obligations described in paragraph (a) above, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate, and (B) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates thereof or on the redemption date or dates specified in the irrevocable instructions referred to above, as appropriate;

(h) investment agreements, supported by appropriate opinions of counsel, between the Trustee and a financial institution whose long-term debt has a Minimum Rating;

(i) Repurchase agreements (“Repos”) that provide for the transfer of securities from a dealer bank or securities firm (seller/borrower) to the Trustee (buyer/lender), and the transfer of cash from the Trustee to the dealer bank or securities firm with an agreement that the dealer bank or securities firm will repay the cash plus a yield to the Trustee in exchange for the securities at a specified date. Repurchase Agreements must satisfy the following criteria:

1. Repos must be between the Trustee and a dealer bank or securities firm.

a. Primary dealers on the Federal Reserve reporting dealer list which fall under the jurisdiction of the SIPC and which are rated A or better by S&P and Moody’s, or

b. Banks rated “A” or above by S&P and Moody’s.

2. The written repo contract must include the following:

a. Securities which are acceptable for transfer are:

(1) Direct U.S. governments

(2) Federal agencies backed by the full faith and credit of the U.S. government (and FNMA and FHLMC)

b. The term of the repo may be up to 30 days

c. The collateral must be delivered to the Trustee (if the Trustee is not supplying the collateral) or third party acting as agent for the Trustee (if the Trustee is supplying the collateral) before/simultaneous with payment (perfection by possession of certificated securities).

d. The Trustee has a perfected first priority security interest in the collateral.

e. Collateral is free and clear of third-party liens and in the case of an SIPC broker was not acquired pursuant to a repo or reverse repo.

f. Failure to maintain the requisite collateral percentage, after a two day restoration period, will require the Trustee to liquidate collateral.

g. Valuation of Collateral

(1) The securities must be valued by such dealer bank or securities firm weekly, marked-to-market at current market price plus accrued interest.

(a) The value of collateral must be equal to 104% of the amount of cash transferred by the Trustee to the dealer bank or security firm under the repo plus accrued interest. If the value of securities held as collateral slips below 104% of the value of the cash transferred by the Trustee, then additional cash and/or acceptable securities must be transferred. If, however, the securities used as collateral are FNMA or FHLMC, then the value of collateral must equal 105%.

3. A legal opinion must be delivered to the Trustee to the effect that the Repo meets guidelines under state law for legal investment of public funds; and

(j) the Local City Investment Fund maintained by the State of California.

“Authorized Officer” means the Mayor, the City Manager and/or the Chief Finance Officer, or any other officer of the City duly authorized by the City Council for that purpose.

“Bond Counsel” means any attorney at law or firm of attorneys, of nationally recognized standing in matters pertaining to the federal tax exemption of interest on bonds issued by states and political subdivisions, and duly admitted to practice law before the highest court of any state of the United States of America.

“Bond Law” means Sections 53570 et seq. and 53580 et seq. of the California Government Code, as in effect on the Closing Date.

“Bond Registration Books” means the books maintained by the Trustee pursuant to Section 2.08 for the registration and transfer of ownership of the Series 2025 Bonds.

“Bond Year” means the twelve-month period beginning on the anniversary of the Closing Date in each year and ending on the day prior to the anniversary date of the Closing Date in the following year except that the first Bond Year shall begin on the Closing Date.

“Business Day” means any day other than a Saturday, Sunday or a day on which the Trustee is authorized by law to remain closed.

“Certificate of the City” means a certificate in writing signed by an Authorized Officer, or by any other officer of the City duly authorized by the City Council for that purpose.

“City” means the City of Oxnard, a municipal corporation organized and existing under the laws of the State of California.

“City Bonds” means all revenue bonds or notes of the City authorized, executed, issued, and delivered under and pursuant to the laws of the State of California, the payments of which are

made from the Net System Revenues and which are on a parity with the Series 2025 Bonds. The term “City Bonds” includes, but is not limited to, obligations in the form of bonds, notes, bond anticipation notes, and commercial paper.

“City Council” means the City Council of the City or any other legislative body of the City hereafter provided for pursuant to law.

“Closing Date” means the date upon which there is an exchange of the Series 2025 Bonds for the proceeds representing the purchase of such Series by the Original Purchaser thereof.

“Consultant” means the consultant, consulting firm, engineer, architect, engineering firm, architectural firm, accountant, or accounting firm retained by the City to perform the acts and carry out the duties provided for such consultant in this Indenture. Such consultant, consulting firm, engineer, architect, engineering firm, architectural firm, accountant, or accounting firm shall be recognized within its profession for work of the character required.

“Continuing Disclosure Certificate” means that certain Continuing Disclosure Certificate executed by the City and dated the date of original execution and delivery of the Series 2025 Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

“Contract Payment Date” means any date on which Contract Payments are scheduled to be paid by the City under and pursuant to any Contract.

“Contract Payments” means debt service on the Series 2025 Bonds due and payable under this Indenture or the installment or lease payments of interest and principal or, if there are no separate payments of interest and principal, the installment or lease payments, scheduled to be paid by the City under and pursuant to the Contracts.

“Contracts” means the Series 2025 Bonds and all contracts or leases of the City authorized and executed by the City under and pursuant to the laws of the State of California, the debt service, installment or lease payments under which are payable from the Net System Revenues on a parity with the Series 2025 Bonds.

“Cost of Issuance Fund” means the Account by that name established pursuant to Section 3.04.

“Costs of Issuance” means all expenses incurred in connection with the authorization, issuance, sale and delivery of the Series 2025 Bonds, including but not limited to compensation, fees and expenses of the City and the Trustee and their respective counsel, compensation to any financial consultants and underwriters, legal fees and expenses, filing and recording costs, rating agency fees, costs of preparation and reproduction of documents and costs of printing.

“Debt Service” means, for any Fiscal Year or other period, the sum of (i) the interest payable during such Fiscal Year or other period on all outstanding City Bonds, assuming that all outstanding serial City Bonds are retired as scheduled and that all outstanding term City Bonds are redeemed or paid from sinking fund payments as scheduled (except to the extent that such interest is to be paid from the proceeds of sale of any City Bonds), (2) that portion of the principal amount

of all outstanding serial City Bonds maturing on any principal payment date which falls in such Fiscal Year or other period, (3) that portion of the principal amount of all outstanding term City Bonds required to be redeemed or paid on any redemption date which falls in such Fiscal Year or other period, and (4) that portion of the Contract Payments required to be made in such Fiscal Year or other period (except to the extent any interest is capitalized). For purposes of calculating Debt Service, the following assumptions shall be used:

(i) in determining the principal amount due in each Fiscal Year or other period, payment shall be assumed to be made in accordance with any amortization schedule established for such Obligations, including any scheduled payment at maturity or mandatory redemption or prepayment of Obligations on the basis of value, and for such purpose, the scheduled payment at maturity or redemption payment or prepayment shall be deemed a principal payment;

(ii) in determining the interest due in each Fiscal Year or other period, interest payable at a fixed rate shall be assumed to be made at such fixed rate and on the required payment dates;

(iii) if any outstanding Obligations constitute Variable Rate Indebtedness, the interest rate on such Obligations shall be assumed to be one hundred ten percent (110%) of the greater of (a) the daily average interest rate on such Obligations during the twelve (12) calendar months ending with the month preceding the date of calculation, or (b) the rate of interest on such Obligations on the date of calculation;

(iv) in the event that the City shall issue Additional Obligations that bear interest at a variable rate, such Additional Obligations shall be assumed to bear interest at the highest of: (i) the actual rate on the date of calculation or, if the indebtedness is not yet outstanding, the initial rate (if established and binding), (ii) if the indebtedness has been outstanding for at least twelve months, the average rate over the twelve months immediately preceding the date of calculation, and (iii) (1) if interest on the indebtedness is excludable from gross income under the applicable provisions of the Code, the most recently published Bond Buyer 25 Bond Revenue Index (or comparable index if no longer published) plus fifty (50) basis points, or (2) if interest is not so excludable, the interest rate on direct U.S. Treasury obligations with comparable maturities plus fifty (50) basis points.

Notwithstanding the foregoing, for purposes of any rate covenant measuring actual debt service coverage during a test period, Variable Rate Indebtedness shall be deemed to bear interest at the actual rate per annum applicable during the test period;

(v) if moneys or Defeasance Obligations have been deposited by the City into a separate fund or account or are otherwise held by the City or by a fiduciary to be used to pay Debt Service on specified Obligations, and such Obligations are discharged, or no longer outstanding, pursuant to the terms of the instrument under which they are issued or arise, then the Debt Service to be paid from such moneys or Defeasance Obligations, or from the earnings thereon, shall be disregarded and not included in calculating Debt Service;

(vi) the amount on deposit in a debt service reserve fund on any date of calculation of Debt Service shall be deducted from the amount of principal due at the final maturity of the Obligations for which such debt service reserve fund was established and in each preceding year until such amount is exhausted; and

(vii) with respect to Contract Payments, including the Series 2025 Bonds, that are not comprised of separate payments of interest and principal but which, rather, are required pursuant to the instrument under which they arise to be paid in amounts sufficient to pay principal and interest on bonds, notes, or other obligations of an entity other than the City, for purposes of calculating Debt Service, interest payments and principal payment (whether at maturity or by redemption or prepayment) with respect to such bonds, notes, or other obligations shall be deemed to be interest payments and principal payments with respect to such Contract Payments; provided, however, that for purposes of such calculation, the Contract Payment Dates applicable to such Contract Payments shall be used, whether or not such Contract Payment Dates coincide with the dates on which such Contract Payments are to be applied to the payment of interest and principal with respect to such bonds, notes, or other obligations.

“Debt Service Fund” means the fund by that name established and held by the Trustee pursuant to Section 4.03.

“Defeasance Obligations” means (a) cash, (b) non-callable Federal Securities described in paragraph (a) of the definition thereof (“Treasuries”), (c) evidences of ownership of proportionate interests in future interest and principal payments on Treasuries held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying Treasuries are not available to any person claiming through the custodian or to whom the custodian may be obligated or (d) pre-refunded municipal obligations rated “AA” and “Aa” by S&P or Moody’s, respectively (or any combination thereof).

“Depository” means (a) initially, DTC, and (b) any other Securities Depositories acting as Depository pursuant to Section 2.10.

“Depository System Participant” means any participant in the Depository’s book-entry system.

“DTC” means The Depository Trust Company, New York, New York, and its successors and assigns.

“Escrow Bank” means Computershare Corporate Trust, acting as Escrow Bank under the Escrow Deposit and Trust Agreement.

“Escrow Deposit and Trust Agreement” means the Escrow Deposit and Trust Agreement, dated as of _____, 2025, by and among the City, the Authority and the Escrow Bank.

“Escrow Fund” means the fund of that name established and held by the Escrow Bank pursuant to the Escrow Deposit and Trust Agreement.

“Event of Default” means any of the events described in Section 8.01.

“Fair Market Value” means the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm’s length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of section 1273 of the Tax Code) and, otherwise, the term “Fair Market Value” means the acquisition price in a bona fide arm’s length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Tax Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Tax Code, (iii) the investment is a United States Treasury Security—State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) any commingled investment fund in which the City and related parties do not own more than a ten percent (10%) beneficial interest therein if the return paid by the fund is without regard to the source of the investment.

“Federal Securities” means any of the following, which at the time of investment are legal investments under the laws of the State for the moneys proposed to be invested therein:

(a) direct general obligations of the United States of America (including obligations issued or held in book entry form on the books of the Department of the Treasury of the United States of America); and

(b) obligations of any department, City or instrumentality of the United States of America the timely payment of principal of and interest on which are unconditionally and fully guaranteed by the United States of America.

“Fiscal Year” means the period commencing on July 1 of each year and terminating on the next succeeding June 30.

“Improvement” means any addition, extension, improvement, equipment, machinery or other facilities to or for the Wastewater System.

“Indenture” means this Indenture of Trust, as originally executed or as it may from time to time be supplemented, modified or amended pursuant to the provisions hereof.

“Independent Certified Public Accountant” means any certified public accountant or firm of such accountants appointed and paid by the City, and who, or each of whom-

(a) is in fact independent and not under domination of the City;

(b) does not have any substantial identity of interest, direct or indirect, with the City; and

(c) is not and no member of which is connected with the City as an officer or employee of the City, but who may be regularly retained to make annual or other audits of the books of or reports to the City.

“Information Services” means in accordance with then-current guidelines of the Securities and Exchange Commission, the Electronic Municipal Market Access System (referred to as “EMMA”), a facility of the Municipal Securities Rulemaking Board (at <http://emma.msrb.org>), or such service or services as the Authority may designate in a certificate delivered to the Trustee.

[“Insurance Policy” means the municipal bond insurance policy securing the Series 2025 Bonds and delivered by the Insurer.]

[“Insurer” means (i) [] as provider of the Reserve Policy and as provider of the Insurance Policy, and (ii) the provider of a municipal bond or financial guaranty insurance policy with respect to an issue of Bonds (other than the Series 2025 Bonds) or with respect to an issue of bonds the proceeds of which are used to purchase an issue of Bonds (other than the Series 2025 Bonds).]

“Interest Payment Date” means, with respect to the Series 2025 Bonds, June 1 and December 1 in each year, beginning December 1, 2025.

[“Late Payment Rate” means the lesser of (a) the greater of (i) the per annum rate of interest, publicly announced from time to time by JPMorgan Chase Bank, N.A., at its principal office in The City of New York, New York, as its prime or base lending rate (“Prime Rate”) (any change in such Prime Rate to be effective on the date such change is announced by JPMorgan Chase Bank, N.A.) plus 3%, and (ii) the then applicable highest rate of interest on the Series 2025 Bonds and (b) the maximum rate permissible under applicable usury or similar laws limiting interest rates. In the event JPMorgan Chase Bank, N.A., ceases to announce its Prime Rate, the Prime Rate shall be the prime or base lending rate of such other bank, banking association or trust company as _____, in its sole and absolute discretion, shall designate. Interest at the Late Payment Rate on any amount owing to _____ shall be computed on the basis of the actual number of days elapsed in a year of 360 days.]

“Maintenance and Operations Costs of the Wastewater System” means, for any Fiscal Year or other period, the reasonable and necessary costs spent or incurred by the City for maintaining and operating the Wastewater System, calculated in accordance with generally accepted accounting principles, including (among other things) the reasonable expenses of management and repair and other expenses necessary to maintain and preserve the Wastewater System in good repair and working order, and including Administrative Costs, salaries and wages of employees, payments to employee retirement systems (to the extent paid from System Revenues), overhead, insurance, taxes (if any), fees of auditors, accountants, attorneys, or engineers, and insurance premiums, and including all other reasonable and necessary costs of the City or charges required to be paid by it to comply with the terms of the Series 2025 Bonds, this Indenture, or any Additional Obligations, including any amounts required to be deposited in the Rebate Fund pursuant to the Tax Certificate, but excluding in all cases (i) depreciation and replacement and obsolescence charges or reserves therefor, (ii) amortization of intangibles or other bookkeeping entries or non-cash expenditures of a similar nature, (iii) costs of capital additions, replacements, betterments,

extensions, or improvements to the Wastewater System, which under generally accepted accounting principles are chargeable to a capital account or to a reserve for depreciation, (iv) charges for the payment of principal and interest on any general obligation bond heretofore or hereafter issued for Wastewater System purposes, and (v) charges for the payment of any debt service on the Obligations or on any obligation subordinate to the Obligations.

“Maximum Annual Debt Service” means, at any point in time, with respect to Obligations then outstanding, the maximum amount of Debt Service on the Obligations in the then current or any future Fiscal Year or other period, calculated by the City or by an Independent Certified Public Accountant and provided to the Trustee.

“Minimum Rating” means a long-term rating of A or better from S&P or Moody’s or a short-term rating which is in the highest general rating category of S&P and Moody’s, in any event determined without regard to any refinement or gradation of such rating by a numerical modifier, a plus or a minus sign, or otherwise.

“Moody’s” means Moody’s Investors Service, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and its successors or assigns, except that if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, then the term “Moody’s” shall be deemed to refer to any other nationally recognized securities rating agency selected by the City.

“Net Proceeds,” when used with reference to any insurance or condemnation award or sale of property, means the gross proceeds from the sale of property or insurance or condemnation award with respect to which that term is used remaining after payment of all expenses (including attorneys’ fees and any extraordinary expenses of the Trustee) incurred in the collection of such gross proceeds.

“Net System Revenues” means System Revenues less the Maintenance and Operation Costs of the Wastewater System.

“Nominee” means (a) initially, Cede & Co. as nominee of DTC, and (b) any other nominee of the Depository designated pursuant to Section 2.10(a) of the Indenture.

“Obligations” means City Bonds and Contract Payments.

“Original Purchaser” means, in the case of the Series 2025 Bonds, collectively, _____, and their successors and assigns.

“Outstanding,” when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 7.03) all Bonds theretofore executed, issued and delivered by the City under this Indenture except -

(a) Bonds theretofore cancelled by the Trustee or surrendered to the Trustee for cancellation;

(b) Bonds paid or deemed to have been paid within the meaning of Section 9.03; and

(c) Bonds in lieu of or in substitution for which other Bonds shall have been executed, issued and delivered by the City pursuant to this Indenture or any Contracts for Additional Obligations.

“Owner” or “Bond Owner” or “Bondowner”, when used with respect to any Bond, means the person in whose name the ownership of such Bond shall be registered on the Bond Registration Books.

“Participating Underwriter” has the meaning ascribed thereto in the Continuing Disclosure Certificate.

“Principal Corporate Trust Office” means the corporate trust office of the Trustee at the address set forth in Section 9.10, provided that for purposes of payment, cancellation, surrender, exchange and transfer of Bonds, such term means the corporate trust office of the Trustee in Los Angeles, California or such other or additional offices as may be designated by the Trustee from time to time.

“Qualified Reserve Account Credit Instrument” means (i) [the Reserve Policy] or (ii) an irrevocable standby or direct-pay letter of credit or Reserve Policy issued by a commercial bank or insurance company and deposited with the Trustee pursuant to Section 4.03(c), provided that all of the following requirements are met by the Successor Agency at the time of delivery thereof to the Trustee: (a) the long-term credit rating of such bank or insurance company is “A” (without regard to modifier) or higher; (b) such letter of credit or Reserve Policy has a term of at least twelve (12) months; (c) such letter of credit or Reserve Policy has a stated amount at least equal to the portion of the Reserve Requirement with respect to which funds are proposed to be released pursuant to Section 4.03(c); (d) the Trustee is authorized pursuant to the terms of such letter of credit or Reserve Policy to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Interest Account and the Principal Account; and (e) prior written notice is given pursuant to the Indenture before the effective date of any such Qualified Reserve Account Credit Instrument.

“Record Date” means, with respect to the Series 2025 Bonds, the fifteenth (15th) calendar day of the month immediately preceding an Interest Payment Date or, with respect to any Additional Obligations, any other date established in the applicable Additional Obligations Instrument.

“Reserve Account” means the account by that name established and held by the Trustee pursuant to Section 4.03(c) hereof.

[“Reserve Policy” means the municipal bond debt service reserve insurance policy issued by the Insurer as Policy Number _____ in the stated amount of \$ _____, deposited into the Reserve Account relating to the Series 2025 Bonds.]

“Reserve Requirement” means, with respect to the Series 2025 Bonds, as of any date of calculation, the least of (i) ten percent (10%) of the original par amount of the Series 2025 Bonds, (ii) Maximum Annual Debt Service with respect to the Series 2025 Bonds, or (iii) 125% of average Annual Debt Service on the Series 2025 Bonds; provided, however, that the Reserve Requirement shall not exceed the Reserve Requirement calculated on the Closing Date; and provided, further

that the City may meet all or a portion of the Reserve Requirement by depositing a Qualified Reserve Account Credit Instrument meeting the requirements of Section 4.03(c) hereof.]

“S&P” means Standard & Poor’s Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of New York, and its successors or assigns, except that if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, then the term “S&P” shall be deemed to refer to any other nationally recognized securities rating agency selected by the City.

“Series 2025 Bonds” means the City of Oxnard Wastewater Revenue Refunding Bonds, Series 2025, issued and at any time Outstanding hereunder.

“Series 2025 Escrow Fund” means the fund by that name established pursuant to Section 3.03 hereof.

“State” means the State of California.

“Supplemental Indenture” means any supplement or amendment to this Indenture which complies with the provisions of Section 7.01 or 7.02.

“System Revenues” means, for any Fiscal Year or other period, all rates, fees, and charges received for, and all other income and receipts derived by the City from, the operation of the Wastewater System or arising from the Wastewater System, determined in accordance with generally accepted accounting principles, including all proceeds of insurance covering business interruption loss relating to the Wastewater System, investment earnings on such amounts, and all other money howsoever derived by the City from the operation of the Wastewater System or arising from the Wastewater System; provided, however, that System Revenues shall include fees and charges collected during such Fiscal Year or other period, but only to the extent that such fees and charges could be properly expended on a Wastewater System Project for which the proceeds were used or are available to be used.

“Tax Code” means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Series 2025 Bonds, together with applicable proposed, temporary and final regulations promulgated, and applicable official public guidance published, under the Tax Code.

“Tax Regulations” means temporary and permanent regulations promulgated under the Tax Code.

“Trustee” means Computershare Corporate Trust, appointed by the City to act as trustee hereunder pursuant to Section 6.01, and its assigns or any other corporation or association which may at any time be substituted in its place, as provided in Section 6.01.

“Wastewater Revenue Fund” means the fund by that name held by the City as set forth in Section 4.02.

“Wastewater System” means the entire wastewater system of the City, including without limitation all improvements, works, or facilities owned, controlled, or operated by the City to provide wastewater service as such improvements, works, or facilities now exist, together with all additions to improvements of and extensions to said wastewater system later constructed or organized.

“2014 Bonds” means the \$71,985,000 original principal amount City of Oxnard Financing Authority Wastewater Revenue Bonds, Series 2014.

“2014 Indenture” means the Indenture of Trust, dated as of November 1, 2014, among the 2014 Trustee, the City, and the Authority.

“2014 Installment Purchase Agreement” means the Installment Purchase Agreement, dated as of November 1, 2001, between the City and the Authority.

“2014 Trustee” means Computershare Corporate Trust, as successor in interest to Wells Fargo Bank, National Association under the 2014 Indenture.

SECTION 1.02 Rules of Construction. All references in this Indenture to “Articles,” “Sections,” and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Indenture; and the words “herein,” “hereof,” “hereunder,” and other words of similar import refer to this Indenture as a whole and not to any particular Article, Section or subdivision hereof.

Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words importing the singular number shall include the plural number and vice versa, and words importing persons shall include corporations and associations, including public bodies, as well as natural persons.

SECTION 1.03 Authorization and Purpose of Series 2025 Bonds. The City has reviewed all proceedings heretofore taken relative to the authorization of the Series 2025 Bonds and has found, as a result of such review, and hereby finds and determines that all things, conditions, and acts required by law to exist, happen and/or be performed precedent to and in the issuance of the Series 2025 Bonds do exist, have happened and have been performed in due time, form and manner as required by law, and the City is now authorized, as an exercise of the municipal affairs power of the City as a municipal corporation under the constitution and laws of the State and pursuant to the Bond Law and each and every requirement of law, to issue the Series 2025 Bonds in the manner and form provided in this Indenture. Accordingly, the City hereby authorizes the issuance of the Series 2025 Bonds pursuant to the Bond Law and this Indenture for the purpose of providing funds to refund the 2014 Bonds and 2014 Installment Purchase Agreement, to fund a reserve account, and to pay Costs of Issuance of the Series 2025 Bonds.

SECTION 1.04 Equal Security. In consideration of the acceptance of the Series 2025 Bonds by the Owners thereof, this Indenture shall be deemed to be and shall constitute a contract among the City, the Trustee and the Owners from time to time of the Series 2025 Bonds; and the covenants and agreements herein set forth to be performed on behalf of the City shall be for the equal and proportionate benefit, security and protection of all Owners of the Series 2025 Bonds without preference, priority or distinction as to security or otherwise of any of the Series 2025 Bonds over

any of the others by reason of the number or date thereof or the time of sale, execution or delivery thereof, or otherwise for any cause whatsoever, except as expressly provided therein or herein.

ARTICLE II

ISSUANCE OF SERIES 2025 BONDS

SECTION 2.01 Terms of Series 2025 Bonds. The Series 2025 Bonds authorized to be issued by the City under and subject to the Bond Law and the terms of this Indenture shall be designated the “City of Oxnard Wastewater Revenue Refunding Bonds, Series 2025”, and shall be issued in the original principal amount of _____ Dollars (\$_____).

The Series 2025 Bonds shall be issued in fully registered form without coupons in denominations of \$5,000 or any integral multiple thereof, so long as no Series 2025 Bond shall have more than one maturity date. The Series 2025 Bonds shall mature on June 1 in each of the years and in the amounts, and shall bear interest at the rates, as follows:

Maturity Date (<u>June 1</u>)	Principal <u>Amount</u>	Interest <u>Rate</u>
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Interest on the Series 2025 Bonds shall be payable on each Interest Payment Date to the person whose name appears on the Bond Registration Books as the Owner thereof as of the Record Date immediately preceding each such Interest Payment Date, such interest to be paid by check or draft of the Trustee mailed by first class mail to the Owner or, at the option of any Owner of at least \$1,000,000 aggregate principal amount of the Series 2025 Bonds with respect to which written instructions have been filed with the Trustee prior to the Record Date, by wire transfer, at the address of such Owner as it appears on the Bond Registration Books. In the event there exists a default in payment of interest due on such Interest Payment Date, such interest shall be payable on a payment date established by the Trustee to the persons in whose names the Series 2025 Bonds are registered at the close of business on a special record date for the payment of such defaulted

interest established by notice mailed by the Trustee to the registered Owners of the Series 2025 Bonds not less than 15 days preceding such special record date. Principal of and premium (if any) on any Series 2025 Bond shall be paid upon presentation and surrender thereof at the Principal Corporate Trust Office of the Trustee. Both the principal of and interest and premium (if any) on the Series 2025 Bonds shall be payable in lawful money of the United States of America.

The Series 2025 Bonds shall be dated the Closing Date and bear interest based on a 360-day year comprised of twelve 30-day months from the Interest Payment Date next preceding the date of authentication thereof, unless said date of authentication is an Interest Payment Date, in which event such interest is payable from such date of authentication, and unless said date of authentication is prior to [November 15, 2025], in which event such interest is payable from the Closing Date; provided, however, that if, as of the date of authentication of any Series 2025 Bond, interest thereon is in default, such Series 2025 Bond shall bear interest from the date to which interest has previously been paid or made available for payment thereon in full.

SECTION 2.02 Terms of Redemption. The Series 2025 Bonds are not subject to redemption prior to maturity.

SECTION 2.03 Form of Series 2025 Bonds. The Series 2025 Bonds, the Trustee's certificate of authentication, and the assignment to appear thereon, shall be substantially in the respective forms set forth in Exhibit A attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Indenture.

SECTION 2.04 Execution of Series 2025 Bonds. The Series 2025 Bonds shall be signed in the name and on behalf of the City with the manual or facsimile signatures of its Authorized Officer, and attested by the manual or facsimile signature of its Secretary under the seal of the City. Such seal may be in the form of a facsimile of the City's seal and shall be imprinted or impressed upon the Series 2025 Bonds. The Series 2025 Bonds shall then be delivered to the Trustee for authentication by it. In case any officer who shall have signed any of the Series 2025 Bonds shall cease to be such officer before the Series 2025 Bonds so signed shall have been authenticated or delivered by the Trustee or issued by the City, such Series 2025 Bonds may nevertheless be authenticated, delivered and issued and, upon such authentication, delivery and issue, shall be as binding upon the City as though the individual who signed the same had continued to be such officer of the City. Also, any Series 2025 Bond may be signed on behalf of the City by any individual who on the actual date of the execution of such Series 2025 Bond shall be the proper officer although on the nominal date of such Series 2025 Bond such individual shall not have been such officer.

Only such of the Series 2025 Bonds as shall bear thereon a certificate of authentication in substantially the form set forth in Exhibit A, manually executed by the Trustee, shall be valid or obligatory for any purpose or entitled to the benefits of this Indenture, and such certificate of the Trustee shall be conclusive evidence that the Series 2025 Bonds so authenticated have been duly authenticated and delivered hereunder and are entitled to the benefits of this Indenture.

SECTION 2.05 Transfer of Series 2025 Bonds. Any Series 2025 Bond may, in accordance with its terms, be transferred upon the Bond Registration Books by the person in whose name it is

registered, in person or by his duly authorized attorney, upon surrender of such Series 2025 Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Trustee, duly executed. Whenever any Series 2025 Bond shall be surrendered for transfer, the City shall execute and the Trustee shall thereupon authenticate and deliver to the transferee a new Series 2025 Bond or Series 2025 Bonds of like tenor, maturity and aggregate principal amount. The City shall pay all costs of the Trustee incurred in connection with any such transfers, except that the Trustee may require the payment by the Bond Owner requesting such transfer of any tax or other governmental charge required to be paid with respect to such transfer.

SECTION 2.06 Exchange of Series 2025 Bonds. Series 2025 Bonds may be exchanged at the Principal Corporate Trust Office of the Trustee, for Series 2025 Bonds of the same tenor and maturity and of other authorized denominations. The City shall pay all costs of the Trustee incurred in connection with any such exchanges, except that the Trustee may require the payment by the Bond Owner requesting such exchange of any tax or other governmental charge required to be paid with respect to such exchange.

SECTION 2.07 Temporary Series 2025 Bonds. The Series 2025 Bonds may be issued initially in temporary form exchangeable for definitive Series 2025 Bonds when ready for delivery. The temporary Series 2025 Bonds may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the City and may contain such reference to any of the provisions of this Indenture as may be appropriate. Every temporary Series 2025 Bond shall be executed by the City and be registered and authenticated by the Trustee upon the same conditions and in substantially the same manner as the definitive Series 2025 Bonds. If the City issues temporary Series 2025 Bonds, it will execute and furnish definitive Series 2025 Bonds without delay, and thereupon the temporary Series 2025 Bonds may be surrendered, for cancellation, in exchange therefor at the Principal Corporate Trust Office of the Trustee, and the Trustee shall authenticate and deliver in exchange for such temporary Series 2025 Bonds an equal aggregate principal amount of definitive Series 2025 Bonds of authorized denominations. Until so exchanged, the temporary Series 2025 Bonds shall be entitled to the same benefits under this Indenture as definitive Series 2025 Bonds authenticated and delivered hereunder.

SECTION 2.08 Bond Registration Books. The Trustee will keep or cause to be kept at its trust office sufficient Bond Registration Books for the registration and transfer of the Series 2025 Bonds, which shall at all times during regular business hours, and upon reasonable notice, be open to inspection by the City; and, upon presentation for such purpose, the Trustee shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said books, Series 2025 Bonds as hereinbefore provided.

SECTION 2.09 Series 2025 Bonds Mutilated, Lost, Destroyed or Stolen. If any Series 2025 Bond shall become mutilated, the City, at the expense of the Owner of said Series 2025 Bond, shall execute, and the Trustee shall thereupon authenticate and deliver, a new Series 2025 Bond of like maturity and principal amount in exchange and substitution for the Series 2025 Bond so mutilated, but only upon surrender to the Trustee of the Series 2025 Bond so mutilated. Every mutilated Series 2025 Bond so surrendered to the Trustee shall be cancelled by it and delivered to, or upon the order of, the City. If any Series 2025 Bond issued hereunder shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Trustee and, if such evidence be satisfactory to it and indemnity satisfactory to it shall be given, the City, at the expense

of the Bond Owner, shall execute, and the Trustee shall thereupon authenticate and deliver, a new Series 2025 Bond of like maturity and principal amount in lieu of and in substitution for the Series 2025 Bond so lost, destroyed or stolen. The City may require payment of a reasonable fee for each new Series 2025 Bond issued under this Section and of the expenses which may be incurred by the City and the Trustee. Any Series 2025 Bond issued under the provisions of this Section in lieu of any Series 2025 Bond alleged to be lost, destroyed or stolen shall constitute an original contractual obligation on the part of the City whether or not the Series 2025 Bond alleged to be lost, destroyed or stolen be at any time enforceable by anyone, and shall be equally and proportionately entitled to the benefits of this Indenture with all other Series 2025 Bonds secured by this Indenture.

SECTION 2.10 Book Entry System.

(a) Original Delivery. The Series 2025 Bonds shall be initially delivered in the form of a separate single fully registered Series 2025 Bond (which may be typewritten) for each maturity of the Series 2025 Bonds. Upon initial delivery, the ownership of each such Series 2025 Bond shall be registered on the Bond Registration Books maintained by the Trustee pursuant to Section 2.08 hereof in the name of the Nominee.

Except as provided in subsection (c), the ownership of all of the Outstanding Series 2025 Bonds shall be registered in the name of the Nominee on such Bond Registration Books.

With respect to Series 2025 Bonds the ownership of which shall be registered in the name of the Nominee, the City and the Trustee shall have no responsibility or obligation to any Depository System Participant or to any person on behalf of which the City holds an interest in the Series 2025 Bonds. Without limiting the generality of the immediately preceding sentence, the City and the Trustee shall have no responsibility or obligation with respect to (i) the accuracy of the records of the Depository, the Nominee or any Depository System Participant with respect to any ownership interest in the Series 2025 Bonds, (ii) the delivery to any Depository System Participant or any other person, other than a Bond Owner as shown in the Registration Books, of any notice with respect to the Series 2025 Bonds, including any notice of redemption, (iii) the selection by the Depository of the beneficial interests in the Series 2025 Bonds to be redeemed in the event the City elects to redeem the Series 2025 Bonds in part, (iv) the payment to any Depository System Participant or any other person, other than a Bond Owner as shown in the Registration Books, of any amount with respect to principal, premium, if any, or interest represented by the Series 2025 Bonds or (v) any consent given or other action taken by the Depository as Bond Owner. The City and the Trustee may treat and consider the person in whose name each Series 2025 Bond is registered as the absolute owner of such Series 2025 Bond for the purpose of payment of principal, premium, if any, and interest represented by such Series 2025 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2025 Bond, for the purpose of registering transfers of ownership of such Series 2025 Bond, and for all other purposes whatsoever. The Trustee shall pay the principal, interest and premium, if any, represented by the Series 2025 Bonds only to the respective Owners or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge all obligations with respect to payment of principal, interest and premium, if any, represented by the Series 2025 Bonds to the extent of the sum or sums so paid. No person other than a Bond Owner shall receive a Series 2025 Bond evidencing the obligation of the City

to make payments of principal, interest and premium, if any, pursuant to this Trust Indenture. Upon delivery by the Depository to the Nominee of written notice to the effect that the Depository has determined to substitute a new Nominee in its place, such new nominee shall become the Nominee hereunder for all purposes; and upon receipt of such a notice the City shall promptly deliver a copy of the same to the Trustee.

(b) Representation Letter. In order to qualify the Series 2025 Bonds for the Depository's book-entry system, the City shall execute and deliver to such Depository a letter representing such matters as shall be necessary to so qualify the Series 2025 Bonds. The execution and delivery of such letter shall not in any way limit the provisions of subsection (a) above or in any other way impose upon the City or the Trustee any obligation whatsoever with respect to persons having interests in the Series 2025 Bonds other than the Bond Owners. Upon the written acceptance by the Trustee, the Trustee shall agree to take all action reasonably necessary for all representations of the Trustee in such letter with respect to the Trustee to at all times be complied with. In addition to the execution and delivery of such letter, the City may take any other actions, not inconsistent with this Indenture, to qualify the Series 2025 Bonds for the Depository's book-entry program.

(c) Transfers Outside Book-Entry System. In the event that either (i) the Depository determines not to continue to act as Depository for the Series 2025 Bonds, or (ii) the City determines to terminate the Depository as such, then the City shall thereupon discontinue the book-entry system with such Depository. In such event, the Depository shall cooperate with the City and the Trustee in the execution of replacement Series 2025 Bonds by providing the Trustee with a list showing the interests of the Depository System Participants in the Series 2025 Bonds, and by surrendering the Series 2025 Bonds, registered in the name of the Nominee, to the Trustee on or before the date such replacement Series 2025 Bonds are to be issued. The Depository, by accepting delivery of the Series 2025 Bonds, agrees to be bound by the provisions of this subsection (c). If, prior to the termination of the Depository acting as such, the City fails to identify another Securities Depository to replace the Depository, then the Series 2025 Bonds shall no longer be required to be registered in the Registration Books in the name of the Nominee, but shall be registered in whatever name or names the Owners transferring or exchanging Series 2025 Bonds shall designate, in accordance with the provisions hereof.

In the event the City determines that it is in the best interests of the beneficial owners of the Series 2025 Bonds that they be able to obtain certificated Series 2025 Bonds, the City may notify the Depository System Participants of the availability of such certificated Series 2025 Bonds through the Depository. In such event, the Trustee will execute, transfer and exchange Series 2025 Bonds as required by the Depository and others in appropriate amounts; and whenever the Depository requests, the Trustee and the City shall cooperate with the Depository in taking appropriate action (y) to make available one or more separate certificates evidencing the Series 2025 Bonds to any Depository System Participant having Series 2025 Bonds credited to its account with the Depository, or (z) to arrange for another Securities Depository to maintain custody of a single certificate evidencing such Series 2025 Bonds, all at the City's expense.

(d) Payments to the Nominee. Notwithstanding any other provision of this Trust Indenture to the contrary, so long as any Series 2025 Bond is registered in the name of the Nominee, all payments with respect to principal, interest and premium, if any, represented by such

Series 2025 Bond and all notices with respect to such Series 2025 Bond shall be made and given, respectively, as provided in the letter described in subsection (b) of this Section or as otherwise instructed by the Depository.

ARTICLE III

ISSUE OF SERIES 2025 BONDS; ADDITIONAL OBLIGATIONS

SECTION 3.01 Issuance of Series 2025 Bonds. Upon the execution and delivery of this Indenture, the City shall execute and deliver Series 2025 Bonds in the aggregate principal amount of _____ Dollars (\$_____) to the Trustee for authentication and delivery to the Original Purchaser thereof upon the Request of the City.

SECTION 3.02 Application of Proceeds of Sale of Series 2025 Bonds; Transfers from the 2014 Indenture. Upon the receipt of payment for the Series 2025 Bonds on the Closing Date in the amount of \$_____ (being an amount equal to the principal amount of the Series 2025 Bonds (\$_____), [less the amount delivered to the Insurer for the Insurance Policy and the Reserve Policy (\$_____)] plus an original issue premium of \$_____, less: (i) underwriter's discount (\$_____); and the Trustee shall apply the proceeds of sale thereof as follows:

- (a) The Trustee transfer to the Escrow Bank, for deposit to the Escrow Fund, the amount of \$_____; and
- (b) The Trustee shall deposit in the Cost of Issuance Fund an amount equal to \$_____; and
- (c) [The Reserve Policy is delivered to the Trustee for deposit in the Reserve Account.]

SECTION 3.03 Escrow Fund. There is hereby created as a fund to be known as the "City of Oxnard Wastewater Revenue Refunding Bonds, Series 2025 Escrow Fund" (the "Series 2025 Escrow Fund"). In accordance with Section 3.02(a) hereof, the Trustee shall transfer all monies in the Series 2025 Escrow Fund to the Escrow Bank and shall close the Series 2025 Escrow Fund.

SECTION 3.04 Cost of Issuance Fund. There is hereby created a fund to be known as the "City of Oxnard Water Revenue Refunding Bonds, Series 2025 Cost of Issuance Fund" (the "Cost of Issuance Fund"), which the City hereby covenants and agrees to cause to be maintained and which shall be held in trust by the Trustee. The moneys in the Cost of Issuance Fund shall be used in the manner provided by law solely for the purpose of the payment of Costs of Issuance upon receipt by the Trustee of Requests of the City therefor, on or after the Closing Date. Each such request of the City shall be sufficient evidence to the Trustee of the facts stated therein and the Trustee shall have no duty to confirm the accuracy of such facts. Any funds remaining in the Cost of Issuance Fund on the earlier of (1) the date an Authorized Officer notifies the Trustee that all third party Costs of Issuance have been paid, or (2) on the date of _____, shall be transferred by the Trustee to the City.

SECTION 3.05 Issuance of Additional Obligations. In addition to the Series 2025 Bonds, the City may, by Additional Obligations Instrument, issue or incur other loans, advances or

indebtedness payable from Net System Revenues to be derived from the Wastewater System, to provide financing for the Wastewater System, in such principal amount as shall be determined by the City. The City may issue or incur any such Additional Obligations subject to the following specific conditions, which are hereby made conditions precedent to the issuance and delivery of such Additional Obligations:

(a) there shall not have occurred and be continuing an Event of Default under the terms of this Indenture; and

(b) the City obtains or provides a certificate or certificates prepared by a Consultant showing that the City obtains or provides a certificate or certificates prepared by a Consultant showing that the estimated Net System Revenues for the twelve (12) calendar months following the date of incurring such Additional obligations will be at least equal to one hundred twenty percent (120%) of Debt Service on all Obligations to be outstanding immediately after the incurring of such Additional Obligations.

(c) For purposes of the computations to be made as described in clause (ii) above, the determination of the Net System Revenues:

(i) may take into account any increases in rates and charges that relate to the Wastewater System and shall take into account any reduction in such rates and charges that will be effective prior to or at the time of incurring such proposed Additional Obligations;

(ii) may take into account an allowance for any estimated increase in such Net System Revenues from any revenue producing additions to or improvements or extensions of the Wastewater System to be made with the proceeds of such Additional Obligations or with the proceeds of Obligations previously issued, as shown by a certificate of a Consultant; and

(iii) Maintenance and Operation Costs of the Wastewater System shall be deemed to be the same as for the prior twelve-month period, but adjusted, if deemed necessary by the Consultant, for any increased Maintenance and Operation Costs of the Wastewater System which are, in the judgment of the Consultant, essential to maintaining and operating the Wastewater System, including any additions or betterments thereto to be made with the proceeds of such Additional Obligations.

The certificate or certificates described above shall not be required if the Additional Obligations being incurred are for the purpose of refunding then outstanding Obligations and at the time of the incurring of such Additional Obligations a certificate of an Authorized Officer shall be delivered showing that Maximum Annual Debt Service on all outstanding Obligations after the incurring of such Additional Obligations will not exceed Maximum Annual Debt Service on all Obligations outstanding prior to the incurring of such Additional Obligations.

SECTION 3.06 Validity of Series 2025 Bonds. The validity of the authorization and issuance of the Series 2025 Bonds shall not be affected in any way by any proceedings taken by

the City in connection with the Wastewater System, and the recital contained in the Series 2025 Bonds that the same are issued pursuant to the Bond Law shall be conclusive evidence of their validity and of the regularity of their issuance.

ARTICLE IV

PLEDGE OF NET SYSTEM REVENUES; FUNDS AND ACCOUNTS

SECTION 4.01 Pledge of Net System Revenues, Wastewater Revenue Fund.

(a) The Series 2025 Bonds and Obligations of the Wastewater System shall be secured by a first pledge of all Net System Revenues. In addition, the City hereby transfers, places a charge upon, assigns and sets over to the Trustee, for the benefit of the Owners, that portion of the Net System Revenues which is necessary to pay the principal of and interest on the Series 2025 Bonds in any Fiscal Year, together with all moneys on deposit in the Debt Service Fund, including the Interest Account, the Principal Account, and the Reserve Account established therein, and such portion of the Net System Revenues is hereby irrevocably pledged to the punctual payment of the principal of and interest on the Series 2025 Bonds. The Bonds and any Obligations of the Wastewater System shall be equally secured by a pledge charge and lien upon the Net System Revenues, without priority for number or date. The Net System Revenues shall not be used for any other purpose while any of the Series 2025 Bonds or Obligations of the Wastewater System remain Outstanding, except that out of Net System Revenues there may be apportioned and paid such sums for such purposes, as are expressly permitted by this Article. Said pledge shall constitute a first, direct and exclusive charge and lien on the Net System Revenues for the payment of the principal of and interest on the Series 2025 Bonds in accordance with the terms thereof and on the Debt Service Fund, and the Interest Account and, Principal Account established therein.

(b) The Net System Revenues constitute a trust fund for the security and payment of the principal of and interest on the Series 2025 Bonds. The general fund of the City is not liable and the credit of the City is not pledged for the payment of the principal of and interest on the Series 2025 Bonds. The Owner of the Series 2025 Bonds shall not compel the exercise of the taxing power by the City or the forfeiture of its property. The principal of and interest on the Series 2025 Bonds are not a debt of the City, nor a legal or equitable pledge, charge, lien or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues except the Net System Revenues of the Wastewater System.

SECTION 4.02 Receipt and Deposit of Revenues. The City has heretofore established the Wastewater Revenue Fund, which the City agrees to continue to hold and maintain for the purposes and uses set forth herein. The City covenants and agrees that all System Revenues, when and as received, will be received and held by the City in trust hereunder and will be deposited by the City in the Wastewater Revenue Fund and will be accounted for through and held in trust in the Wastewater Revenue Fund, and the City shall only have such beneficial right or interest in any of such money as in this Indenture provided. All such System Revenues shall be transferred, disbursed, allocated and applied solely to the uses and purposes hereinafter in this Article set forth, and shall be accounted for separately and apart from all other money, funds, accounts or other resources of the City.

SECTION 4.03 Establishment of Funds and Accounts and Allocation of Revenues Thereto. The Debt Service Fund, as a special fund, is hereby created. The Debt Service Fund shall be held and maintained by the Trustee. All System Revenues shall be held in trust by the City in the Wastewater Revenue Fund and shall be applied, transferred, used and withdrawn only for the purposes hereinafter authorized in this Article.

(1) Operating Costs. The City shall first pay from the moneys in the Wastewater Revenue Fund the budgeted Maintenance and Operation Costs of the Wastewater System as such Costs become due and payable.

(2) Debt Service Payments. At least 5 days prior to each Interest Payment Date, the City shall transfer Net System Revenues to the Trustee for the purpose of paying the Series 2025 Bonds. Not later than the first Business Day preceding each date on which principal of or interest on the Series 2025 Bonds becomes due and payable, the Trustee shall transfer from the Debt Service Fund and deposit into the following respective accounts (each of which the Trustee shall establish and maintain within the Debt Service Fund), the following amounts in the following order of priority, the requirements of each such account at the time of deposit to be satisfied before any transfer is made to any account subsequent in priority:

(a) Interest Account. The Trustee shall deposit in the Interest Account an amount required to cause the aggregate amount on deposit in the Interest Account to be at least equal to the amount of interest becoming due and payable on such Interest Payment Date on all Series 2025 Bonds then Outstanding.

(b) Principal Account. The Trustee shall deposit in the Principal Account an amount required to cause the aggregate amount on deposit in the Principal Account to equal the principal amount of the Series 2025 Bonds coming due and payable on such Interest Payment Date.

(c) [Reserve Account. In the event that the amount on deposit in the Reserve Account at any time becomes less than the Reserve Requirement, the Trustee shall promptly notify the City of such fact. Promptly upon receipt of any such notice, the City shall transfer to the Trustee an amount sufficient to maintain the Reserve Requirement of the Reserve Account. If there shall then not be sufficient Net System Revenues on deposit in the Wastewater Revenue Fund to transfer an amount sufficient to maintain the Reserve Requirement of the Reserve Account, the City shall be obligated to continue making transfers as Net System Revenues become available in the Wastewater Revenue Fund until there is an amount sufficient to maintain the Reserve Requirement of the Reserve Account. No such transfer and deposit need be made to the Reserve Account so long as there shall be on deposit therein a sum at least equal to the Reserve Requirement. All money in the Reserve Account shall be used and withdrawn by the Trustee solely for the purpose of making transfers to the Interest Account and, the Principal Account in such order of priority, in the event of any deficiency at any time in any of such accounts or for the retirement of Series 2025 Bonds then Outstanding, except that so long as the City is not in default hereunder, any amount in the Reserve

Account in excess of the Reserve Requirement shall be withdrawn from the Reserve Account semiannually on or before four (4) Business Days preceding each June 1 and December 1 by the Trustee and deposited in the Interest Account. All amounts in the Reserve Account on the Business Day preceding the final Interest Payment Date shall be withdrawn from the Reserve Account and shall be transferred either (i) to the Interest Account and, the Principal Account, in such order, to the extent required to make the deposits then required to be made pursuant to this Section 4.03 or, (ii) if the City shall have caused to be transferred to the Trustee an amount sufficient to make the deposits required by this Section 4.03, then, at the Request of the City, such amount shall be transferred as directed by the City.

The Reserve Requirement with respect to the Series 2025 Bonds shall be satisfied by the delivery of the Reserve Policy to the Trustee. The Trustee shall credit the Reserve Policy to the Reserve Account. Under the terms and conditions of the Reserve Policy, the Trustee shall deliver to the Insurer a demand for payment under the Reserve Policy in the required form at least five Business Days before the date on which funds are required for the purposes set forth in Section 4.03(c). The Trustee shall comply with all of the terms and provisions of the Reserve Policy for the purpose of assuring that funds are available thereunder when required for the purposes of the Reserve Account, within the limits of the coverage amount provided by the Reserve Policy. All amounts drawn by the Trustee under the Reserve Policy will be deposited into the Reserve Account and applied for the purposes thereof. The City shall reimburse the Insurer for all draws under Reserve Policy in accordance with the terms of the Reserve Policy and Section 4.07 hereof.]

(e) Equal Rights. It is the intention of the City that the Series 2025 Bonds and Obligations of the Wastewater System shall be secured by and payable from all moneys deposited in the Wastewater Revenue Fund on an equal basis. To the extent that moneys deposited in the Wastewater Revenue Fund are insufficient to pay debt service on the Series 2025 Bonds and Obligations of the Wastewater System as it becomes due, the Series 2025 Bonds and Obligations of the Wastewater System shall be payable on a pro-rata basis from all available moneys deposited in the Wastewater Revenue Fund. Additionally, any moneys which remain in the Debt Service Fund after payment of principal of and interest on the Series 2025 Bonds shall be used to pay the Insurer for any other unpaid advances under the Reserve Policy.

(3) Surplus. As long as all of the foregoing payments, allocations and transfers are made at the times and in the manner set forth above in subsections (1) and (2), any moneys remaining in the Wastewater Revenue Fund may at any time be treated as surplus and applied for any lawful purpose.

SECTION 4.04 Application of Debt Service Fund. Moneys in the Debt Service Fund shall be applied as follows:

(a) Application of Interest Account. All amounts in the Interest Account shall be used and withdrawn by the Trustee solely for the purpose of paying interest on the Series

2025 Bonds as it shall become due and payable (including accrued interest on any Series 2025 Bonds and Obligations of the Wastewater System purchased or redeemed prior to maturity pursuant to this Indenture).

(b) Application of Principal Account. All amounts in the Principal Account shall be used and withdrawn by the Trustee solely to pay the principal amount of the Series 2025 Bonds at their respective maturity dates.

(c) Application of the Reserve Account. All moneys in the Reserve Account shall be applied as set forth in Section 4.03(c) hereof.

SECTION 4.05 Investments. All moneys in the Wastewater Revenue Fund may be invested by the City from time to time in any investments authorized by law, consistent with the City's investment policy. All moneys in the Debt Service Fund, and the accounts established therein, and Cost of Issuance Fund shall be invested by the Trustee solely in Authorized Investments, as directed pursuant to a Request of the City. In the absence of any such Request of the City, the Trustee may (but shall not be required to) invest any such moneys in money market funds described in paragraph (f) of the definition of Authorized Investments; provided, however, that any such investment shall be made by the Trustee only if, prior to the date on which such investment is to be made, the Trustee shall have received a Request of the City specifying a specific money market fund and, if no such Request of the City is so received, the Trustee shall hold such moneys uninvested. The Trustee shall be entitled to rely upon any investment Request of the City as conclusive certification to the Trustee that the investments described therein are so authorized under the laws of the State of California. Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, and all interest or gain derived from the investment of amounts in any of the Funds or Accounts established hereunder shall be deposited in the Fund or Account from which such investment was made; and shall be accounted for and applied as provided in Section 4.04(c) with respect to the Debt Service Fund; [provided, however, that all interest or gain from the investment of amounts in the Reserve Account shall be deposited by the Trustee in the Interest Account to the extent not required to cause the balance in the Reserve Account to equal the Reserve Requirement. No Permitted Investment of moneys in the Reserve Account shall have a maturity in excess of five (5) years following the date of its acquisition, except that such restriction shall not apply to any investment agreement approved by the Insurer]. For purposes of acquiring any investments hereunder, the Trustee may commingle funds held by it hereunder with the written approval of the City. The Trustee or an affiliate may act as principal or agent in the acquisition or disposition of any investment, and shall be entitled to its customary fees therefor. The Trustee shall incur no liability for losses arising from any investments made pursuant to this Section.

The Trustee shall furnish the City periodic cash transaction statements which include detail for all investment transactions effected by the Trustee or brokers selected by the City. Upon the City's election, such statements will be delivered via the Trustee's online service and upon electing such service, paper statements will be provide only upon request. The City waives the right to receive brokerage confirmations of security transactions effected by the Trustee as they occur, to the extent permitted by law. The City further understands that trade confirmations for securities transactions effected by the Trustee will be available upon request and at no additional cost and other trade confirmations may be obtained from the applicable broker.

SECTION 4.06 Valuation; Investments.

(a) Method of Valuation and Frequency of Valuation. In computing the amount in any Fund or Account, Authorized Investments shall be valued at Fair Market Value. With respect to all Funds and Accounts, valuation shall occur annually.

(b) Investments Subject to Yield Restriction. Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Tax Code and investments in the Reserve Account shall be valued at cost thereof, (consisting of present value thereof, as determined by the City, within the meaning of Section 148 of the Tax Code); provided that the City shall inform the Trustee which funds are subject to a yield restriction.

(c) Additional Limitations. Except as provided in the proceeding subsection (b), with respect to a yield restriction, for the purpose of determining the amount in any fund, the value of Authorized Investments credited to such fund shall be valued by the Trustee at least annually at the market value thereof. For purposes of valuation, the Trustee shall be entitled to utilize any pricing services it considers reliable. The Trustee may sell in any commercially reasonable manner, or present for redemption, any Authorized Investment so purchased by the Trustee whenever it shall be necessary in order to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund to which such Authorized Investment is credited, and the Trustee shall not be liable or responsible for any loss resulting from sale or redemption of any such Authorized Investment.

SECTION 4.07 Municipal Bond Insurance.[to come]

SECTION 4.08 [Reserve Policy Provisions.]

ARTICLE V

COVENANTS OF THE CITY; SPECIAL TAX COVENANTS

SECTION 5.01 Punctual Payment; Compliance With Documents. The City shall punctually pay or cause to be paid the interest and principal to become due with respect to all of the Series 2025 Bonds in strict conformity with the terms of the Series 2025 Bonds and of this Indenture, and will faithfully observe and perform all of the conditions, covenants and requirements of this Indenture and all Contracts for Additional Obligations.

SECTION 5.02 Against Encumbrances. The City will not mortgage or otherwise encumber, pledge or place any charge upon the Wastewater System or any part thereof, or upon any of the Net System Revenues, except as provided in the Indenture.

SECTION 5.03 Discharge of Claims. The City covenants that in order to fully preserve and protect the priority and security of the Series 2025 Bonds the City shall pay from the Net System Revenues and discharge all lawful claims for labor, materials and supplies furnished for or in connection with the Wastewater System which, if unpaid, may become a lien or charge upon the Net System Revenues prior or superior to the lien of the Series 2025 Bonds and impair the security of the Series 2025 Bonds. The City shall also pay from the Net System Revenues all taxes and

assessments or other governmental charges lawfully levied or assessed upon or in respect of the Wastewater System or upon any part thereof or upon any of the Net System Revenues therefrom.

SECTION 5.04 Acquisition, Construction or Financing of Improvements to the Wastewater System. The City will acquire, construct, or finance Improvements to the Wastewater System to be financed with the proceeds of any Additional Obligations with all practicable dispatch, and such Improvements will be made in an expeditious manner and in conformity with laws so as to complete the same as soon as possible.

SECTION 5.05 Maintenance and Operation of Wastewater System in Efficient and Economical Manner. The City covenants and agrees to maintain and operate the Wastewater System in an efficient and economical manner and to operate, maintain and preserve the Wastewater System in good repair and working order.

SECTION 5.06 Against Sale, Eminent Domain.

(a) The City will not sell, lease or otherwise dispose of the Wastewater System or any part thereof essential to the proper operation of the Wastewater System or to the maintenance of the Net System Revenues except as herein expressly permitted and with the consent of the Insurer. The City will not enter into any lease or agreement which impairs the operation of the Wastewater System or any part thereof necessary to secure adequate Net System Revenues for the payment of the interest on and principal of the Series 2025 Bonds, or which would otherwise impair the rights of the Bond Owners with respect to the Net System Revenues or the operation of the Wastewater System. Any real or personal property which has become non-operative or which is not needed for the efficient and proper operation of the Wastewater System, or any material or equipment which has worn out, may be sold at not less than the market value thereof without the consent of the Bond Owners if such sale will not reduce Net System Revenues and if all of the Net Proceeds of such sale are deposited in the Wastewater Revenue Fund.

(b) If all or any part of the Wastewater System shall be taken by eminent domain proceedings, the Net Proceeds realized by the City therefrom shall be deposited by the City with the Trustee in a special fund in trust and applied by the City to the cost of acquiring or constructing or financing Improvements to the Wastewater System if (A) the City first secures and files with the Trustee a Certificate of the City showing (i) the estimated loss in annual Net System Revenues, if any, suffered, or to be suffered, by the City by reason of such eminent domain proceedings, (ii) a general description of the Improvements to the Wastewater System then proposed to be acquired or constructed by the City from such Net Proceeds, and (iii) an estimate of the additional Net System Revenues to be derived from such Improvements; and (B) the City, by a certificate to the Trustee, determines that such additional Net System Revenues will sufficiently offset the loss of Net System Revenues, resulting from such eminent domain proceedings so that the ability of the City to meet its obligations hereunder will not be substantially impaired, which determination by the City shall be final and conclusive. If the foregoing conditions are met, the City shall then promptly proceed with the acquisition or construction or financing of such Improvements substantially in accordance with such Certificate of the City and payments therefor shall be made by the Trustee from such Net Proceeds and from other moneys of the City lawfully available therefor, and any balance of such Net Proceeds not required by the City for the purposes aforesaid shall be deposited in the Wastewater Revenue Fund. If the foregoing conditions are not met, then

such Net Proceeds shall be held in trust by the Trustee and applied to the payment of the Series 2025 Bonds and Outstanding Obligations on a pro rata basis, as the same become due by their terms, and, pending such application, such remaining moneys may be invested by the Trustee in the manner provided in Section 4.06.

SECTION 5.07 Insurance. The City covenants that it shall at all times maintain such insurance on the Wastewater System as is customarily maintained with respect to works and properties of like character against accident to, loss of or damage to such works or properties. If any useful part of the Wastewater System shall be damaged or destroyed, such part shall be restored to use. The Net Proceeds of insurance against accident to or destruction of the physical Wastewater System shall be used for repairing or rebuilding the damaged or destroyed portions of the Wastewater System (to the extent that such repair or rebuilding is determined by the City to be useful or of continuing value to the Wastewater System), and to the extent not so applied, shall be held by the Trustee and applied to the payment of the Series 2025 Bonds and Outstanding Obligations on a pro rata basis, as the same became due by their terms and pending such application, such remaining moneys may be invested by the Trustee in the manner provided in Section 4.06.

Any such insurance shall be in the form of policies or contracts for insurance with insurers of good standing and shall be payable to the City, or may be in the form of self-insurance by the City. The City shall establish such fund or funds or reserves as it determines, in its sole judgment, are necessary to provide for its share of any such self-insurance. The Trustee shall not be responsible for the sufficiency of such insurance.

SECTION 5.08 Records and Accounts. The City covenants that it shall keep proper books of record and accounts of the Wastewater System, separate from all other records and accounts, in which complete and correct entries shall be made of all transactions relating to the Wastewater System. Said books shall, upon reasonable request, be subject to the inspection of the Owners of not less than ten percent (10%) of the Outstanding Series 2025 Bonds or their representatives authorized in writing.

The City covenants that it will cause the books and accounts of the Wastewater System to be audited annually by an Independent Certified Public Accountant and will make available for inspection by the Bond Owners at the office of the Trustee, upon reasonable request, a copy of the report of such Independent Certified Public Accountant.

The City covenants that it will cause to be prepared annually, not more than two hundred seventy (270) days after the close of each Fiscal Year, as a part of its regular annual financial report, a summary statement showing the amount of System Revenues and the amount of all other funds collected which are required to be pledged or otherwise made available as security for payment of principal of and interest on the Series 2025 Bonds, the disbursements from the System Revenues and other funds in reasonable detail. The City shall furnish a copy of the statement to the Trustee, and upon written request, to any Bond Owner. The Trustee shall not be responsible for reviewing the audited financial statements and annual financial report.

[The City will permit the Insurer to discuss the affairs, finances and accounts of the City or any information the Insurer may reasonably request regarding the security for the Series 2025 Bonds with appropriate officials of the City.]

SECTION 5.09 Protection of Security and Rights of Owners. The City will preserve and protect the security of the Series 2025 Bonds and the rights of the Owners, and will warrant and defend their rights against all claims and demands of all persons. From and after the sale and delivery of any Additional Obligations by the City, such Additional Obligations shall be incontestable by the City.

SECTION 5.10 Against Competitive Facilities. The City will not acquire, construct, operate or maintain a Wastewater System or utility within the service area of the City that would be competitive with the Wastewater System.

SECTION 5.11 Payment of Taxes, Etc. The City will pay and discharge all taxes, assessments and other governmental charges which may hereafter be lawfully imposed upon the Wastewater System or any part thereof or upon any Revenues when the same shall become due. The City will duly observe and conform with all valid requirements of any governmental authority relative to the Wastewater System or any part thereof, and will comply with all requirements with respect to any state or federal grants received to assist in paying for the costs of the acquisition, construction or financing of any Improvements to the Wastewater System.

SECTION 5.12 Amount of Rates and Charges, Operating Reserves. The City shall fix, prescribe, and collect fees, rates, and charges for the Wastewater System which will be at least sufficient to yield during each Fiscal Year Net System Revenues equal to the sum of one hundred twenty percent (120%) of the Debt Service for such Fiscal Year and the amounts, if any, then due and owing to the Insurer under the Reserve Policy, if applicable. The City may make adjustments from time to time in such rates and charges and may make such classification thereof as it deems necessary, but shall not reduce the rates and charges then in effect unless the Net System Revenues from such reduced rates and charges will at all times be sufficient to meet the requirements of this Section.

SECTION 5.13 No Priority for Additional Obligations. The City covenants that no additional bonds or other obligations shall be issued or incurred having any priority in payment of principal or interest out of the Net System Revenues over the Series 2025 Bonds.

SECTION 5.14 No Arbitrage. The City shall not take, nor permit nor suffer to be taken any action with respect to the proceeds of any of the Series 2025 Bonds which would cause any of the Series 2025 Bonds to be “arbitrage bonds” within the meaning of the Tax Code.

SECTION 5.15 Information Report. The City is hereby directed to assure the filing of an information report for the Series 2025 Bonds in compliance with Section 149 (e) of the Tax Code.

SECTION 5.16 Private Activity Bond Limitation. The City shall assure that the proceeds of the Series 2025 Bonds are not so used as to cause the Series 2025 Bonds to satisfy the private business tests of section 141(b) of the Tax Code or the private loan financing test of section 141(c) of the Tax Code.

SECTION 5.17 Federal Guarantee Prohibition. The City shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause any of the Series 2025 Bonds to be “federally guaranteed” within the meaning of section 149(b) of the Tax Code.

SECTION 5.18 Further Assurances. The City will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Indenture, and for the better assuring and confirming unto the Owners of the Series 2025 Bonds the rights and benefits provided in this Indenture.

SECTION 5.19 Continuing Disclosure. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Indenture, failure of the City to comply with the Continuing Disclosure Certificate shall not be considered an Event of Default; however, the Trustee, at the written request of any Participating Underwriter or the holders of at least 25% aggregate principal amount of Outstanding Series 2025 Bonds, shall, but only to the extent indemnified to its satisfaction from any liability or expense, including, without limitation fees and expenses of its attorneys, or any holder or beneficial owner of the Series 2025 Bonds may, take such actions as may be necessary and appropriate to compel performance, including seeking mandate or specific performance by court order.

SECTION 5.20 Rebate Requirement. The City shall take any and all actions necessary to assure compliance with section 148(f) of the Tax Code, relating to the rebate of excess investment earnings, if any, to the federal government, to the extent that such section is applicable to the Series 2025 Bonds.

SECTION 5.21 Maintenance of Tax-Exemption. The City shall take all actions necessary to assure the exclusion of interest on the Series 2025 Bonds from the gross income of the Bond Owners to the same extent as such interest is permitted to be excluded from gross income under the Tax Code as in effect on the date of issuance of the Series 2025 Bonds.

ARTICLE VI

THE TRUSTEE

SECTION 6.01 Appointment of Trustee. Computershare Corporate Trust, with an office in Los Angeles, California, a banking association organized and existing under and by virtue of the laws of the United States of America, is hereby appointed Trustee by the City for the purpose of receiving all moneys required to be deposited with the Trustee hereunder and to allocate, use and apply the same as provided in this Indenture. The City agrees that it will maintain a Trustee having a corporate trust office in San Francisco or Los Angeles, California, with a combined capital and surplus of at least Seventy-Five Million Dollars (\$75,000,000), and subject to supervision or examination by federal or State authority, so long as any Series 2025 Bonds are Outstanding. If such bank or trust company publishes a report of condition at least annually pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purpose of this Section 5.01 the combined capital and surplus of such bank, banking association, or trust

company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

The Trustee is hereby authorized to pay the Series 2025 Bonds when duly presented for payment at maturity or purchase prior to maturity, and to cancel all Series 2025 Bonds upon payment thereof. The Trustee shall keep accurate records of all funds administered by it and of all Series 2025 Bonds paid and discharged.

SECTION 6.02 Acceptance of Trusts. The Trustee hereby accepts the trusts imposed upon it by this Indenture, and agrees to perform said trusts, but only upon and subject to the following express terms and conditions:

(a) The Trustee, prior to the occurrence of an Event of Default and after curing all Events of Default which may have occurred, undertakes to perform such duties and only such duties as are specifically set forth in this Indenture. In case an Event of Default hereunder has occurred (which has not been cured or waived) the Trustee may exercise such of the rights and powers vested in it by this Indenture, and shall use the same degree of care and skill in their exercise, as a prudent and reasonable man would exercise or use under the circumstances in the conduct of his own affairs.

(b) The Trustee may execute any of the trusts or powers hereof and perform the duties required of it hereunder by or through attorneys, agents, or receivers, and shall be entitled to rely conclusively on advice of counsel of its choice concerning all matters of trust and its duty hereunder and the Trustee shall not be answerable for any willful misconduct or negligence on the part of any such attorneys, agents or receivers selected by it with reasonable care.

(c) The Trustee shall not be responsible for any recital herein, or in the Series 2025 Bonds, or for the validity of this Indenture or any of the supplements thereto or instruments of further assurance, or for the sufficiency of the security for the Series 2025 Bonds issued hereunder or intended to be secured hereby and the Trustee shall not be bound to ascertain or inquire as to the observance or performance of any covenants, conditions or agreements on the part of the City hereunder. The Trustee shall not be responsible or liable for any loss suffered in connection with any investment of funds made by it in accordance with Section 4.06.

(d) The Trustee shall not be accountable for the use of any proceeds of sale of the Series 2025 Bonds delivered hereunder. The Trustee may become the Owner of Series 2025 Bonds secured hereby with the same rights which it would have if not the Trustee; may acquire and dispose of other bonds or evidence of indebtedness of the City with the same rights it would have if it were not the Trustee; and may act as a depositary for and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of Owners of Series 2025 Bonds, whether or not such committee shall represent the Owners of the majority in principal amount of the Series 2025 Bonds then Outstanding.

(e) In the absence of bad faith on its part, the Trustee shall be protected in acting upon any notice, request, consent, certificate, order, affidavit, letter, telegram, facsimile transmission, electronic mail or other paper or document believed by it to be genuine and correct and to have been signed or sent by the proper person or persons. Any action taken or omitted to be taken by the Trustee pursuant to this Indenture upon the request or authority or consent of any person who at the time of making such request or giving such authority or consent is the Owner of any Series 2025 Bond, shall be conclusive and binding upon all future Owners of the same Series 2025 Bond and upon Series 2025 Bonds issued in exchange therefor or in place thereof. The Trustee shall not be bound to recognize any person as an Owner of any Series 2025 Bond or to take any action at his request unless the ownership of such Series 2025 Bond by such person shall be reflected on the Bond Registration Books.

(f) As to the existence or non-existence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, the Trustee shall be entitled to rely upon a Certificate of the City as sufficient evidence of the facts therein contained and prior to the occurrence of an Event of Default hereunder of which the Trustee has been given notice or is deemed to have notice, as provided in Section 6.02(h) hereof, shall also be at liberty to accept a similar certificate to the effect that any particular dealing, transaction or action is necessary or expedient, but may at its discretion secure such further evidence deemed by it to be necessary or advisable, but shall in no case be bound to secure the same. The Trustee may accept a Certificate of the City to the effect that an authorization in the form therein set forth has been adopted by the City, as conclusive evidence that such authorization has been duly adopted and is in full force and effect.

(g) The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty and it shall not be answerable for other than its negligence or willful default. The immunities and exceptions from liability of the Trustee shall extend to its officers, as finally adjudicated by a court of law, directors, employees and agents.

(h) The Trustee shall not be required to take notice or be deemed to have notice of any Event of Default hereunder except failure by the City to make any of the payments to the Trustee required to be made by the City pursuant hereto or failure by the City to file with the Trustee any document required by this Indenture to be so filed subsequent to the issuance of the Series 2025 Bonds, unless the Trustee shall be specifically notified in writing of such default by the City or by the Owners of at least twenty-five percent (25%) in aggregate principal amount of the Series 2025 Bonds then Outstanding and all notices or other instruments required by this Indenture to be delivered to the Trustee must, in order to be effective, be delivered at the Principal Corporate Trust Office, and in the absence of such notice so delivered the Trustee may conclusively assume there is no Event of Default hereunder except as aforesaid.

(i) At any and all reasonable times the Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect the Wastewater System, including all books, papers and records of the City pertaining to the Wastewater System and the Series 2025 Bonds, and to take such

memoranda from and with regard thereto as may be desired but which is not privileged by statute or by law.

(j) The Trustee shall not be required to give any bond or surety in respect of the execution of the said trusts and powers or otherwise in respect of the premises.

(k) Notwithstanding anything elsewhere in this Indenture with respect to the execution of any Series 2025 Bonds, the withdrawal of any cash, the release of any property, or any action whatsoever within the purview of this Indenture, the Trustee shall have the right, but shall not be required, to demand any showings, certificates, opinions, appraisals or other information, or corporate action or evidence thereof, as may be deemed desirable for the purpose of establishing the right of the City to the execution of any Series 2025 Bonds, the withdrawal of any cash, or the taking of any other action by the Trustee.

(l) Before taking the action referred to in Section 8.03 and this Article the Trustee may require that an indemnity bond satisfactory in terms and amount be furnished for the reimbursement of all expenses to which it may be put and to protect it against all liability, except liability which is finally adjudicated by a court of law to have resulted from its negligence or willful default in connection with any such action.

(m) All moneys received by the Trustee shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received but need not be segregated from other funds except to the extent required by law. The Trustee shall not be under any liability for interest on any moneys received hereunder except such as it may agree to in writing.

(n) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and that the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses,

costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

(o) The Trustee shall not be liable to the parties hereto or deemed in breach or default hereunder if and to the extent its performance hereunder is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the Trustee and could not have been avoided by exercising due care. Force majeure shall include but not be limited to acts of God, terrorism, war, riots, strikes, fire, floods, earthquakes, epidemics or other similar occurrences.

(p) The Trustee does not have a duty to review any financial statements or reports of the City, is not considered to have notice of the content of any such statements or reports and does not have a duty to verify the accuracy of such financial statements or reports.

(q) The Trustee may consult with counsel, who may be bond counsel or other counsel of or to the City, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

(r) The Trustee shall have no responsibility or liability with respect to any information, statements or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of these Series 2025 Bonds.

(s) Whenever in the administration of the trusts imposed upon it by this Indenture the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by a Certificate of the City, and such certificate shall be full warrant to the Trustee for any action taken or suffered in good faith under the provisions of this Indenture in reliance upon such certificate, but in its discretion the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as it may deem.

SECTION 6.03 Fees, Charges and Expenses of Trustee. The Trustee shall be entitled to payment and reimbursement for reasonable fees for its services rendered hereunder and all

advances, counsel fees (including expenses) and other expenses reasonably and necessarily made or incurred by the Trustee in connection with such services. Upon the occurrence of an Event of Default hereunder, but only upon an Event of Default, the Trustee shall have a first lien with right of payment prior to payment of any Series 2025 Bond upon the amounts held hereunder for the foregoing fees, charges and expenses incurred by it respectively.

SECTION 6.04 Notice to Bond Owners of Default. If an Event of Default hereunder occurs with respect to any Series 2025 Bonds, of which the Trustee has been given or is deemed to have notice, as provided in Section 6.02(h) hereof, then the Trustee shall promptly give written notice thereof by first-class mail to the Owner of each such Series 2025 Bond, unless such Event of Default shall have been cured before the giving of such notice; provided, however, that unless such Event of Default consists of the failure by the City to make any payment when due, the Trustee may elect not to give such notice if and so long as the Trustee in good faith determines that it is in the best interests of the Bond Owners not to give such notice.

SECTION 6.05 Intervention by Trustee. In any judicial proceeding to which the City is a party which, in the opinion of the Trustee and its counsel, has a substantial bearing on the interests of Owners of any of the Series 2025 Bonds, the Trustee may intervene on behalf of such Bond Owners, and subject to Section 6.02 hereof, shall do so if requested in writing by the Owners of at least twenty-five percent (25%) in aggregate principal amount of such Series 2025 Bonds then Outstanding.

SECTION 6.06 Removal of Trustee. The Owners of a majority in aggregate principal amount of the Outstanding Series 2025 Bonds may at any time, and the City may so long as no Event of Default shall have occurred and then be continuing, remove the Trustee initially appointed, and any successor thereto, by an instrument or concurrent instruments in writing delivered to the Trustee (where applicable), whereupon the City or such Owners, as the case may be, shall appoint a successor or successors thereto; provided that any such successor shall be a bank or trust company meeting the requirements set forth in Section 6.01 hereof. The Trustee shall be precluded from charging a termination fee in such event.

SECTION 6.07 Resignation by Trustee. The Trustee and any successor Trustee may at any time resign by giving thirty (30) days' written notice, as provided in Section 9.10 hereof, to the City. Upon receiving such notice of resignation, the City shall promptly appoint a successor Trustee. Any resignation or removal of the Trustee and appointment of a successor Trustee shall become effective upon acceptance of appointment by the successor Trustee. Upon such acceptance, the City shall cause notice thereof to be given by first class mail to the Bond Owners at their respective addresses set forth on the Bond Registration Books. No resignation of the Trustee shall take effect until a successor is appointed and has accepted.

SECTION 6.08 Appointment of Successor Trustee. In the event of the removal or resignation of the Trustee pursuant to Sections 6.06 or 6.07, respectively, the City shall promptly appoint a successor Trustee. In the event the City shall for any reason whatsoever fail to appoint a successor Trustee within forty-five (45) days following the delivery to the Trustee of the instrument described in Section 6.06 or within forty-five (45) days following the receipt of notice by the City pursuant to Section 6.07, the Trustee may apply to a court of competent jurisdiction for the appointment of a successor Trustee meeting the requirements of Section 6.01 hereof. Any

such successor Trustee appointed by such court shall become the successor Trustee hereunder notwithstanding any action by the City purporting to appoint a successor Trustee following the expiration of such forty-five-day period.

Notwithstanding any other provision of this Trust Indenture, no removal, resignation or termination of the Trustee shall take effect until a successor shall be appointed; provided, however, that if for any reason whatsoever no successor Trustee shall have been appointed within 45 days following receipt of notice by the City pursuant to Section 6.07 above, the Trustee may apply to a court of competent jurisdiction for the appointment of a successor Trustee which meets the requirements of Section 6.01 hereof.

SECTION 6.09 Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated, or any company resulting from any merger, conversion or consolidation to which it shall be a party, or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business (provided that such company shall be eligible under Section 6.01), shall be the successor to the Trustee and vested with all of the title to the trust estate and all of the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

SECTION 6.10 Concerning any Successor Trustee. Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the City an instrument in writing accepting such appointment hereunder and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessors; but such predecessor shall, nevertheless, on the Request of the City, or of its successor, execute and deliver an instrument transferring to such successor all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor Trustee shall deliver all securities and moneys held by it as the Trustee hereunder to its successor. Should any instrument in writing from the City be required by any successor Trustee for more fully and certainly vesting in such successor the estate, rights, powers and duties hereby vested or intended to be vested in the predecessor, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the City.

SECTION 6.11 Appointment of Co-Trustee. It is the purpose of this Indenture that there shall be no violation of any law of any jurisdiction (including particularly the law of the State) denying or restricting the right of banking corporations or associations to transact business as Trustee in such jurisdiction. It is recognized that in the case of litigation under this Indenture, and in particular in case of the enforcement of the rights of the Trustee on default, or in the case the Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights or remedies herein granted to the Trustee or hold title to the properties, in trust, as herein granted, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Trustee appoint an additional individual or institution as a separate or co-trustee. The following provisions of this Section 6.11 are adopted to these ends.

In the event that the Trustee appoints an additional individual or institution as a separate or co-trustee, each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended by this Indenture to be exercised by or vested in or conveyed to the Trustee with respect thereto shall be exercisable by and vest in such separate or co-trustee but only to the extent necessary to enable such separate or co-trustee to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or co-trustee shall run to and be enforceable by either of them.

Should any instrument in writing from the City be required by the separate trustee or co-trustee so appointed by the Trustee for more fully and certainly vesting in and confirming to it such properties, rights, powers, trusts, duties and obligations, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the City. In case any separate trustee or co-trustee, or a successor to either, shall become incapable of acting, resign or be removed, all the estates, properties, rights, powers, trusts, duties and obligations of such separate trustee or co-trustee, so far as permitted by law, shall vest in and be exercised by the Trustee until the appointment of a new trustee or successor to such separate trustee or co-trustee.

SECTION 6.12 Indemnification; Limited Liability of Trustee. The City shall indemnify and hold the Trustee harmless from and against all claims, losses, costs, expenses, liabilities and damages including legal fees and expenses arising from the exercise and performance of its duties hereunder and the termination of this Indenture. Such indemnity and fees and expenses pursuant to Section 6.03 shall survive the resignation or removal of the Trustee hereunder and the payment of the Series 2025 Bonds. No provision in this Indenture shall require the Trustee to risk or expend its own funds or otherwise incur any financial liability hereunder if it shall have reasonable grounds for believing repayment of such funds or adequate indemnity against such liability or risk is not assured to it. The Trustee shall not be liable for any action taken or omitted to be taken by it in accordance with the direction of a majority of the Owners of the principal amount of Series 2025 Bonds Outstanding relating to the time, method and place of conducting any proceeding or remedy available to the Trustee under this Indenture.

ARTICLE VII

MODIFICATION AND AMENDMENT OF THE INDENTURE

SECTION 7.01 Amendment by Consent of Bond Owners. This Indenture and the rights and obligations of the City and of the Owners of the Series 2025 Bonds may be modified or amended at any time by a Supplemental Indenture which shall become binding when the written consent of the Owners of a majority in aggregate principal amount of the Series 2025 Bonds then Outstanding, exclusive of Series 2025 Bonds disqualified as provided in Section 7.03 hereof, are filed with the Trustee. No such modification or amendment shall (a) extend the maturity of or reduce the interest rate on any Series 2025 Bond or otherwise alter or impair the obligation of the City to pay the principal of or interest on at the time and place and at the rate and in the currency provided therein of any Series 2025 Bond without the express written consent of the Owner of such Series 2025 Bond, (b) reduce the percentage of Series 2025 Bonds required for the written consent to any such amendment or modification, or (c) without its written consent thereto, modify any of the rights or obligations of the Trustee.

SECTION 7.02 Amendment Without Consent of Bondholders. This Indenture and the rights and obligations of the City and of the Owners of the Series 2025 Bonds may also be modified or amended at any time by a Supplemental Indenture which shall become binding upon execution and delivery, without consent of any Bond Owners, but only to the extent permitted by law and only for any one or more of the following purposes-

(a) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any rights or power herein reserved to or conferred upon the City; or

(b) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in any other respect whatsoever as the City may deem necessary or desirable, provided under any circumstances that such modifications or amendments shall not adversely affect the interests of the Owners of the Series 2025 Bonds;

(c) to provide for the issuance of any Additional Obligations, and to provide the terms and conditions under which such Additional Obligations may be issued, including but not limited to the establishment of special funds and accounts relating to such Additional Obligations and any other provisions relating solely to such Additional Obligations, subject to and in accordance with the provisions of Section 3.05; or

(d) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Series 2025 Bonds.

Any rating agency rating the Series 2025 Bonds must receive notification of any amendment to this Indenture at least 15 days prior to its execution.

[As long as an Insurer is not in default under the terms of its Insurance Policy, it shall be deemed the owner of all of the Series 2025 Bonds insured by its Insurance Policy for all purposes of this Section 7.02.]

SECTION 7.03 Disqualified Series 2025 Bonds. Series 2025 Bonds owned or held by or for the account of the City (but excluding Series 2025 Bonds held in any employees' retirement fund) shall not be deemed Outstanding for the purpose of any consent or other action or any calculation of Outstanding Series 2025 Bonds in this article provided for, and shall not be entitled to consent to, or take any other action in this article provided for. Upon request of the Trustee, the City shall specify in a certificate to the Trustee those Series 2025 Bonds disqualified pursuant to this Section and the Trustee may conclusively rely on such certificate.

SECTION 7.04 Endorsement or Replacement of Series 2025 Bonds After Amendment. After the effective date of any action taken as hereinabove provided, the City may determine that the Series 2025 Bonds shall bear a notation, by endorsement in form approved by the City, as to such action, and in that case upon demand of the Owner of any Series 2025 Bond Outstanding at such effective date and presentation of his Series 2025 Bond for that purpose at the Principal Corporate Trust Office, a suitable notation as to such action shall be made on such Series 2025 Bond. If the City shall so determine, new Series 2025 Bonds so modified as, in the opinion of the

City, shall be necessary to conform to such Bond Owners' action shall be prepared and executed, and in that case upon demand of the Owner of any Series 2025 Bond Outstanding at such effective date such new Series 2025 Bonds shall be exchanged at the Principal Corporate Trust Office, without cost to each Bond Owner, for Series 2025 Bonds then Outstanding, upon surrender of such Outstanding Series 2025 Bonds.

SECTION 7.05 Amendment by Mutual Consent. The provisions of this Article VII shall not prevent any Bond Owner from accepting any amendment as to the particular Series 2025 Bond held by him, provided that due notation thereof is made on such Series 2025 Bond.

SECTION 7.06 Execution of Supplemental Indentures.

In executing, or accepting the additional trusts created by, any supplemental indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall be entitled to receive, and shall be fully protected in relying upon, an opinion of counsel stating that the execution of such supplemental indenture is authorized or permitted by this Indenture and complies with the terms hereof. The Trustee may, but shall not be obligated to, enter into any such supplemental indenture which affects the Trustee's own rights, duties or immunities under this Indenture or otherwise.

SECTION 7.07 [Transcript of Proceedings to Insurer. The City shall provide or cause to be provided to the Insurer a full transcript of proceedings relating to any Supplemental Indenture or providing for the amendment or supplement of this Indenture.]

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES OF BOND OWNERS

SECTION 8.01 Events of Default and Acceleration of Maturities. The following events shall be Events of Default hereunder:

- (a) Default in the due and punctual payment of the principal of any Series 2025 Bond when and as the same shall become due and payable, whether at maturity as therein expressed by declaration or otherwise;
- (b) Default in the due and punctual payment of any installment of interest on any Series 2025 Bond when and as such interest installment shall become due and payable;
- (c) Default by the City in the observance of any of the other covenants, agreements or conditions on its part in this Indenture or in any Contracts or in the Series 2025 Bonds contained, and such default shall have continued for a period of sixty (60) days after the City shall have been given notice in writing of such default by the Trustee; or
- (d) The filing by the City of a petition or answer seeking reorganization or arrangement under the federal bankruptcy laws or any other applicable law of the United States of America, or if a court of competent jurisdiction shall approve a petition, filed with or without the consent of the City, seeking reorganization under the federal bankruptcy laws or any other applicable law of the United States of America, or if, under the provisions

of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the City or of the whole or any substantial part of its property.

Upon the occurrence of an Event of Default, the Trustee may, and shall, at the direction of the owners of a majority of the principal amount of the Series 2025 Bonds by written notice to the City, declare the principal of the Series 2025 Bonds to be immediately due and payable, whereupon that portion of the principal of the Series 2025 Bonds thereby coming due and there interest thereon accrued to the date of payment shall, without further action, become and be immediately due and payable, anything in this Indenture or in the Series 2025 Bonds to the contrary notwithstanding. This provision, however, is subject to the condition that if, at any time after the principal of the Series 2025 Bonds shall have been so declared due and payable and before any judgment or decree for the payment of the moneys due shall have been obtained or entered, the City shall deposit with the Trustee a sum sufficient to pay all of the principal of and interest on the Series 2025 Bonds having come due prior to such declaration, with interest on such overdue principal and interest calculated at the rate of interest per annum then borne by the Outstanding Series 2025 Bonds, and the reasonable fees and expenses of the Trustee and those of its attorneys, and any and all other defaults known to the Trustee (other than in the payment of the principal of and interest on the Series 2025 Bonds having come due and payable solely by reason of such declaration) shall have been made good or cured to the satisfaction of the Trustee or provision deemed by the Trustee to be adequate shall have been made therefor, then, and in every such case, the Owners of a majority in aggregate principal amount of the Series 2025 Bonds at the time Outstanding may, by written notice to the City and to the Trustee, on behalf of the Owners of all of the Outstanding Series 2025 Bonds, rescind and annul such declaration and its consequences. However, no such rescission and annulment shall extend to or shall affect any subsequent default, or shall impair or exhaust any right or power consequent thereon.

SECTION 8.02 Application of Funds Upon Acceleration. All amounts received by the Trustee pursuant to any right given or action taken by the Trustee under the provisions of this Indenture shall be applied by the Trustee in the following order upon presentation of the several Series 2025 Bonds, and the stamping thereon of the amount of the payment if only partially paid, or upon the surrender thereof if fully paid -

First, to the payment of the fees, costs and expenses of the Trustee and of Bond Owners in declaring such Event of Default, including reasonable compensation to their agents, attorneys and counsel, and to the payment of the fees, costs and expenses of the Trustee, if any, in carrying out the provisions of this Article VIII, including reasonable compensation to its agents, attorneys and counsel and any outstanding fees and expenses of the Trustee, then to the payment of the fees, costs and expenses of the Bond Owners in declaring such Event of Default, including reasonable compensation to its agents, attorneys and counsel; and

Second, to the payment of the whole amount then owing and unpaid upon the Series 2025 Bonds for interest and principal, with interest on such overdue amounts to the extent permitted by law at the rate of interest then borne by the Outstanding Series 2025 Bonds, and in case such moneys shall be insufficient to pay in full the whole amount so owing and unpaid upon the Series 2025 Bonds, then to the payment of such interest, principal and interest on overdue amounts without preference or priority among such interest, principal and interest on overdue amounts ratably in proportion to the aggregate of such interest, principal and interest on overdue amounts.

SECTION 8.03 Other Remedies; Rights of Bond Owners. Upon the occurrence of an Event of Default, the Trustee may pursue any available remedy, in addition to the remedy specified in Section 8.01, at law or in equity to enforce the payment of the principal of, premium, if any, and interest on the Outstanding Series 2025 Bonds, and to enforce any rights of the Trustee under or with respect to this Indenture.

If an Event of Default shall have occurred and be continuing and if requested so to do by the Owners of at least twenty-five percent (25%) in aggregate principal amount of Outstanding Series 2025 Bonds and indemnified as provided in Section 6.02 (1), the Trustee shall be obligated to exercise such one or more of the rights and powers conferred by this Article VIII, as the Trustee, being advised by counsel, shall deem most expedient in the interests of the Bond Owners.

No remedy by the terms of this Indenture conferred upon or reserved to the Trustee (or to the Bond Owners) is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Trustee or to the Bond Owners hereunder or now or hereafter existing at law or in equity.

No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default or acquiescence therein; such right or power may be exercised from time to time as often as may be deemed expedient.

SECTION 8.04 Power of Trustee to Control Proceedings. In the event that the Trustee, upon the happening of an Event of Default, shall have taken any action, by judicial proceedings or otherwise, pursuant to its duties hereunder, whether upon its own discretion or upon the request of the Owners of a majority in principal amount of the Series 2025 Bonds then Outstanding, it shall have full power, in the exercise of its discretion for the best interests of the Owners of the Series 2025 Bonds, with respect to the continuance, discontinuance, withdrawal, compromise, settlement or other disposal of such action; provided, however, that the Trustee shall not, unless there no longer continues an Event of Default, discontinue, withdraw, compromise or settle, or otherwise dispose of any litigation pending at law or in equity, if at the time there has been filed with it a written request signed by the Owners of a majority in principal amount of the Outstanding Series 2025 Bonds hereunder opposing such discontinuance, withdrawal, compromise, settlement or other disposal of such litigation. Any suit, action or proceeding which any Owner of Series 2025 Bonds shall have the right to bring to enforce any right or remedy hereunder may be brought by the Trustee for the equal benefit and protection of all Owners of Series 2025 Bonds similarly situated and the Trustee is hereby appointed (and the successive respective Owners of the Series 2025 Bonds issued hereunder, by taking and holding the same, shall be conclusively deemed so to have appointed it) the true and lawful attorney-in-fact of the respective Owners of the Series 2025 Bonds for the purpose of bringing any such suit, action or proceeding and to do and perform any and all acts and things for and on behalf of the respective Owners of the Series 2025 Bonds as a class or classes, as may be necessary or advisable in the opinion of the Trustee as such attorney-in-fact.

SECTION 8.05 Appointment of Receivers. Upon the occurrence of an Event of Default hereunder, and upon the filing of a suit or other commencement of judicial proceedings to enforce the rights of the Trustee and of the Bond Owners under this Indenture, the Trustee shall be entitled,

as a matter of right, to the appointment of a receiver or receivers of the Net System Revenues and other amounts pledged hereunder, pending such proceedings, with such powers as the court making such appointment shall confer.

SECTION 8.06 Non-Waiver. Nothing in this Article VIII or in any other provision of this Indenture, or in the Series 2025 Bonds, shall affect or impair the obligation of the City, which is absolute and unconditional, to pay the interest on and principal of the Series 2025 Bonds to the respective Bond Owners at the respective dates of maturity, as herein provided, out of the Net System Revenues and other moneys herein pledged for such payment.

A waiver of any default or breach of duty or contract by the Trustee or any Bond Owners shall not affect any subsequent default or breach of duty or contract, or impair any rights or remedies on any such subsequent default or breach. No delay or omission of any Owner of any of the Series 2025 Bonds to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy conferred upon the Trustee or Bond Owners by the Bond Law or by this Article VIII may be enforced and exercised from time to time and as often as shall be deemed expedient by the Trustee or the Bond Owners, as the case may be.

If a suit, action or proceeding to enforce any right or exercise any remedy is abandoned or determined adversely to the Bond Owners, the City and the Bond Owners shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

SECTION 8.07 Rights and Remedies of Bond Owners. No Owner of any Series 2025 Bond issued hereunder shall have the right to institute any suit, action or proceeding at law or in equity, for any remedy under or upon this Indenture, unless (a) such Owner shall have previously given to the Trustee written notice of the occurrence of an Event of Default; (b) the Owners of a majority in aggregate principal amount of all the Series 2025 Bonds then Outstanding shall have made written request upon the Trustee to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; (c) said Owners shall have tendered to the Trustee indemnity reasonably acceptable to the Trustee against the costs, expenses and liabilities to be incurred in compliance with such request; and (d) the Trustee shall have refused or omitted to comply with such request for a period of sixty (60) days after such written request shall have been received by, and said tender of indemnity shall have been made to, the Trustee.

Such notification, request, tender of indemnity and refusal or omission are hereby declared, in every case, to be conditions precedent to the exercise by any Owner of any remedy hereunder; it being understood and intended that no one or more Owners shall have any right in any manner whatever by his or their action to enforce any right under this Indenture, except in the manner herein provided, and that all proceedings at law or in equity to enforce any provision of this Indenture shall be instituted, had and maintained in the manner herein provided and for the equal benefit of all Owners.

The right of any Owner to receive payment of the principal of and interest and premium (if any) on such Series 2025 Bond as herein provided or to institute suit for the enforcement of any

such payment, shall not be impaired or affected without the written consent of such Owner, notwithstanding the foregoing provisions of this Section or any other provision of this Indenture.

SECTION 8.08 Rights of the Insurer. Anything in this Indenture to the contrary notwithstanding, upon the occurrence and continuation of an Event of Default, the Insurer shall be entitled to control and direct the enforcement of all rights and remedies (including the right to require a declaration of acceleration) granted hereunder to the Owners, or to the Trustee for the benefit of the Owners, including but not limited to rights and remedies granted pursuant to Section 8.02 and including but not limited to the right to approve all waivers of any Events of Default. The rights granted to the Insurer under this Indenture shall be deemed terminated and shall not be exercisable by the Insurer during any period during which the Insurer shall be in default under the Insurance Policy.

[So long as the Insurer shall be in compliance with its payment obligations under the Insurance Policy, the Insurer shall be deemed to be the sole owner of the Series 2025 Bonds for purposes of all provisions relating to an event of default with respect to the Series 2025 Bonds, except with respect to the giving of notice of such an Event of Default. The Insurer shall be included as a party in interest and as a party entitled to (1) notify the Trustee of the occurrence of an Event of Default and (2) request the Trustee to intervene in judicial proceedings that affect the Bonds or the security therefor. In addition, the provisions herein requiring the consent, approval or direction of the Insurer shall be applicable only at such time as the Insurer shall be in compliance with its payment obligations under the Insurance Policy and the Reserve Policy.]

SECTION 8.09 Termination of Proceedings. In case the Trustee shall have proceeded to enforce any right under this Indenture by the appointment of a receiver or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case, the City, the Trustee and the Bond Owners shall be restored to their former positions and rights hereunder, respectively, with regard to the property subject to this Indenture, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

ARTICLE IX

MISCELLANEOUS

SECTION 9.01 Limited Liability of City. Notwithstanding anything in this Indenture contained, the City shall not be required to advance any moneys derived from any source of income other than the Net System Revenues for the payment of the principal of or interest on the Series 2025 Bonds, or for the performance of any covenants herein contained (except to the extent any such covenants are expressly payable hereunder from the System Revenues). The City may, however, advance funds for any such purpose, provided that such funds are derived from a source legally available for such purpose and may be used by the City for such purpose without incurring indebtedness.

SECTION 9.02 Parties Interested Herein. Nothing in this Indenture expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the City, the Trustee, BAM and the Owners any right, remedy or claim under or by reason of this Trust

Indenture, or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Indenture contained by and on behalf of the City shall be for the sole and exclusive benefit of the City, the Trustee and the Owners.

SECTION 9.03 Discharge of Indenture. If the City shall pay and discharge any or all of the Outstanding Series 2025 Bonds in any one or more of the following ways:

(a) by well and truly paying or causing to be paid the principal of and interest and premium (if any) on such Series 2025 Bonds, as and when the same become due and payable;

(b) by depositing with the Trustee, in trust, at or before maturity, money which, together with the available amounts then on deposit in the funds and accounts established pursuant to this Indenture, is fully sufficient to pay such Series 2025 Bonds, including all principal of and interest thereon; or

(c) by depositing with a qualified escrow holder, in trust, Defeasance Obligations in such amount as the City (verified by an Independent Certified Public Accountant) shall determine will, together with the interest to accrue thereon and available moneys then on deposit in the Funds and Accounts established pursuant to this Indenture, be fully sufficient to pay and discharge the indebtedness on such Series 2025 Bonds (including all principal and interest at their respective maturity dates;

then, at the election of the City, and notwithstanding that any of such Series 2025 Bonds shall not have been surrendered for payment, the pledge of the Net System Revenues and other funds provided for in this Indenture with respect to such Series 2025 Bonds, and all other pecuniary obligations of the City under this Indenture with respect to all such Series 2025 Bonds, shall cease and terminate, except only the obligation of the City to pay or cause to be paid to the Owners of such Series 2025 Bonds not so surrendered and paid all sums due thereon from amounts set aside for such purpose as aforesaid, and all expenses and costs of the Trustee. Notice of such election shall be filed with the Trustee.

Any funds thereafter held by the Trustee, which are not required for said purposes, shall be paid over to the City.

To accomplish defeasance the City shall cause to be delivered (i) a report of an Independent Certified Public Accountant verifying the sufficiency of the escrow established to pay the Series 2025 Bonds in full on the maturity date (“Verification”), (ii) an escrow deposit agreement, and (iii) an opinion of nationally recognized bond counsel to the effect that the Series 2025 Bonds are no longer “Outstanding” under this Indenture; each Verification and defeasance opinion shall be acceptable in form and substance, and addressed, to the City and the Trustee. If a forward supply contract is employed in connection with the refunding, (i) such verification report shall expressly state that the adequacy of the escrow to accomplish the refunding relies solely on the initial escrowed investments and the maturing principal thereof and interest income thereon and does not assume performance under or compliance with the forward supply contract, and (ii) the applicable escrow agreement shall provide that in the event of any discrepancy or difference between the terms of the forward supply contract and the escrow agreement (or authorizing document, if no

separate escrow agreement is utilized), the terms of the escrow agreement or authorizing document, if applicable, shall be controlling.

[At least (three) 3 Business Days prior to any defeasance with respect to the Series 2025 Bonds, the City shall deliver to the Insurer draft copies of an escrow agreement, an opinion of bond counsel regarding the validity and enforceability of the escrow agreement and the defeasance of the Series 2025 Bonds, a Verification Report regarding the sufficiency of the escrow fund. Such opinion and Verification Report shall be addressed to the Insurer and shall be in form and substance satisfactory to the Insurer. In addition, the escrow agreement shall provide that:

(a) Any substitution of securities following the execution and delivery of the escrow agreement shall require the delivery of a Verification Report, an opinion of bond counsel that such substitution will not adversely affect the exclusion (if interest on the Series 2025 Bonds is excludable) from gross income of the holders of the Series 2025 Bonds of the interest on the Series 2025 Bonds for federal income tax purposes and the prior written consent of the Insurer, which consent will not be unreasonably withheld.

(b) The City will not exercise any prior optional redemption of Series 2025 Bonds secured by the escrow agreement or any other redemption other than mandatory sinking fund redemptions unless (i) the right to make any such redemption has been expressly reserved in the escrow agreement and such reservation has been disclosed in detail in the official statement for the refunding bonds, and (ii) as a condition to any such redemption there shall be provided to the Insurer a Verification Report as to the sufficiency of escrow receipts without reinvestment to meet the escrow requirements remaining following any such redemption.

(c) The City shall not amend the escrow agreement or enter into a forward purchase agreement or other agreement with respect to rights in the escrow without the prior written consent of the Insurer.]

SECTION 9.04 Content of Certificates. Every certificate with respect to compliance with a condition or covenant provided for in this Indenture shall include (a) a statement that the person or persons making or giving such certificate have read such covenant or condition and the definitions herein relating thereto; (b) a brief statement as to the nature and scope of the examination or investigation upon which the statements or opinions contained in such certificate are based; (c) a statement that, in the opinion of the signers, they have made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether or not such covenant or condition has been complied with; and (d) a statement as to whether, in the opinion of the signers, such condition or covenant has been complied with.

Any such certificate made or given by an officer of the City may be based, insofar as it relates to legal matters, upon a certificate or opinion of or representations by counsel, unless such officer knows that the certificate or opinion or representations with respect to the matters upon which his certificate may be based, as aforesaid, are erroneous, or in the exercise of reasonable care should have known that the same were erroneous. Any such certificate or opinion or representation made or given by counsel may be based, insofar as it relates to factual matters, on information with respect to which is in the possession of the City, upon the certificate or opinion

of or representations by an officer or officers of the City, unless such counsel knows that the certificate or opinion or representations with respect to the matters upon which his certificate, opinion or representation may be based, as aforesaid, are erroneous, or in the exercise of reasonable care should have known that the same were erroneous.

SECTION 9.05 Execution of Documents by Bond Owners. Any request, consent or other instrument required by this Indenture to be signed and executed by Bond Owners may be in any number of concurrent writings of substantially similar tenor and may be signed or executed by such Bond Owners in person or by agent or agents duly appointed in writing. Proof of the execution of any such request, consent or other instrument or of a writing appointing any such agent, shall be sufficient for any purpose of this Indenture and shall be conclusive in favor of the Trustee and of the City if made in the manner provided in this Section 9.05.

The fact and date of the execution by any person of any such request, consent or other instrument or writing may be proved by the affidavit of a witness of such execution or by the certificate of any notary public or other officer of any jurisdiction, authorized by the laws thereof to take acknowledgments of deeds, certifying that the person signing such request, consent or other instrument or writing acknowledged to him the execution thereof.

The ownership of Series 2025 Bonds shall be provided by the Bond Registration Books.

Any request, consent or vote of the Owner of any Series 2025 Bond shall bind every future Owner of the same Series 2025 Bond and the Owner of any Series 2025 Bond issued in exchange therefor or in lieu thereof, in respect of anything done or suffered to be done by the Trustee or the City in pursuance of such request, consent or vote.

In determining whether the Owners of the requisite aggregate principal amount of Series 2025 Bonds have concurred in any demand, request, direction, consent or waiver under this Indenture, Series 2025 Bonds which are owned or held by or for the account of the City (but excluding Series 2025 Bonds held in any employees' retirement fund) shall be disregarded and deemed not to be Outstanding for the purpose of any such determination, provided, however, that for the purpose of determining whether the Trustee shall be protected in relying on any such demand, request, direction, consent or waiver, only Series 2025 Bonds which the Trustee knows to be so owned or held shall be disregarded. Upon the request of the Trustee, the City shall specify in a certificate to the Trustee those Series 2025 Bonds disqualified pursuant to this section and the Trustee may conclusively rely on such certificate.

In lieu of obtaining any demand, request, direction, consent or waiver in writing, the Trustee may call and hold a meeting of the Bond Owners upon such notice and in accordance with such rules and obligations as the Trustee considers fair and reasonable for the purpose of obtaining any such action.

SECTION 9.06 Waiver of Personal Liability. No officer, agent or employee of the City shall be individually or personally liable for the payment of the interest on or principal of the Series 2025 Bonds; but nothing herein contained shall relieve any such officer, agent or employee from the performance of any official duty provided by law.

SECTION 9.07 Partial Invalidity. If any one or more of the covenants or agreements, or portions thereof, provided in this Indenture on the part of the City (or of the Trustee) to be performed should be contrary to law, then such covenant or covenants, such agreement or agreements, or such portions thereof, shall be null and void and shall be deemed separable from the remaining covenants and agreements or portions thereof and shall in no way affect the validity of this Indenture or of the Series 2025 Bonds; but the Bond Owners shall retain all rights and benefits accorded to them under the Bond Law or any other applicable provisions of law. The City hereby declares that it would have entered into this Indenture and each and every other section, paragraph, subdivision, sentence, clause and phrase hereof and would have authorized the issuance of the Series 2025 Bonds pursuant hereto irrespective of the fact that any one or more sections, paragraphs, subdivisions, sentences, clauses or phrases of this Indenture or the application thereof to any person or circumstance may be held to be unconstitutional, unenforceable or invalid.

SECTION 9.08 Destruction of Cancelled Series 2025 Bonds. Whenever in this Indenture provision is made for the surrender to the City of any Series 2025 Bonds which have been paid or cancelled pursuant to the provisions of this Indenture, the Trustee shall destroy such Series 2025 Bonds and furnish to the City a certificate of such destruction.

SECTION 9.09 Funds and Accounts. Any Fund or Account required by this Indenture to be established and maintained by the City or the Trustee may be established and maintained in the accounting records of the City or the Trustee, as the case may be, either as a Fund or an Account, and may, for the purpose of such records, any audits thereof and any reports or statements with respect thereto, be treated either as a Fund or as an Account. All such records with respect to all such Funds and Accounts held by the City shall at all times be maintained in accordance with generally accepted accounting principles and all such records with respect to all such Funds and Accounts held by the Trustee shall be at all times maintained in accordance with corporate trust industry practices; in each case with due regard for the protection of the security of the Series 2025 Bonds and the rights of every Owner thereof.

SECTION 9.10 Notices. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given and shall be deemed given when delivered or mailed by registered or certified mail, postage prepaid, first class mail, overnight and hand delivery, fax and email addressed as follows:

If to the City:	City of Oxnard 300 West Third Street Oxnard, CA 93030 Attention: City Manager
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If to the Trustee:	Computershare Corporate Trust
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If to the Insurer:	As directed in Section 4.09
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The City and the Trustee may designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

SECTION 9.11 Unclaimed Moneys. Anything in this Indenture to the contrary notwithstanding, any moneys held by the Trustee in trust for the payment and discharge of any of the Series 2025 Bonds which remain unclaimed for one (1) year after the date when such Series 2025 Bonds have become due and payable, either at their stated maturity dates if such moneys were held by the Trustee at such date, or for one (1) year after the date of deposit of such moneys if deposited with the Trustee after said date when such Series 2025 Bonds become due and payable, shall, at the Request of the City, be repaid by the Trustee to the City, as its absolute property and free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Bond Owners shall look only to the City for the payment of such Series 2025 Bonds; provided, however, that before being required to make any such payment to the City, the Trustee shall, at the expense and direction of the City, cause to be mailed to the Owners of all such Series 2025 Bonds, at their respective addresses appearing on the Bond Registration Books, a notice that said moneys remain unclaimed and that, after a date named in said notice, which date shall not be less than thirty (30) days after the date of mailing of such notice, the balance of such moneys then unclaimed will be returned to the City.

(Signature page follows)

IN WITNESS WHEREOF, the CITY OF OXNARD has caused this Indenture to be signed in its name and on its behalf by the Mayor and attested by its City Clerk, and Computershare Corporate Trust, in token of its acceptance of the trust created hereunder, has caused this Indenture to be signed in its corporate name by its officer identified below, all as of the day and year first above written.

CITY OF OXNARD

By: _____
Luis A. McArthur, Mayor

ATTEST:

By: _____
Luly Lopez, City Clerk

COMPUTERSHARE CORPORATE
TRUST, as Trustee

By: _____
Authorized Officer

*-Signature Page-
Indenture of Trust*

EXHIBIT A
FORM OF SERIES 2025 BOND

No. _____

\$ _____

**UNITED STATES OF AMERICA
STATE OF CALIFORNIA
COUNTY OF VENTURA
CITY OF OXNARD
WASTEWATER REVENUE REFUNDING BOND
SERIES 2025**

INTEREST RATE

MATURITY DATE

DATED DATE

CUSIP

_____%

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

Under and by virtue of Sections 53570 et seq. and 53580 et seq. of the California Government Code (the “Bond Law”), the City of Oxnard (the “City”), for value received, will, on the Maturity Date specified above, pay to the Registered Owner named above, or registered assigns (the “Owner”), the Principal Amount stated above, in lawful money of the United States of America, and pay interest thereon in like lawful money from the Interest Payment Date (as hereinafter defined) next preceding the date of authentication of this Series 2025 Bond (unless (i) this Series 2025 Bond is authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) this Series 2025 Bond is authenticated prior to November 15, 2025, in which event it shall bear interest from the Dated Date stated above; provided, however, that if at the time of authentication of this Series 2025 Bond, interest is in default on this Series 2025 Bond, this Series 2025 Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment on this Series 2025 Bond) until payment of such Principal Amount in full, at the Interest Rate per annum stated above, payable on June 1 and December 1 in each year, commencing December 1, 2025 (each an “Interest Payment Date”), calculated on the basis of a 360-day year comprised of twelve 30-day months.

Principal hereof and premium, if any, are payable at the corporate trust office of Computershare Corporate Trust (the “Trustee”), in Los Angeles, California. Interest hereon (including the final interest payment upon maturity) is payable by check or draft of the Trustee

mailed by first class mail to the Owner at the Owner's address as it appears on the registration books maintained by the Trustee as of the close of business on the fifteenth (15th) day of the month next preceding such Interest Payment Date (the "Record Date"); provided, that at the option of any Owner of at least \$1,000,000 aggregate principal amount of the Series 2025 Bonds with respect to which written instructions have been filed with the Trustee prior to the Record Date, such interest may be paid by wire transfer.

This Series 2025 Bond is one of a duly authorized issue of Series 2025 Bonds of the City designated as its "Wastewater Revenue Refunding Bonds, Series 2025" (the "Series 2025 Bonds") issued under and pursuant to the Bond Law and under an Indenture of Trust (the "Indenture") by and between the City and the Trustee, dated as of _____, 2025, and approved by the City by Resolution No. _____ adopted by the City Council of the City on _____, 2025 (the "Resolution"). Copies of the Indenture are on file at the office of the City Clerk and at the above-mentioned office of the Trustee, and reference to the Indenture and any and all supplements thereto and modifications and amendments thereof and to the Bond Law is made for a description of the terms on which the Series 2025 Bonds are issued, the provisions with regard to the nature and extent of the Net System Revenues, as that term is defined in the Indenture, and the rights of the Owners of the Series 2025 Bonds. All the terms of the Indenture and the Bond Law are hereby incorporated herein and constitute a contract between the City and the Owner from time to time of this Series 2025 Bond, and to all the provisions thereof the Owner of this Series 2025 Bond, by acceptance hereof, consents and agrees. Each subsequent Owner hereof shall have recourse to all of the provisions of the Bond Law and the Indenture and shall be bound by all of the terms and conditions thereof.

The Series 2025 Bonds are being issued for the purpose of (i) refunding the Authority's 2014 Wastewater Revenue Bonds; (ii) purchase a municipal bond insurance policy and a debt service reserve surety for the Series 2025 Bonds and (iii) paying certain costs of issuing the Series 2025 Bonds.

The Series 2025 Bonds are special obligations of the City and are secured by amounts held from time to time in the Debt Service Fund established and held by the Trustee under the Indenture and, subject to certain restrictions set forth in the Indenture, a pledge of and lien on certain Net System Revenues (as defined in the Indenture) generated by the City's Wastewater System.

Neither the general fund, the full faith and credit, nor the taxing power of the City, the State of California or any other political subdivision thereof is pledged to the payment of the Series 2025 Bonds. The Series 2025 Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts except the Net System Revenues.

The City covenants in the Indenture that it will fix, prescribe, revise and collect rates and charges for the Wastewater System in each Fiscal Year which are sufficient to pay 125% of principal of and interest payable in that fiscal year on all outstanding Series 2025 Bonds (the Series 2025 Bonds and any Additional Obligations) payable from Net System Revenues of the Wastewater System.

The Series 2025 Bonds maturing are not subject to optional redemption prior to maturity.

Additional Obligations may be issued pursuant to the Indenture and may be made subject to redemption prior to maturity, as a whole or in part, at such time or times, and upon payment of the principal amount thereof and accrued interest thereon plus such premium or premiums, if any, as may be determined by the City in the applicable Additional Obligations Instrument.

The Series 2025 Bonds are issuable as fully registered Series 2025 Bonds, without coupons, in denominations of \$5,000 or any integral multiple thereof. Subject to the limitations and conditions and upon payment of the charges, if any, as provided in the Indenture, Series 2025 Bonds may be exchanged for a like aggregate principal amount of Series 2025 Bonds of other authorized denominations and of the same maturity.

This Series 2025 Bond is transferable by the Owner hereof, in person, or by his attorney duly authorized in writing, at the Principal Corporate Trust Office, but only in the manner and subject to the limitations provided in the Indenture, and upon surrender and cancellation of this Series 2025 Bond. Upon registration of such transfer a new Series 2025 Bond or Series 2025 Bonds, of any authorized denomination or denominations, for the same aggregate principal amount and of the same maturity will be issued to the transferee in exchange herefor.

The City and the Trustee may treat the Owner hereof as the absolute Owner hereof for all purposes, and the City and the Trustee shall not be affected by any notice to the contrary. The Indenture may be amended without the consent of the Owners of the Series 2025 Bonds to the extent set forth in the Indenture.

It is hereby certified that all of the things, conditions and acts required to exist, to have happened or to have been performed precedent to and in the issuance of this Series 2025 Bond do exist, have happened or have been performed in due and regular time and manner as required by the laws of the State of California and that the amount of this Series 2025 Bond, together with all other indebtedness of the City, does not exceed any limit prescribed by any laws of the State of California, and is not in excess of the amount of Series 2025 Bonds permitted to be issued under the Indenture.

This Series 2025 Bond shall not become valid or obligatory for any purpose or be entitled to the benefits of the Indenture until the certificate of authentication and registration hereon shall have been manually signed by an authorized officer or signatory of the Trustee.

Unless this Series 2025 Bond is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the City or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

IN WITNESS WHEREOF, the City of Oxnard has caused this Series 2025 Bond to be executed in its name and on its behalf with the facsimile signatures of the City of Oxnard Mayor and of its City Clerk, all as of the Dated Date specified above.

CITY OF OXNARD

By: _____

Mayor

ATTEST:

By: _____

City Clerk

CERTIFICATE OF AUTHENTICATION

This is one of the Series 2025 Bonds described in the within-mentioned Indenture.

Dated: _____

COMPUTERSHARE CORPORATE TRUST

By: _____
Authorized Signatory

STATEMENT OF INSURANCE

FORM OF ASSIGNMENT

For value received the undersigned do(es) hereby sell, assign and transfer unto _____

(Name, Address and Tax Identification or Social Security Number of Assignee)

the within Bond and do(es) hereby irrevocably constitute and appoint _____

_____ attorney, to transfer the same on the books of the Trustee, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

Note: Signature guarantee shall be made by a guarantor institution participating in the Securities Transfer Agents Medallion Program or in such other guarantee program acceptable to the Trustee.

Note: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

ESCROW DEPOSIT AND TRUST AGREEMENT

by and among the

CITY OF OXNARD FINANCING AUTHORITY,

CITY OF OXNARD, CALIFORNIA,

and

**COMPUTERSHARE CORPORATE TRUST,
as Escrow Agent**

Dated as of _____, 2025

ESCROW DEPOSIT AND TRUST AGREEMENT

This ESCROW DEPOSIT AND TRUST AGREEMENT (the “Escrow Agreement”) is made and entered into as of _____, 2025, by and among the City of Oxnard Financing Authority, a joint exercise of powers authority organized and existing under the laws of the State of California (the “Authority”), CITY OF OXNARD, a municipal corporation organized and existing by virtue of Constitution and laws of the State of California (the “City”) and Computershare Corporate Trust, as Escrow Agent (the “Escrow Agent”);

WITNESSETH:

WHEREAS, the City and the Authority have heretofore entered into an Installment Purchase Agreement, dated as of November 1, 2014 (the “2014 Agreement”);

WHEREAS, payments by the City of installment payments pursuant to the 2014 Agreement (the “2014 Payments”) are applied to the payment of a portion of the \$71,985,000 City of Oxnard Financing Authority Wastewater Revenue Refunding Bonds, Series 2014 (the “2014 Bonds”);

WHEREAS, the 2014 Agreement provides that in the event that the City deposits, or causes the deposit on its behalf of, moneys and certain securities (as defined in Section 10.01 of the 2014 Indenture) in an amount, together with investment earnings and certain funds held under the 2014 Indenture (defined below), sufficient to pay and discharge all or a portion of the indebtedness of the 2014 Agreement at or before maturity, then the obligations of the City under the 2014 Agreement shall cease and terminate with respect to the obligations so discharged, except only the obligation of the City to pay or cause to be paid to the Authority all sums due thereon out of the Escrow Fund with respect to the obligations so discharged and thereafter such Net Water System Revenues (as defined in the 2014 Agreement) shall be released from the lien of the 2014 Agreement; and

WHEREAS, pursuant to the 2014 Agreement, the Authority assigned to the Prior Trustee its rights to installment receive payments from the City under the 2014 Agreement and the right to exercise such rights and remedies conferred on the Authority under the 2014 Agreement to enforce payment of the prior payments; and

WHEREAS, pursuant to a 2014 Indenture, relating to and dated as of the same date as the 2014 Agreement, by and between the Authority and the Prior Trustee (the “2014 Indenture”), the 2014 Bonds were issued, secured in part by the prior payments; and

WHEREAS, the City has determined that it is in the best interests of the City and Authority at this time to refinance the City's obligation to make the installment payments under the 2014 Agreement and, as a result thereof, to provide for the payment of such installment payments through _____, 2025 and to prepay such installment payments on _____, at a prepayment price of 100% of the principal amount thereof, plus accrued interest; and

WHEREAS, the Authority and the City propose to make the deposit of moneys and to appoint the Escrow Agent as its agent for the purpose of applying said deposit to the payment of Prior Payments in accordance with the instructions provided by this Escrow Agreement and of

applying said Prior Payments to the payment and redemption of a portion of the 2014 Bonds in accordance with the 2014 Indenture and 2014 Agreement, and the Escrow Agent will accept said appointment; and

WHEREAS, to obtain moneys to make such deposit, the City proposes to issue its \$_____ City of Oxnard Wastewater Revenue Refunding Bonds, Series 2025 pursuant to that certain Indenture of Trust, dated as of _____, 2025, (the “Indenture”), by and between the City and the Trustee; and

WHEREAS, the City wishes to make such a deposit with the Escrow Agent and to enter into this Escrow Agreement for the purpose of providing the terms and conditions for the deposit and application of amounts so deposited; and

WHEREAS, the Escrow Agent has full powers to act with respect to the irrevocable escrow and trust created herein and to perform the duties and obligations to be undertaken pursuant to this Escrow Agreement.

NOW, THEREFORE, in consideration of the above premises and of the mutual promises and covenants herein contained and for other valuable consideration, the parties hereto do hereby agree as follows:

Section 1. Definition of Federal Securities. As used herein, the term “Federal Securities” means direct non-callable obligations of the United States of America, or securities fully and unconditionally guaranteed as to the timely payment of principal and interest by the United States of America, provided, that the full faith and credit of the United States of America has been pledged to any such obligation or guarantee.

Section 2. Appointment of Escrow Agent. The City and the Authority hereby appoint the Escrow Agent as Escrow Agent for all purposes of this Escrow Agreement and in accordance with the terms and provisions of this Escrow Agreement, and the Escrow Agent hereby accepts such appointment.

Section 3. Establishment of Escrow Fund. There is hereby created by the City and the Authority with, and to be held by, the Escrow Agent, as security for the payment of the Prior Payments as hereinafter set forth, an irrevocable escrow to be maintained in trust by the Escrow Agent on behalf of the City and the Authority and for the benefit of the owners of the 2014 Bonds, said escrow to be designated the “Escrow Fund.” All moneys and Federal Securities deposited in the Escrow Fund shall be held as a special fund for the payment of the Prior Payments in accordance with the provisions of the 2014 Agreement. If at any time the Escrow Agent shall receive actual knowledge that the moneys and Federal Securities in the Escrow Fund will not be sufficient to make any payment required by Section 5 hereof, the Escrow Agent shall notify the City of such fact and the City shall immediately cure such deficiency.

Section 4. Deposit into Escrow Fund; Investment of Amounts. Concurrently with delivery of the Bonds, the City and the Authority shall cause to be transferred to the Escrow Agent for deposit into the Escrow Fund the amount of \$_____ in immediately available funds. All amounts deposited in the Escrow Fund shall be held in Federal Securities described in Exhibit A attached hereto and by this reference herein incorporated.

Section 5. Instructions as to Application of Deposit; Authority Retains Right of Optional Redemption. The City and the Authority hereby irrevocably direct and instruct the Escrow Agent to apply the interest on and maturing principal amount of the Escrowed Federal Securities and Cash to pay the Prior Payments relating to the 2014 Agreement, through _____, 2025 and to prepay the remaining Prior Payments in full on _____, 2025 at a prepayment price of 100% of the principal amount hereof. For such purpose of call and prepayment prior to maturity of a portion of the 2014 Bonds, the City and the Authority hereby instruct the Escrow Agent to give notice of prepayment, of the 2014 Bonds subject to prepayment, and such notice of in accordance with the applicable provisions of the 2014 Indenture. Any funds remaining in the Escrow Fund after _____, 2025, shall be delivered to the City.

Section 6. Application of Certain Terms of 2014 Indenture. All of the terms of the 2014 Indenture relating to the making of payments of principal and interest with respect to the 2014 Bonds are incorporated in this Escrow Agreement as if set forth in full herein. The provisions of the 2014 Indenture relating to the limitations from liability and protections afforded the Prior Trustee and the resignation and removal of the Prior Trustee are also incorporated in this Escrow Agreement as if set forth in full herein and shall be the procedure to be followed with respect to any resignation or removal of the Escrow Agent hereunder.

Section 7. Compensation to Escrow Agent. The City shall pay the Escrow Agent full compensation for its duties under this Escrow Agreement, including out-of-pocket costs such as publication costs, prepayment or redemption expenses, legal fees and other costs and expenses relating hereto and, in addition, fees, costs and expenses relating to the purchase of any Federal Securities after the date hereof, pursuant to a separate agreement between the City and the Escrow Agent. Under no circumstances shall amounts deposited in the Escrow Fund be deemed to be available for said purposes.

Section 8. Liabilities and Obligations of Escrow Agent. The Escrow Agent shall have no obligation to make any payment or disbursement of any type or incur any financial liability in the performance of its duties under this Escrow Agreement unless the City shall have deposited sufficient funds with the Escrow Agent to satisfy such obligation. The Escrow Agent may rely and shall be protected in acting upon the written instructions of the City or its agents relating to any matter or action as Escrow Agent under this Escrow Agreement.

The Escrow Agent undertakes such duties as specifically set forth herein and no implied duties or obligations shall be read into this Escrow Agreement against the Escrow Agent.

The City hereby assumes liability for, and hereby agrees (whether or not any of the transactions contemplated hereby are consummated) to indemnify, protect, save and hold harmless the Escrow Agent and its respective successors, assigns, agents and servants from and against any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements (including legal fees and disbursements) of whatsoever kind and nature which may be imposed on, incurred by, or asserted against, at any time, the Escrow Agent (whether or not also indemnified against by any other person under any other agreement or instrument) and in any way relating to or arising out of the execution and delivery of this Escrow Agreement, the establishment of the Escrow Fund, the retention of the moneys therein and any payment, transfer

or other application of moneys or securities by the Escrow Agent in accordance with the provisions of this Escrow Agreement, or as may arise by reason of any act, omission or error of the Escrow Agent made in good faith in the conduct of its duties; provided, however, that the City shall not be required to indemnify the Escrow Agent against its own negligence or misconduct. The indemnities contained in this Section 10 shall survive the termination of this Escrow Agreement and the resignation and removal of the Escrow Agent.

The Escrow Agent shall not have any liability hereunder except to the extent of its own negligence or willful misconduct. In no event shall the Escrow Agent be liable for any special indirect or consequential damages.

The Escrow Agent may consult with counsel of its own choice and the opinion of such counsel shall be full and complete authorization to take or suffer in good faith any action hereunder in accordance with such opinion of counsel.

The Escrow Agent shall not be responsible for any of the recitals or representations contained herein.

Whenever in the administration of this Escrow Agreement the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of negligence or willful misconduct on the part of the Escrow Agent, be deemed to be conclusively proved and established by a certificate of an authorized representative of the City and Authority, and such certificate shall, in the absence of negligence or willful misconduct on the part of the Escrow Agent, be full warrant to the Escrow Agent for any action taken or suffered by it under the provisions of this Escrow Agreement upon the faith thereof.

The liability of the Escrow Agent to make the payments required by this Escrow Agreement shall be limited to the moneys and Federal Securities in the escrow Fund.

The Escrow Agent shall not be liable for the accuracy of any calculations provided as to the sufficiency of the moneys or Federal securities deposited with it to pay the principal, interest, or premiums, if any, on the Bonds.

No provision of this Escrow Agreement shall require the Escrow Agent to expend or risk its own funds or otherwise incur any financial liability in the performance or exercise of any of its duties hereunder, or in the exercise of its rights or powers.

The Escrow Agent may execute any of the trusts or powers hereunder or perform any duties hereunder either directly or by or through agents, attorneys, custodians or nominees appointed with due care, and shall not be responsible for any willful misconduct or negligence on the part of any agent, attorney, custodian or nominee so appointed.

The Escrow Agent agrees to accept and act upon instructions or directions pursuant to this Escrow Agreement sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that, the Escrow Agent shall have received an incumbency certificate listing persons designated to give such instructions or directions and containing specimen signatures of such designated persons, which such incumbency certificate shall be

amended and replaced whenever a person is to be added or deleted from the listing. If the Authority elects to give the Escrow Agent e-mail or facsimile instructions (or instructions by a similar electronic method) and the Escrow Agent in its discretion elects to act upon such instructions, the Escrow Agent's understanding of such instructions shall be deemed controlling. The Escrow Agent shall not be liable for any losses, costs or expenses arising directly or indirectly from the Escrow Agent's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The Authority agrees to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Escrow Agent, including without limitation the risk of the Escrow Agent acting on unauthorized instructions, and the risk of interception and misuse by third parties.

The Authority acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Authority the right to receive brokerage confirmations of security transactions as they occur, the Authority specifically waives receipt of such confirmations to the extent permitted by law. The Escrow Agent will furnish the Authority periodic cash transaction statements which include detail for all investment transactions made by the Escrow Agent hereunder.

Section 9. Amendment. This Escrow Agreement may be modified or amended at any time by a supplemental agreement which shall become effective when the written consents of the owners of one hundred percent (100%) in aggregate principal amount of the 2014 Bonds then outstanding shall have been filed with the Escrow Agent. This Escrow Agreement may be modified or amended at any time by a supplemental agreement, without the consent of any such owners, but only (1) to add to the covenants and agreements of any party, other covenants to be observed, or to surrender any right or power herein or therein reserved to the City, (2) to cure, correct or supplement any ambiguous or defective provision contained herein, (3) in regard to questions arising hereunder or thereunder, as the parties hereto or thereto may deem necessary or desirable and which, in the opinion of counsel, shall not adversely affect the interests of the owners of the 2014 Bonds or the Bonds, and that such amendment will not cause interest on the 2014 Bonds or the Bonds to become subject to federal income taxation.

Section 10. Termination; Unclaimed Money. This Escrow Agreement shall terminate when the Prior Payments have been paid; provided, however, that (i) money held by the Escrow Agent pursuant to this Escrow Agreement for the payment and discharge of any of the Prior Payments (which shall not be payable as to interest from and after the date set for redemption) which remain unclaimed for two (2) years after such payments were due, shall be repaid by the Escrow Agent to the City free from the trust created by the 2014 Indenture and this Escrow Agreement, and the Escrow Agent shall thereupon be released and discharged with respect thereto and hereto and all liability of the Escrow Agent with respect to such money shall thereupon cease and (ii) excess moneys held by the Escrow Agent not needed for the payment and discharge of the Prior Payments shall be transferred to the Bond Fund under the Indenture.

Section 11. Severability. If any section, paragraph, sentence, clause or provision of this Escrow Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, sentence, clause or provision shall not affect any of the remaining provisions of this Escrow Agreement.

Section 12. Notice of Escrow Agent, Authority and City. Any notice to or demand upon the Escrow Agent may be served and presented, and such demand may be made, at the principal corporate trust office of the Escrow Agent as specified by the Escrow Agent as Prior Trustee in accordance with the provisions of the 2014 Indenture or by physical delivery with confirmation of receipt or by confirmed telecopy. Any notice to or demand upon the City or the Authority shall be deemed to have been sufficiently given or served for all purposes by being mailed by registered or certified mail, and deposited, postage prepaid, in a post office letter box, addressed to such party as provided in the 2014 Agreement (or such other address as may have been filed in writing by the City or the Authority with the Escrow Agent).

Section 13. Merger or Consolidation of Escrow Agent. Any company into which the Escrow Agent may be merged or converted or with which may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Escrow Agent may sell or transfer all or substantially all of its corporate trust business, provided such company shall be eligible to act as Trustee under the Indenture and the 2014 Indenture, shall be the successor hereunder to the Escrow Agent without the execution or filing of any paper or any further act.

Section 14. Governing Law. This Escrow Agreement shall be construed and governed in accordance with the laws of the State of California.

Section 15. Execution in Several Counterparts. This Escrow Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts shall constitute but one and the same instrument.

(Signature page follows)

IN WITNESS WHEREOF, the Authority, the City and the Escrow Agent have each caused this Escrow Agreement to be executed by their duly authorized officers all as of the date first above written.

CITY OF OXNARD

By: _____
Chief Finance Officer

COMPUTERSHARE CORPORATE TRUST,
as Escrow Agent

By: _____
Authorized Officer

CITY OF OXNARD FINANCING
AUTHORITY

By: _____
Executive Director

*-Signature Page-
Escrow Deposit and Trust Agreement*

“EXHIBIT A”
ESCROW FUND SECURITIES

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PRELIMINARY OFFICIAL STATEMENT DATED _____, 2025

NEW ISSUE – FULL BOOK-ENTRY

UNDERLYING RATING S&P: “____”
INSURED RATING S&P: “____”

In the opinion of Best Best & Krieger LLP, Riverside, California, Bond Counsel, subject to certain qualifications described herein, under existing statutes, regulations, rules and court decisions, and assuming certain representations and compliance with certain covenants and requirements described herein, the interest on the 2025 Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum taxes imposed on individuals and corporations; however, interest on the Bonds is taken into account in determining the annual adjusted financial statement income of certain corporations for the purposes of computing the alternative minimum tax imposed on certain corporations. In the further opinion of Bond Counsel, such interest is exempt from California personal income taxes. See “TAX MATTERS” herein.

\$ _____ *

CITY OF OXNARD

Wastewater Revenue Refunding Bonds, Series 2025

Dated: Date of Delivery

Due: June 1, as shown on inside cover

Authority for Issuance. The bonds captioned above (the “2025 Bonds”) are being issued by the City of Oxnard (the “City”) pursuant to the provisions of Sections 53570 et seq. and 53580 et seq. of the California Government Code, a resolution adopted by the City Council of the City on July 29, 2025 and an Indenture of Trust, dated as of _____ 1, 2025 (the “Indenture”) by and between the City and Computershare Corporate Trust, as trustee for the 2025 Bonds (the “Trustee”).

Use of Proceeds. The 2025 Bonds are being issued to provide funds to (i) refund the City of Oxnard Financing Authority Wastewater Revenue Refunding Bonds, Series 2014 (the “2014 Bonds”), (ii) purchase a municipal bond insurance policy and a debt service reserve surety for the 2025 Bonds, and (iii) pay the costs of issuing the 2025 Bonds. See “FINANCING PLAN.”

Security for the 2025 Bonds. The 2025 Bonds are payable from and secured by the City’s pledge of Net System Revenues under the Indenture on a parity with Existing Parity Obligations currently outstanding in the principal amount of \$ _____. Net System Revenues are defined generally as gross revenues received from the City’s wastewater system (the “Wastewater System”), less maintenance and operation costs of the Wastewater System. See “SECURITY FOR THE 2025 BONDS.”

Bond Terms; Book-Entry Only. The 2025 Bonds will bear interest at the rates shown below, payable semiannually on June 1 and December 1 of each year, commencing on December 1, 2025, and will be issued in fully registered form without coupons in the denomination of \$5,000 or any integral multiple of \$5,000. The 2025 Bonds will be issued in book-entry only form, initially registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). Purchasers of the 2025 Bonds will not receive certificates representing their interests in the 2025 Bonds. Payments of the principal of, premium, if any, and interest on the 2025 Bonds will be made to DTC, which is obligated in turn to remit such principal, premium, if any, and interest to its DTC Participants for subsequent disbursement to the beneficial owners of the 2025 Bonds. See “THE 2025 BONDS – General Provisions.”

Redemption. The 2025 Bonds are not subject to redemption prior to maturity.

Bond Insurance. The scheduled payment of principal of and interest on a portion, or all, of the 2025 Bonds (such maturities insured to be specified in the final Official Statement) when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the 2025 Bonds by _____. See “BOND INSURANCE” herein.

Reserve Policy. The Reserve Account will be funded by the purchase of a municipal bond debt service reserve insurance policy relating to the 2025 Bonds issued by the Insurer (the “Reserve Policy”) to be issued concurrently with the delivery of the 2025 Bonds by _____.

[INSURER LOGO]

NEITHER THE 2025 BONDS NOR THE OBLIGATION OF THE CITY TO PAY PRINCIPAL OF OR INTEREST THEREON CONSTITUTE A DEBT OR A LIABILITY OF THE CITY, THE COUNTY OF VENTURA, THE STATE OF CALIFORNIA OR ANY OF ITS POLITICAL SUBDIVISIONS WITHIN THE MEANING OF ANY CONSTITUTIONAL LIMITATION ON INDEBTEDNESS, OR A PLEDGE OF THE FULL FAITH AND CREDIT OF THE CITY. THE 2025 BONDS ARE SECURED SOLELY BY THE PLEDGE OF NET SYSTEM REVENUES AND CERTAIN FUNDS HELD UNDER THE INDENTURE. THE 2025 BONDS ARE NOT SECURED BY A PLEDGE OF THE TAXING POWER OF THE CITY.

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE OF 2025 BONDS. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION WITH RESPECT TO THE PURCHASE OF THE 2025 BONDS.

The 2025 Bonds are offered when, as and if issued and received by the Underwriter and subject to the approval as to their legality by Best Best & Krieger LLP, Riverside, California, Bond Counsel. Certain legal matters will also be passed upon for the City by Best Best & Krieger LLP, Riverside, California, as Disclosure Counsel. Certain legal matters will be passed upon for the City by the City Attorney, and for the Underwriter by _____, _____, California, as Underwriter's counsel. It is anticipated that the 2025 Bonds will be delivered in definitive form through DTC on or about _____, 2025.

[UNDERWRITER]

Dated: _____, 2025.

* Preliminary; subject to change.

\$ _____

MATURITY SCHEDULE
Serial 2025 Bonds

Maturity Date (June 1)	Principal Amount	Interest Rate	Yield	CUSIP⁽¹⁾
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⁽¹⁾ CUSIP® is a registered trademark of the American Bankers Association. Copyright© 2025 American Bankers Association. All rights reserved. CUSIP® data herein is provided by CUSIP Global Services, managed by Standard & Poor's Financial Services LLC on behalf of the American Bankers Association. This data is not intended to create a database and does not serve in any way as a substitute for CUSIP Global Services. CUSIP® numbers are provided for convenience of reference only. None of the City, the Municipal Advisor or the Underwriter takes any responsibility for the accuracy of such numbers.

CITY OF OXNARD

MAYOR AND CITY COUNCIL

Luis A. Mc Arthur, *Mayor*
Gabe Teran, *Mayor Pro Tem (District 2)*
Bert E. Perello, *Councilmember (District 1)*
Aaron Starr, *Councilmember (District 3)*
Gabriela Rodriguez, *Councilmember (District 4)*
Gabriela Basua, *Councilmember (District 5)*
Michaela Perez, *Councilmember (District 6)*

CITY OFFICIALS

Alexander Nguyen, *City Manager*
Michael Wolfe, *Public Works Director*
Tim Beaman, *Assistant Public Works Director*
Jan Hauser, *Wastewater Division Manager*
Javier Chagoyen-Lázaro, *Chief Financial Officer*
Stephen Fischer, *City Attorney*
Phillip S. Molina, *City Treasurer*
Luly Lopez, *City Clerk*

PROFESSIONAL SERVICES

MUNICIPAL ADVISOR

NHA Advisors, LLC
San Rafael, California

BOND AND DISCLOSURE COUNSEL

Best Best & Krieger LLP
Riverside, California

TRUSTEE/ESCROW AGENT

Computershare Corporate Trust
Los Angeles, California

GENERAL INFORMATION ABOUT THIS OFFICIAL STATEMENT

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representations in connection with the offer or sale of the 2025 Bonds other than as contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the 2025 Bonds by any person, in any jurisdiction where such offer, solicitation or sale would be unlawful. This Official Statement has been deemed final, as of its date, by the City for the purpose of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended.

The information set forth herein has been obtained from sources that are believed to be reliable, but is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the City. Neither the delivery of this Official Statement nor any sale made hereunder will, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. The information and expressions of opinion stated herein are subject to change without notice.

Certain statements included or incorporated by reference in this Official Statement constitute “forward-looking” statements within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the words “expects,” “forecasts,” “projects,” “intends,” “anticipates,” “estimates,” “assumes” and analogous expressions. The achievement of certain results or other expectations contained in such forward-looking statements are subject to a variety of risks and uncertainties that could cause actual results to differ materially from those that have been projected. No assurance is given that actual results will meet the forecasts of the City in any way, regardless of the optimism communicated in the information, and such statements speak only as of the date of this Official Statement. The City disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement contained herein to reflect any changes in the expectations of the City with regard thereto or any change in events, conditions or circumstances on which any such statement is based.

All summaries of the Indenture (as defined herein), and of statutes and other documents referred to herein do not purport to be comprehensive or definitive and are qualified in their entireties by reference to each such statute and document. This Official Statement, including any amendment or supplement hereto, is intended to be deposited with one or more depositories.

The Underwriter has provided the following sentence for inclusion in this Official Statement: The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

_____ (“_____”) makes no representation regarding the 2025 Bonds or the advisability of investing in the 2025 Bonds. In addition, _____ has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding _____, supplied by _____ and presented under the heading “BOND INSURANCE” and “APPENDIX G - SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

The issuance and sale of the 2025 Bonds have not been registered under the Securities Act of 1933 or the Securities Exchange Act of 1934, both as amended, in reliance upon exemptions provided thereunder by Sections 3(a)(2) and 3(a)(12), respectively, for the issuance and sale of municipal securities.

While the City maintains an internet website for various purposes, the information provided on that website is not incorporated by reference as part of this Official Statement and none of the information on that website is intended to assist investors in making any investment decision or to provide any continuing information with respect to the 2025 Bonds or any other bonds or obligations of the City.

[INSERT MAP]

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OFFICIAL STATEMENT

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CITY OF OXNARD
Wastewater Revenue Refunding Bonds, Series 2025

INTRODUCTION

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement. The offering of the 2025 Bonds to potential investors is made only by means of the entire Official Statement. See APPENDIX A – SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE” for definitions of defined terms not otherwise defined herein.

City of Oxnard. The City of Oxnard (the “City”) is located in western Ventura County (the “County”) on the shore of the Pacific Ocean. The City is approximately 65 miles northwest of the City of Los Angeles, 35 miles south of the City of Santa Barbara, and 6 miles south of the county seat of the County. The City is the largest city in the County, with a population estimated at 200,616 as of July 2024, accounting for approximately 24% of the County’s population. The City has a diversified economic base composed of agriculture and related business, retail, various services, and governmental agencies.

The City was incorporated as a general law city on June 30, 1903 and operates under a council-manager form of government. The City is governed by a seven-member City Council elected on a district-based system, including the mayor, who continues to be elected at large.

Authority for Issuance. The 2025 Bonds are authorized pursuant to the provisions of Sections 53570 *et seq.* and 53580 *et seq.* of the California Government Code, a resolution adopted by the City Council of the City on July 29, 2025 (the “City Resolution”), and an Indenture of Trust, dated as of _____ 1, 2025 (the “Indenture”), between the City and Computershare Corporate Trust, as trustee (the “Trustee”).

Form of 2025 Bonds. The 2025 Bonds will be dated their date of delivery and will be issued in fully registered form, without coupons, in the minimum denominations of \$5,000 or any integral multiple thereof. See “THE 2025 BONDS – General Provisions.” When delivered, the 2025 Bonds will be registered in the name of The Depository Trust Company, New York, New York (“DTC”), or its nominee. DTC will act as securities depository for the 2025 Bonds. Individual purchases of 2025 Bonds will be made in book-entry form only in the principal amount of \$5,000 each or any integral multiple thereof. Purchasers of the 2025 Bonds will not receive certificates representing the 2025 Bonds purchased. See “THE 2025 BONDS - Book-Entry Only System” and “APPENDIX E – DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

* Preliminary; subject to change.

Purpose of the 2025 Bonds. The 2025 Bonds are being issued to provide funds to (i) refund the City of Oxnard Financing Authority Wastewater Revenue Refunding Bonds, Series 2014, (ii) purchase a municipal bond insurance policy and debt service reserve surety for the 2025 Bonds, and (iii) pay the costs of issuing the 2025 Bonds. See “FINANCING PLAN.”

Pledge of Net System Revenues. The 2025 Bonds are payable from the entire Wastewater System of the City, including without limitation all improvements, works, or facilities owned, controlled, or operated by the City to provide wastewater service as such improvements, works, or facilities now exist, together with all additions to improvements of and extensions to said Wastewater System later constructed or organized (the “Wastewater System”) on a parity with Outstanding Obligations of the Wastewater System. “Net System Revenues,” are generally defined as “System Revenues” received from the Wastewater System, less the amount of Maintenance and Operation Costs of the Wastewater System becoming payable in such period. See “SECURITY FOR THE 2025 BONDS – Pledge of Net System Revenues” and “THE WASTEWATER SYSTEM.”

Existing Parity Obligations. The 2025 Bonds are payable from and secured by a first pledge of and lien on Net System Revenues on a parity with the Wastewater Revenue Refunding Bonds, Series 2018 and the SRF Loan. See “SECURITY FOR THE 2025 BONDS – Existing Parity Obligations.”

Rate Covenants. The City will fix, prescribe, and collect fees, rates, and charges for the Wastewater System which will be at least sufficient to yield during each Fiscal Year Net System Revenues equal to the sum of one hundred twenty percent (120%) of the Debt Service for such Fiscal Year and the amounts, if any, then due and owing to the Insurer under the Reserve Policy, if applicable. The City may make adjustments from time to time in such rates and charges and may make such classification thereof as it deems necessary, but will not reduce the rates and charges then in effect unless the Net System Revenues from such reduced rates and charges will at all times be sufficient to meet the requirements of the Indenture.

See “SECURITY FOR THE 2025 BONDS – Rate Covenants.” See APPENDIX A – SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE” for definitions of defined terms used herein.

Bond Insurance. The scheduled payment of principal of and interest on a portion, or all, of the 2025 Bonds (such maturities insured to be specified in the final Official Statement) when due will be guaranteed under a municipal bond insurance policy (the “Policy”) to be issued concurrently with the delivery of the 2025 Bonds by _____ (the “Insurer”). See “BOND INSURANCE” herein.

Reserve Account. A Reserve Account (the “Reserve Account”) will be established under the Indenture for the 2025 Bonds in an amount equal to the Reserve Requirement. The “Reserve Requirement” is defined as an amount equal to, at any date of determination, the least of (i) ten percent (10%) of the original par amount of the 2025 Bonds, (ii) Maximum Annual Debt Service with respect to the 2025 Bonds, or (iii) 125% of average annual debt service on the 2025 Bonds; provided, further that the City may meet all or a portion of the Reserve Requirement by depositing a Qualified Reserve Account Credit Instrument meeting the requirements of the Indenture. See “SECURITY FOR THE 2025 BONDS – Reserve Account.”

The City will satisfy the Reserve Requirement with respect to the 2025 Bonds by depositing the Reserve Policy in the Reserve Account in accordance with the Indenture. “Reserve Policy” means the municipal bond debt service reserve insurance policy relating to the 2025 Bonds issued by the Insurer.

Issuance of Additional Obligations. The City may issue or incur additional obligations and bonds on a parity with or subordinate to the 2025 Bonds, provided that the conditions set forth in the Indenture are met. See “SECURITY FOR THE 2025 BONDS - Additional Obligations.”

Payment. Principal of the 2025 Bonds will be payable in each of the years and in the amounts set forth on the cover page hereof at the office of the Trustee. Interest on the 2025 Bonds will be paid by check or draft of the Trustee mailed by first class mail to the person entitled thereto. See “THE 2025 BONDS – General Provisions.” Initially, interest on and principal and premium, if any, of the 2025 Bonds will be payable when due by wire of the Trustee to the Depository DTC which will in turn remit such interest, principal and premium, if any, to DTC Participants (as defined herein), which will in turn remit such interest, principal and premium, if any, to Beneficial Owners (as defined herein) of the 2025 Bonds. See “THE 2025 BONDS - Book-Entry Only System” and “APPENDIX E – DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

No Redemption. The 2025 Bonds are not subject to redemption prior to their stated maturity dates.

Risks of Investment. The 2025 Bonds are repayable only from certain money available to the City from its Wastewater System. For a discussion of some of the risks associated with the purchase of the 2025 Bonds, see “BOND OWNERS’ RISKS.”

Neither the 2025 Bonds nor the obligation of the City to pay principal of or interest thereon constitutes a debt of the City, the County of Ventura (the “County”), the State of California or any of its political subdivisions within the meaning of any constitutional limitation on indebtedness, or a pledge of the full faith and credit of the City or the County. The 2025 Bonds are secured solely by the pledge of Net System Revenues of the Wastewater System and certain funds held under the Indenture.

FINANCING PLAN

The City of Oxnard Financing Authority (the “Authority”) previously issued its Wastewater Revenue Refunding Bonds, Series 2014 (the “2014 Bonds”), of which \$51,690,000 are currently outstanding.

Proceeds of the 2025 Bonds, together with certain funds made available through the refunding of the 2014 Bonds, will be deposited with Computershare Corporate Trust, as escrow agent and trustee for the 2014 Bonds (the “Escrow Agent”), pursuant to an Escrow Agreement, dated as of _____ 1, 2025, by and between the City and the Escrow Agent. Amounts so deposited will be applied to the purchase of certain federal securities (“Escrow Securities”), the principal of and interest on which will be sufficient to redeem the 2014 Bonds on _____, 2025 at a redemption price equal to 100% of the principal amount thereof, together with accrued and unpaid interest thereon (collectively, the “Refunding Amount”).

On the date of delivery of the 2025 Bonds, the City will receive a report from _____ verifying the adequacy of (i) the mathematical computation concerning the adequacy of the maturing principal amounts of and interest earned on the Escrow Securities to pay the Refunding Amount, and (ii) the mathematical computations of the yield on the 2025 Bonds and the yield on the Escrow Securities purchased with portion of the proceeds of the sale of the 2025 Bonds.

The report of such independent arbitrage consultants will include the statement that the scope of their engagement was limited to verifying the mathematical accuracy of the computations contained in such schedules provided to them and that they have no obligation to update their report because of events occurring or data or information coming to their attention subsequent to the date of their report.

Upon such deposit, the 2014 Bonds will no longer be deemed to be outstanding under the Indenture of Trust relating to the 2014 Bonds, and all obligations of the City with respect to the 2014 Bonds shall cease and terminate, except for the obligation of the City to cause the amounts due on the 2014 Bonds to be paid from funds on deposit in the escrow fund.

Estimated Sources and Uses of Funds

The estimated sources and uses of funds relating to the 2025 Bonds are as follows:

Sources:

Principal Amount of 2025 Bonds

Original Issue Premium/Discount

TOTAL SOURCES

Uses:

Deposit to Escrow Fund

Deposit to Costs of Issuance Fund⁽¹⁾

TOTAL USES

⁽¹⁾ Costs of Issuance include legal fees, fees of the Municipal Advisor, underwriter's discount, bond insurance and reserve surety premiums, printing costs, rating agency fees and other miscellaneous expenses.

DEBT SERVICE SCHEDULE

Annualized debt service on the 2025 Bonds is presented below.

Bond Year

Ending

June 1

Principal of 2025 Bonds

Interest of 2025 Bonds

Total Bond Debt Service

Total:

Annualized debt service on the 2025 Bonds and Existing Parity Obligations is presented below.

Bond Year Ending June 1	<u>2018 Bonds</u>	<u>2021 SRF Loan</u>	<u>2025 Bonds</u>	<u>Total</u>
2026	\$2,157,000	--		
2027	2,155,500	--		
2028	2,165,500	--		
2029	2,161,250	\$3,383,209		
2030	2,158,250	3,383,209		
2031	2,156,250	3,383,209		
2032	2,160,000	3,383,209		
2033	2,163,200	3,383,209		
2034	2,163,200	3,383,209		
2035	--	3,383,209		
2036	--	3,383,209		
2037	--	3,383,209		
2038	--	3,383,209		
2039	--	3,383,209		
2040	--	3,383,209		
2041	--	3,383,209		
2042	--	3,383,209		
2043	--	3,383,209		
2044	--	3,383,209		
2045	--	3,383,209		
2046	--	3,383,209		
2047	--	3,383,209		
2048	--	3,383,209		
2049	--	3,383,209		
2050	--	3,383,209		
2051	--	3,383,209		
2052	--	3,383,209		
2053	--	3,383,209		
2054	--	3,383,209		
2055	--	3,383,209		
2056	--	3,383,209		
2057	--	3,383,209		
2058	--	3,383,209		
Total:	\$19,440,150	\$101,496,270		

THE 2025 BONDS

Authority for Issuance

The 2025 Bonds are authorized pursuant to the provisions of Sections 53570 *et seq.* and 53580 *et seq.* of the California Government Code, a resolution adopted by the City Council of the City on July 29, 2025, and the Indenture.

General Provisions

Bond Terms. The 2025 Bonds will be dated their date of delivery and issued in fully registered form without coupons in denominations of \$5,000 or any integral multiple of \$5,000, so long as no Bond has more than one maturity date. The 2025 Bonds will mature in the amounts and on the dates, and bear interest at the rates per annum, set forth on the inside cover page of this Official Statement.

Payments of Principal and Interest. Interest on the 2025 Bonds will be payable on June 1 and December 1 in each year, beginning December 1, 2025 (each an “Interest Payment Date”) to the person whose name appears on the Bond Registration Books as the Owner thereof as of the fifteenth (15th) calendar day of the month immediately preceding an Interest Payment Date (the “Record Date”). While the 2025 Bonds are subject to the book-entry system, the principal, interest and any prepayment premium with respect to a Bond will be paid by the Trustee to DTC for subsequent disbursement to beneficial owners of the 2025 Bonds.

If there exists a default in payment of interest due on any Interest Payment Date, interest will be payable on a payment date established by the Trustee to the persons in whose names the 2025 Bonds are registered at the close of business on a special record date for the payment of such defaulted interest established by notice mailed by the Trustee to the Owners of the 2025 Bonds not less than 15 days preceding such special record date.

Principal of and premium (if any) on any Bond will be paid upon presentation and surrender thereof at the Principal Corporate Trust Office of the Trustee. Both the principal of and interest and premium (if any) on the 2025 Bonds will be payable in lawful money of the United States of America.

Calculation of Interest. The 2025 Bonds will be dated the Closing Date and bear interest based on a 360-day year comprised of twelve 30-day months from the Interest Payment Date next preceding the date of authentication thereof, unless said date of authentication is an Interest Payment Date, in which event such interest is payable from such date of authentication, and unless said date of authentication is prior to November 15, 2025, in which event such interest is payable from the Closing Date; provided, however, that if, as of the date of authentication of any Bond, interest thereon is in default, such Bond will bear interest from the date to which interest has previously been paid or made available for payment thereon in full.

No Redemption

The 2025 Bonds are not subject to redemption prior to maturity.

Book-Entry Only System

The 2025 Bonds will be issued as fully registered bonds in book-entry only form, registered in the name of Cede & Co. as nominee of DTC, and will be available to ultimate purchasers in the denomination of \$5,000 or any integral multiple of \$5,000, under the book-entry system maintained by DTC. While the 2025 Bonds are subject to the book-entry system, the principal, interest and any prepayment premium with

respect to a Bond will be paid by the Trustee to DTC, which in turn is obligated to remit such payment to its DTC Participants for subsequent disbursement to Beneficial Owners of the 2025 Bonds. Purchasers of the 2025 Bonds will not receive certificates representing their interests therein, which will be held at DTC.

See “APPENDIX E – DTC AND THE BOOK-ENTRY ONLY SYSTEM” for further information regarding DTC and the book-entry system.

BOND INSURANCE

[TO COME]

SECURITY FOR THE 2025 BONDS

Pledge of Net System Revenues

First and Exclusive Lien on Net System Revenues. The 2025 Bonds and Obligations (as defined in Appendix A) of the Wastewater System shall be secured by a first pledge of all Net System Revenues. Under the Indenture, the City transfers, places a charge upon, assigns and sets over to the Trustee, for the benefit of the Owners, that portion of the Net System Revenues which is necessary to pay the principal of and interest on the 2025 Bonds in any Fiscal Year, together with all moneys on deposit in the Debt Service Fund, and such portion of the Net System Revenues is irrevocably pledged to the punctual payment of the principal or Redemption Price of and interest on the 2025 Bonds. The Bonds and any Obligations of the Wastewater System will be equally secured by a pledge charge and lien upon the Net System Revenues, without priority for number or date. The Net System Revenues may not be used for any other purpose while any of the 2025 Bonds or Obligations of the Wastewater System remain Outstanding, except that out of Net System Revenues there may be apportioned and paid such sums for such purposes, as are expressly permitted by the Indenture, including Additional Obligations. See “SECURITY FOR THE 2025 BONDS – Additional Obligations.” This pledge constitutes a first, direct and exclusive charge and lien on the Net System Revenues for the payment of the principal of and interest on the 2025 Bonds in accordance with the terms thereof.

Net System Revenues. The Indenture defines Net System Revenues as System Revenues less the Maintenance and Operation Costs of the Wastewater System.

“System Revenues” means, for any Fiscal Year or other period, all rates, fees, and charges received for, and all other income and receipts derived by the City from, the operation of the Wastewater System or arising from the Wastewater System, determined in accordance with generally accepted accounting principles, including all proceeds of insurance covering business interruption loss relating to the Wastewater System, investment earnings on such amounts, and all other money howsoever derived by the City from the operation of the Wastewater System or arising from the Wastewater System; provided, however, that System Revenues will include fees and charges collected during such Fiscal Year or other period, but only to the extent that such fees and charges could be properly expended on a Wastewater System Project for which the proceeds were used or are available to be used.

“Maintenance and Operation Costs” means, for any Fiscal Year or other period, the reasonable and necessary costs spent or incurred by the City for maintaining and operating the Wastewater System, calculated in accordance with generally accepted accounting principles, including (among other things) the reasonable expenses of management and repair and other expenses necessary to maintain and preserve the Wastewater System in good repair and working order, and including Administrative Costs, salaries and

wages of employees, payments to employee retirement systems (to the extent paid from System Revenues), overhead, insurance, taxes (if any), fees of auditors, accountants, attorneys, or engineers, and insurance premiums, and including all other reasonable and necessary costs of the City or charges required to be paid by it to comply with the terms of the 2025 Bonds, the Indenture, or any Additional Obligations, including any amounts required to be deposited in the Rebate Fund pursuant to the tax certificate, but excluding in all cases (i) depreciation and replacement and obsolescence charges or reserves therefor, (ii) amortization of intangibles or other bookkeeping entries or non-cash expenditures of a similar nature, (iii) costs of capital additions, replacements, betterments, extensions, or improvements to the Wastewater System, which under generally accepted accounting principles are chargeable to a capital account or to a reserve for depreciation, (iv) charges for the payment of principal and interest on any general obligation bond heretofore or hereafter issued for Wastewater System purposes, and (v) charges for the payment of any debt service on the Obligations or on any obligation subordinate to the Obligations.

Existing Parity Obligations

The City previously issued its Wastewater Revenue Refunding Bonds, Series 2018 (the “2018 Bonds”), currently outstanding in the aggregate principal amount of \$15,740,000. In 2021, the City also entered into a Construction Installment Sale Agreement (as amended in 2025, the “SRF Loan”) with the State Water Resources Control Board, which authorizes the City to draw up to \$88,601,724 to finance the City of Oxnard treatment plant rehabilitation projects. As of May 31, 2025, the City had drawn down approximately \$21 million under the SRF Loan. Repayment of the SRF Loan commences upon the construction completion date, which is currently expected to occur in Fiscal Year 2028-29. Repayment of the 2018 Bonds and the SRF Loan (collectively, the “Existing Parity Obligations”) are secured by Net System Revenues on a parity with the 2025 Bonds.

Wastewater Revenue Fund

In order to carry out and effectuate the pledge and lien of Net System Revenues to payment of debt service on the 2025 Bonds, the City will covenant and agree in the Indenture that all System Revenues, when and as received, will be held by the City in trust and will be deposited by the City in its Wastewater Revenue Fund (the “Wastewater Revenue Fund”) and will be accounted for through and held in trust in the Wastewater Revenue Fund, and the City will only have such beneficial right or interest in any of such money as provided in the Indenture. All System Revenues will be accounted for separately and apart from all other money, funds, accounts or other resources of the City.

All System Revenues will be transferred, disbursed, allocated and applied solely to the uses and purposes set forth below:

(1) Maintenance Operating Costs. The City will first pay from the moneys in the Wastewater Revenue Fund the budgeted Maintenance and Operation Costs as such costs become due and payable.

(2) Debt Service Fund. At least five days prior to each Interest Payment Date, the City shall transfer Net System Revenues to the Trustee for the purpose of paying the 2025 Bonds. Not later than the first Business Day preceding each date on which principal of or interest on the 2025 Bonds becomes due and payable, the Trustee will transfer from the Debt Service Fund and deposit into the following respective accounts (each of which the Trustee will establish and maintain within the Debt Service Fund), the following amounts in the following order of priority, the requirements of each such account at the time of deposit to be satisfied before any transfer is made to any account subsequent in priority:

(i) Interest Account. The Trustee will deposit in the Interest Account an amount required to cause the aggregate amount on deposit in the Interest Account to be at least equal to the amount of interest becoming due and payable on such Interest Payment Date on all 2025 Bonds then Outstanding.

(ii) Principal Account. The Trustee will deposit in the Principal Account an amount required to cause the aggregate amount on deposit in the Principal Account to equal the principal amount of the 2025 Bonds coming due and payable on such Interest Payment Date.

(iii) Reserve Account. In the event that the amount on deposit in the Reserve Account at any time becomes less than the Reserve Requirement, the Trustee will promptly notify the City of such fact. Promptly upon receipt of any such notice, the City will transfer to the Trustee an amount sufficient to maintain the Reserve Requirement of the Reserve Account. If there will then not be sufficient Net System Revenues on deposit in the Wastewater Revenue Fund to transfer an amount sufficient to maintain the Reserve Requirement of the Reserve Account, the City will be obligated to continue making transfers as Net System Revenues become available in the Wastewater Revenue Fund until there is an amount sufficient to maintain the Reserve Requirement of the Reserve Account. No such transfer and deposit need be made to the Reserve Account so long as there will be on deposit therein a sum at least equal to the Reserve Requirement. All money in the Reserve Account will be used and withdrawn by the Trustee solely for the purpose of making transfers to the Interest Account, the Principal Account and Sinking Account in such order of priority, in the event of any deficiency at any time in any of such accounts or for the retirement of 2025 Bonds then Outstanding, except that so long as the City is not in default hereunder, any amount in the Reserve Account in excess of the Reserve Requirement will be withdrawn from the Reserve Account semiannually on or before four (4) Business Days preceding each June 1 and December 1 by the Trustee and deposited in the Interest Account. All amounts in the Reserve Account on the Business Day preceding the final Interest Payment Date will be withdrawn from the Reserve Account and will be transferred either (i) to the Interest Account, the Principal Account and Sinking Account, in such order, to the extent required to make the deposits then required to be made pursuant to the Indenture or, (ii) if the City will have caused to be transferred to the Trustee an amount sufficient to make the deposits required by the Indenture, then, at the Request of the City, such amount will be transferred as directed by the City.

The Reserve Requirement with respect to the 2025 Bonds will be satisfied by the delivery of the Reserve Policy to the Trustee. The Trustee will credit the Reserve Policy to the Reserve Account. Under the terms and conditions of the Reserve Policy, the Trustee will deliver to the Insurer a demand for payment under the Reserve Policy in the required form at least five Business Days before the date on which funds are required for the purposes set forth in the Indenture. The Trustee will comply with all of the terms and provisions of the Reserve Policy for the purpose of assuring that funds are available thereunder when required for the purposes of the Reserve Account, within the limits of the coverage amount provided by the Reserve Policy. All amounts drawn by the Trustee under the Reserve Policy will be deposited into the Reserve Account and applied for the purposes thereof. The City will reimburse the Insurer for all draws under Reserve Policy in accordance with the terms of the Reserve Policy and the Indenture.

(iv) Equal Rights. It is the intention of the City that the 2025 Bonds will be secured by and payable from all moneys deposited in the Wastewater Revenue Fund on an

equal basis. To the extent that moneys deposited in the Wastewater Revenue Fund are insufficient to pay debt service on the 2025 Bonds and Obligations of the Wastewater System as it becomes due, the 2025 Bonds and Obligations of the Wastewater System will be payable on a pro-rata basis from all available moneys deposited in the Wastewater Revenue Fund. Additionally, any moneys which remain in the Debt Service Fund after payment of principal of and interest on the 2025 Bonds and Obligations of the Wastewater System will be used to pay the Insurer for any other unpaid advances under the Reserve Policy.

All interest earnings and profits or losses on the investment of amounts in the Debt Service Fund (described below) will be deposited in or charged to the Debt Service Fund and applied to the purposes thereof. No transfer and deposit need be made into the Debt Service Fund if the amount contained therein, taking into account investment earnings and profits, is at least equal to the Interest Requirement or Principal Installments to become due on the next Interest Payment Date or Principal Installment Date upon all Outstanding Bonds.

(3) Surplus. As long as all of the foregoing payments, allocations and transfers are made at the times and in the manner described above in subsections (1) and (2), any moneys remaining in the Wastewater Revenue Fund may at any time be treated as surplus and applied for any lawful purpose.

Reserve Account

A Reserve Account will be established under the Indenture for the 2025 Bonds in an amount equal to the Reserve Requirement. The "Reserve Requirement" is defined as an amount equal to, at any date of determination, the least of (i) ten percent (10%) of the original par amount of the 2025 Bonds, (ii) Maximum Annual Debt Service with respect to the 2025 Bonds, or (iii) 125% of average annual debt service on the 2025 Bonds; provided, further that the City may meet all or a portion of the Reserve Requirement by depositing a Qualified Reserve Account Credit Instrument meeting the requirements of the Indenture.

The City will satisfy the Reserve Requirement with respect to the 2025 Bonds by depositing the Reserve Policy (as defined herein) in the Reserve Account in accordance with the Indenture.

In the event that the amount on deposit in the Reserve Account at any time becomes less than the Reserve Requirement, the Trustee will promptly notify the City of such fact. Promptly upon receipt of any such notice, the City will transfer to the Trustee an amount sufficient to maintain the Reserve Requirement of the Reserve Account. If there will then not be sufficient Net System Revenues on deposit in the Wastewater Revenue Fund to transfer an amount sufficient to maintain the Reserve Requirement of the Reserve Account, the City will be obligated to continue making transfers as Net System Revenues become available in the Wastewater Revenue Fund until there is an amount sufficient to maintain the Reserve Requirement of the Reserve Account. No such transfer and deposit need be made to the Reserve Account so long as there will be on deposit therein a sum at least equal to the Reserve Requirement. All money in the Reserve Account will be used and withdrawn by the Trustee solely for the purpose of making transfers to the Interest Account, the Principal Account and Sinking Account in such order of priority, in the event of any deficiency at any time in any of such accounts or for the retirement of the 2025 Bonds then Outstanding, except that so long as the City is not in default hereunder, any amount in the Reserve Account in excess of the Reserve Requirement will be withdrawn from the Reserve Account semiannually on or before four (4) Business Days preceding each June 1 and December 1 by the Trustee and deposited in the Interest Account. All amounts in the Reserve Account on the Business Day preceding the final Interest Payment Date will be withdrawn from the Reserve Account and will be transferred either (i) to the Interest Account, the Principal Account and Sinking Account, in such order, to the extent required to make the

deposits then required to be made pursuant to the Indenture or, (ii) if the City will have caused to be transferred to the Trustee an amount sufficient to make the deposits required by the Indenture, then, at the Request of the City, such amount will be transferred as directed by the City.

The Reserve Requirement with respect to the 2025 Bonds will be satisfied by the delivery of the Reserve Policy to the Trustee. The Trustee will credit the Reserve Policy to the Reserve Account. Under the terms and conditions of the Reserve Policy, the Trustee will deliver to the Insurer a demand for payment under the Reserve Policy in the required form at least five Business Days before the date on which funds are required for the purposes set forth in the Indenture. The Trustee will comply with all of the terms and provisions of the Reserve Policy for the purpose of assuring that funds are available thereunder when required for the purposes of the Reserve Account, within the limits of the coverage amount provided by the Reserve Policy. All amounts drawn by the Trustee under the Reserve Policy will be deposited into the Reserve Account and applied for the purposes thereof. The City will reimburse the Insurer for all draws under Reserve Policy in accordance with the terms of the Reserve Policy and the Indenture.

The City is not obligated to replace Reserve Policy or to fund the Reserve Account with cash if, at any time that the 2025 Bonds are Outstanding, amounts are not available under the Reserve Policy other than in connection with a draw on the Reserve Policy.

Rate Covenants

The City will make the following covenants in the Indenture with respect to charges for the Wastewater System:

The City will fix, prescribe, and collect fees, rates, and charges for the Wastewater System which will be at least sufficient to yield during each Fiscal Year Net System Revenues equal to the sum of one hundred twenty percent (120%) of the Debt Service for such Fiscal Year and the amounts, if any, then due and owing to the Insurer under the Reserve Policy, if applicable. The City may make adjustments from time to time in such rates and charges and may make such classification thereof as it deems necessary, but will not reduce the rates and charges then in effect unless the Net System Revenues from such reduced rates and charges will at all times be sufficient to meet these requirements.

Under the Indenture the City may issue “Additional Obligations” (including without limitation long-term contracts, loans, sub-leases or other legal financing arrangements) of the City payable from and secured by a pledge of and lien upon any of the Net System Revenues) only in compliance with the following conditions.

Additional Obligations

In addition to the 2025 Bonds, the City may, by a “Additional Obligations Instrument” (as defined in Appendix A), issue or incur other loans, advances or indebtedness payable from Net System Revenues to be derived from the Wastewater System, to provide financing for the Wastewater System, in such principal amount as may be determined by the City. The City may issue or incur any such Additional Obligations subject to the following specific conditions:

(a) there will not have occurred and be continuing an Event of Default under the terms of the Indenture.

(b) the City obtains or provides a certificate or certificates prepared by a Consultant showing that the estimated Net System Revenues for the twelve (12) calendar months following the date of

incurring such Additional obligations will be at least equal to one hundred twenty percent (120%) of Debt Service on all Obligations to be outstanding immediately after the incurring of such Additional Obligations.

(c) For purposes of the computations to be made as described above, the determination of the Net System Revenues:

(i) may take into account any increases in rates and charges that relate to the Wastewater System and will take into account any reduction in such rates and charges that will be effective prior to or at the time of incurring such proposed Additional Obligations;

(ii) may take into account an allowance for any estimated increase in such Net System Revenues from any revenue producing additions to or improvements or extensions of the Wastewater System to be made with the proceeds of such Additional Obligations or with the proceeds of Obligations previously issued, as shown by a certificate of a Consultant; and

(iii) Maintenance and Operation Costs of the Wastewater System will be deemed to be the same as for the prior twelve-month period, but adjusted, if deemed necessary by the Consultant, for any increased Maintenance and Operation Costs of the Wastewater System which are, in the judgment of the Consultant, essential to maintaining and operating the Wastewater System, including any additions or betterments thereto to be made with the proceeds of such Additional Obligations.

The certificate or certificates described above will not be required if the Additional Obligations being incurred are for the purpose of refunding then outstanding Obligations and at the time of the incurring of such Additional Obligations a certificate of an Authorized Official will be delivered showing that Maximum Annual Debt Service on all outstanding Obligations after the incurring of such Additional Obligations will not exceed Maximum Annual Debt Service on all Obligations outstanding prior to the incurring of such Additional Obligations.

Eminent Domain Proceeds

The Indenture provides that if all or any part of the Wastewater System is taken by eminent domain proceedings, the City will deposit all Net Proceeds with the Trustee in a special fund in trust and apply those funds to the cost of acquiring or constructing or financing Improvements to the Wastewater System if the following conditions are met:

(a) the City first secures and files with the Trustee a Certificate of the City showing (i) the estimated loss in annual Net System Revenues, if any, suffered, or to be suffered, by the City by reason of such eminent domain proceedings, (ii) a general description of the Improvements to the Wastewater System then proposed to be acquired or constructed by the City from such Net Proceeds, and (iii) an estimate of the additional Net System Revenues to be derived from such Improvements; and

(b) the Trustee, on the basis of such Certificate of the City, determines that such additional Net System Revenues will sufficiently offset the loss of Net System Revenues, resulting from such eminent domain proceedings so that the ability of the City to meet its obligations under the Indenture will not be substantially impaired, which determination will be final and conclusive.

If these conditions are met, the City will then promptly proceed with the acquisition or construction or financing of such Improvements substantially in accordance with such Certificate of the City and payments therefor will be made by the Trustee from such Net Proceeds and from other moneys of the City

lawfully available therefor, and any balance of such Net Proceeds not required by the City for these purposes will be deposited in the Wastewater Revenue Fund.

If these conditions are not met, then such Net Proceeds will be held in trust by the Trustee and applied to the payment of the 2025 Bonds and Outstanding Obligations of the Wastewater System on a pro rata basis as they become due by their terms, and, pending such application, such remaining moneys may be invested by the Trustee in the manner provided in the Indenture.

Casualty Insurance Proceeds

The City will covenant in the Indenture that it will at all times maintain such insurance on the Wastewater System as is customarily maintained with respect to works and properties of like character against accident to, loss of or damage to such works or properties. If any useful part of the Wastewater System is damaged or destroyed, such part will be restored to use.

The Net Proceeds of insurance against accident to or destruction of the physical Wastewater System will be used for repairing or rebuilding the damaged or destroyed portions of the Wastewater System (to the extent that such repair or rebuilding is determined by the City to be useful or of continuing value to the Wastewater System), and to the extent not so applied, will be held in trust by the Trustee and applied to the payment of the 2025 Bonds and Outstanding Obligations of the Wastewater System on a pro rata basis as they become due by their terms, and, pending such application, such remaining moneys may be invested by the Trustee in the manner provided in the Indenture.

Any such insurance must be in the form of policies or contracts for insurance with insurers of good standing and will be payable to the City, or may be in the form of self-insurance by the City. The City will establish such fund or funds or reserves as it determines, in its sole judgment, are necessary to provide for its share of any such self-insurance.

THE WASTEWATER SYSTEM

General

The Wastewater System provides wastewater treatment services for the residents of Oxnard, the neighboring City of Port Hueneme, the Channel Island Beach Community Services District, Las Posas Estates, the Naval Base Ventura County (Port Hueneme and Point Mugu), and the unincorporated areas of Ventura County known as El Rio and Nyeland Acres. Its principal facilities consist of a secondary wastewater treatment plant (the “Treatment Plant”) and an ocean outfall.

The City provides wastewater collection services for its residents and businesses. The City wastewater collection system includes over 400 miles of sewer pipelines and 15 wastewater pump stations.

The City of Port Hueneme, the Channel Island Beach Community Services District and the Naval Base Ventura County (Port Hueneme and Point Mugu) and El Rio and Nyeland Acres (together “Regional Partners”) comprise the wholesale customers of the City and have reserved a portion (20.25%) of the Treatment Plant’s capacity. The City calculates the wholesale rate of the Regional Partners through a cost of service study, which was last prepared in 2016. These Regional Partners provide their customers with collection services. The customers of the Regional Partners are not customers of the City.

Prior to 1977, the City had owned and operated a local sewage collection, treatment and disposal system. In 1976, following an action by the Los Angeles Regional Water Quality Control Board calling for the regional consolidation of wastewater treatment at the City’s treatment plant, the City and the City

of Port Hueneme formed the Oxnard - Port Hueneme Regional Wastewater Treatment Authority (“OPHRWTA”) by means of a Joint Exercise of Powers Agreement dated August 17, 1976. OPHRWTA undertook a major reconstruction and expansion of the Oxnard Wastewater Treatment Plant that resulted in the Treatment Plant’s then reported design capacity of 22.6 million gallons per day (“MGD”).

In 1976, the City entered into a contract whereby the Treatment Plant was to be operated by the Ventura County Regional Sanitation District. In 1986, the City cancelled that contract and established an organization for direct City operation of the facility.

In 1991, the City completed the Treatment Plant Expansion Project which included the addition of a new secondary treatment system and several improvements to the existing treatment processes. This project increased the Treatment Plant’s design capacity from 22.6 MGD to 31.7 MGD.

In 2007, the City completed the New Headworks and Redwood Trunk Interceptor Sewer Projects. The New Headworks Project consists of barscreens, aerated grit chambers, pump stations, and an odor control facility. The Redwood Trunk Interceptor Project consisted of the construction of approximately 7.25 miles of sewer lines ranging in size from 36-inch to 66-inch in diameter.

In 2017, the City completed the Public Works Integrated Master Plan which defined a long range capital improvement plan. The wastewater portion of the improvement plan, which includes major capital upgrades, was started in 2018 and is currently on-going. See “Capital Improvement Plan” below.

Governance

The Wastewater System is operated by the Wastewater Division, a unit of the Utility Section of the City’s Public Works Department. The Wastewater Division employs a staff of 82 full time equivalent employees. The Utility Section management team consists of an Assistant Public Works Director, a Wastewater Division Manager, a Wastewater Operations Manager, a Wastewater Collection Manager, a Maintenance Manager and a Technical Services Manager, among other management staff. The Assistant Public Works Director is responsible for the overall management of the Wastewater Division and the Water Division. The Wastewater Division Manager reports directly to the Assistant Public Works Director. The Wastewater Division Manager manages, coordinates, and directs the operation and maintenance of the wastewater and storm water programs. The Wastewater Operations Manager is responsible for the daily operation and the regulatory compliance of the wastewater treatment plant. The Wastewater Collections Manager is responsible for the maintenance of the City’s wastewater collection sewer lines and the Maintenance Manager is responsible for the maintenance of the wastewater treatment plant and 15 sewer lift stations. The Technical Services Manager provides regulatory compliance oversight to the City’s non-residential sewer customers and the Regional Partners.

City Manager. Alex Nguyen serves as the City Manager and has 27 years of municipal experience handling issues such as homelessness, housing solutions, infrastructure funding solutions, and public works oversight. Mr. Nguyen previously served as Assistant City Manager for the City of Riverside as well as for the City of Alameda. Mr. Nguyen has worked with the City since July 2018.

Public Works Director. Michael Wolfe serves as the Public Works Director (PWD) and oversees a \$461.5 million annual budget, a \$700 million 5-year capital improvement program, and 540 staff members. Mr. Wolfe is a licensed Civil Engineer in the State of California and has 17 years of municipal experience handling such things as capital improvement programs, water systems, sewer collection and treatment systems, and engineering design and construction. Mr. Wolfe previously served as Assistant City Manager/Public Works Director/City Engineer for the City of Moreno Valley, PWD/City Engineer for the City of Yorba Linda, and Deputy PWD/Water Manager for the City of Orange.

Assistant Public Works Director. Timothy Beaman serves as the Assistant Public Works Director and oversees the Water and Wastewater Divisions. Mr. Beaman is a licensed Civil Engineer in the State of California and has 11 years of municipal experience handling planning, design, and construction, specifically for sewer collection, wastewater treatment plants, water resources, and water distribution systems. Mr. Beaman started at the City as a senior engineer and was promoted from an engineering division manager to his current position. His municipal experience includes serving as a civil engineer for Carpinteria Valley Water District, Mesa Water District, and South Coast Water District and previously worked as an engineering consultant in the private sector.

Wastewater Division Manager. Jan Hauser serves as the Wastewater Division Manager responsible for the overall management, operation, maintenance and long-term capital improvement plan for the Wastewater System. Mr. Hauser has been in his current position for nearly 7 years and has over 43 years of professional experience with nearly 35 in the public water and wastewater industry. Mr. Hauser is a registered Professional Engineer in the State of Michigan. Over his career he has managed other public sector water and wastewater utilities and worked in the private sector for large multi-national engineering consulting firms.

Employees and Employee Benefits

The wastewater collection, operations, maintenance, technical services, and storm water staff members are represented by the International Union of Operating Engineers (“IUOE”). The current memorandum of understanding between the City and IUOE expired on June 30, 2025.

The administrative, laboratory staff and a wastewater engineer are represented by the Service Employees International Association (“SEIU”). The current memorandum of understanding between the City and SEIU expired on June 30, 2025.

The managers and supervisors are represented by Oxnard Mid Manager’s Association (“OMMA”). The current memorandum of understanding between the City and OMMA expired on June 30, 2025.

Terms of each of the existing memorandum of understanding will continue to apply until a new agreement is negotiated.

See Appendix F for information with respect to the City’s pension plans and other post-employment benefits. For Fiscal Year 2023-24, the Wastewater System was responsible for approximately \$1,625,929 in California Public Employees' Retirement System pension costs (unfunded actuarial liability (“UAL”) and Normal Cost) and \$354,485 in Public Agency Retirement Services (“PARS”) pension costs (Single Employer Plan and ERIP – Early Retirement Incentive Plan).

Service Area and Customers

The following table shows the history of flow through the Treatment Plant, broken down according to its major user groups, for Fiscal Years 2019-20 through 2023-24.

TABLE 1
OXNARD WASTEWATER TREATMENT PLANT
AVERAGE DAILY FLOW (MILLIONS OF GALLONS PER DAY)

Fiscal Year	Oxnard	Port Hueneme	Channel Island Beach CSD	Las Posas Estates	Naval Base Ventura County	Other Unincorporated	Total
2019-20	17.16	2.11	0.92	0.16	0.69	0.45	21.49
2020-21	13.44	1.30	0.92	0.16	0.46	0.45	16.73
2021-22	14.08	1.26	0.33	0.07	0.47	0.48	16.70
2022-23	13.54	1.26	0.24	0.07	0.52	0.81	16.44
2023-24	14.00	1.32	0.27	0.07	0.60	0.80	17.05

Source: City of Oxnard

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The following table shows the annual growth in the number of the Wastewater System's active service accounts.

**TABLE 2
WASTEWATER SYSTEM
ACTIVE SERVICE ACCOUNTS**

<u>Date</u>	<u>Residential Accounts</u>	<u>Commercial Accounts</u>	<u>Industrial Accounts</u>	<u>Total Accounts</u>	<u>Percentage Increase</u>
12/31/20	37,558	2,513	36	40,107	--
12/31/21	37,662	2,533	34	40,229	0.30%
12/31/22	37,690	2,510	36	40,236	0.02
12/31/23	37,792	2,508	37	40,337	0.25
12/31/24	37,935	2,497	35	40,467	0.32

Source: City of Oxnard

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The Wastewater System's 10 largest wastewater customers in order of billing for the Fiscal Year ending June 30, 2024 are listed in the following table:

**TABLE 3
WASTEWATER SYSTEM
TEN LARGEST CUSTOMERS BY ORDER OF BILLING
FISCAL YEAR ENDING JUNE 30, 2024**

<u>Customer Name</u>	<u>Twelve-Month Billing Through June 30, 2024</u>	<u>Percent of Total Revenue</u>
Procter & Gamble	\$1,140,171	2.68%
Boskovitch Farms	819,478	1.93
New Indy	566,733	1.33
City of Oxnard Desalter	471,151	1.11
Duda Farms	251,043	0.59
Saticoy Lemon	243,440	0.57
JM Smuckers	230,495	0.54
Puretec	183,650	0.43
Terminal Freezers Fs	159,315	0.37
Gills Onions	<u>149,175</u>	<u>0.35</u>
Total:	\$4,214,651	9.91%

Source: City of Oxnard

Capital Improvement Plan

The City's wastewater utility has planned for the renewal, replacement, and improvement of capital facilities and infrastructure to meet current and future system needs. These capital improvements are expected to be financed from ongoing, annual appropriations, or financed through the sale of revenue bonds, grants or the clean water state revolving fund (CWSRF). In the case of bond financing, the resulting debt service becomes an annual requirement for the purpose of calculating wastewater utility user fees.

The City has identified capital improvements that must be addressed to reduce risk associated with the wastewater facilities, increase operational efficiency and reliability, address issues of sustainability and performance, and respond to increasing regulatory requirements. The City Public Works Integrated Master Plan (the "Master Plan"), prepared in May 2017, found significant deficiencies that warrant many repairs and replacements to the City's existing treatment plant.

After the completion of the Master Plan, the City refined its long-term Capital Improvement Plan ("CIP"). At the time the Master Plan was prepared, the long-term CIP included \$309 million in treatment plant and collections systems projects aimed at addressing emergency concerns and rehabilitating or replacing aging infrastructure. The projects included in the CIP were planned in three phases based on priority and timing of implementation.

Phase 1, completed in 2020, addressed high risk facilities that, if they were to fail, would result in health and safety concerns or negatively impact the wastewater treatment plant functionality.

Phase 2 which began in 2020 and is on-going, is nearly 60% complete. This phase includes constructing a new main electrical building and a new storage building; security improvements; and the rehabilitation of electrical systems, digesters, primary clarifiers, secondary treatment systems, and headworks. The total cost of Phase 2 is approximately \$100M and is being funded with grants, a CWSRF loan and available funds. This phase is scheduled to be completed by January 1, 2028.

Projects and their related costs identified in Phase 3 of the Master Plan are shown in the following table:

Project	Previous	FY 26	FY 27	FY 28	FY 29
Gravity Sewer Improvements (3)	\$6,414,608				
Lift Station Improvements (1, 2)	6,080,000				
Manhole Rehabilitation (3)	3,810,000	\$500,000			
UPRR Central Trunk Sewer Pipe Replacement (2)	3,250,528	3,000,000			
Digester Rehabilitation (2)	600,000	1,000,000	7,000,000	1,500,000	\$7,000,000
Effluent Pump Station Improvements (2)	7,250,000		7,000,000		
Headworks VFD (3)	4,000,000				
Interstage Pump Station Improvements (1)	1,140,000	1,000,000	5,000,000	5,000,000	2,000,000
Maintenance Building Expansion (2)	3,350,000	14,150,000	3,250,000		
Primary Clarifiers & Activated Sludge Rehabilitation (3,4)	24,152,584	20,174,145			
Reliability Project (3, 4)	66,683,221				
Secondary Settling Tank Rehabilitation (2,3)	1,948,477	3,800,000	2,400,000	2,400,000	
Outfall Repair (1)	1,500,000				
Total	\$130,179,418	\$43,624,145	\$24,650,000	\$8,900,000	\$9,000,000

-
- (1) Planning
 - (2) Design
 - (3) In Construction
 - (4) CWSRF Funded

The City is expected to fund the \$86.2 million CIP over the next five years utilizing a combination of available funds, CWSRF financing, and grants. As part of the CIP approval process, Public Works staff evaluates the current capital projects for the City's wastewater utility. This is done on a two-year cycle for and presented to the City Council for their review and approval. It is also done during the off year of the two year cycle for any clean-up items and/or new projects that may arise between the two-year period.

Insurance

The City provides general liability and workers' compensation insurance under self-insurance programs with an annual limit per occurrence of \$1 million for each program. The City purchases \$200 million insurance coverage for workers' compensation each year. The City contracts with outside service agencies to assist in the administration of the self-insurance programs.

In August 1988, the City adopted a resolution to execute a Joint Powers Agreement (“JPA”) creating the Big Independent Cities Excess Pool Joint Powers Authority (“BICEP”), a risk management pool. Through BICEP, five cities share the cost of insuring catastrophic general liability losses incurred by the members for claims between \$1 million and \$25 million, thereby eliminating the need for individual excess commercial insurance policies. The purpose of the JPA is to jointly fund the purchase of reinsurance and the provision of necessary administrative services. Such administrative services may include, but shall not be limited to, risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjustment, and legal defense service. BICEP is governed by a five-member board of directors representing each member city. Each member is appointed and serves at the pleasure of the member City Council.

As of July 1, 2019, BICEP no longer offered “prospective” coverage for its members. The JPA remains in existence in order for BICEP to run-off the prior liabilities of members for the years in which coverage was provided.

In April of 2019, the City adopted a resolution to allow the City to join CSAC Excess Insurance Authority JPA, a risk management pool. In March 2020 CSAC Excess Insurance Authority rebranded to Public Risk Innovation, Solutions, and Management: PRISM (“PRISM”). Through PRISM, public entities across California share the cost of insuring catastrophic general liability losses incurred by the members for claims between \$1million and \$25 million thereby eliminating the need for individual excess commercial insurance policies. The purpose of the JPA is to jointly fund the purchase of reinsurance and the provision of necessary administrative services. Such administrative services may include, but shall not be limited to, risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjustment, and legal defense service. PRISM is governed by a ten-member board of directors representing its public entity members. Each member is appointed by the public entity membership of PRISM for a two-year term.

The agreement with PRISM may be terminated with advanced notice provided that no bonds or other obligations of PRISM are outstanding. Upon termination of the agreement, all assets of BICEP shall (after payment of all unpaid costs, expenses, and charges incurred under the agreement) be distributed among the parties in accordance with the respective contributions of each participating city.

All funds of the City participate in general liability and workers' compensation insurance programs and make payments to internal service funds on the basis of loss experience and exposure.

Self-insured general liability claims are administered through a third-party administrator, with the City Attorney's approval required for settlements over \$15,000. Litigated claims are settled directly through the City Attorney's Office.

The City's contribution to PRISM for general liability coverage in Fiscal Year 2024-25 was \$3,056,129. During the past five-year period, the average claims filed each year for general liability amounted to 170 claims totaling \$968,327 per year (an average of \$5,630 per claim). In addition, there have been no insurance settlements that have exceeded the City's insurance coverage for each of the past three years.

Environmental Compliance

In the last seven years there has been only one (1) violation of the National Pollution Discharge Elimination System permit in effect at the time. On February 6, 2025, during a rain event, primary clarifiers #3 and #4 experienced a backup due to the primary effluent discharge gate at the diversion structure not being fully open. As a result, primary treated wastewater overflowed from the primary effluent side of the

diversion structure to the secondary effluent side and subsequently made its way into the chlorine contact tank. The partially treated primary effluent was combined with chlorinated secondary effluent before discharge to the ocean. The bypass lasted slightly over one hour. No permitted water quality limits were exceeded during or after the event. The Regional Board investigated the incident, issued a Notice of Violation but no monetary fine. The cause of the bypass was determined and procedures put in place to address any future potential errors.

Sources of Wastewater System Revenues

The Wastewater System has two main sources of revenues: (i) monthly wastewater user charges billed and paid according to separate rate schedules for residential, commercial, industrial and wholesale (Regional Partners) accounts and (ii) wastewater connection fees billed and paid prior to the issuance of any building permit for the construction of new residential, commercial or industrial structures in the City.

Wastewater Rates and Charges

On May 23, 2017, the City Council adopted annual wastewater rate increases for Fiscal Years 2017-18 through Fiscal Year 2021-22. Through Ordinance No. 2917, the adopted rates provide for 5.25% annual increases commencing on July 1, 2017 and then on January 1 of each year commencing January 1, 2018 through January 1, 2021. The adopted wastewater rates were set based on the findings and projections provided in the Wastewater Cost of Service Study completed in March 2017. The City has not adopted any rate increases since January 1, 2021.

The Public Works staff reviews revenues and expenditures on a monthly basis to ensure accuracy, that City Council approved budgets are being met, that revenues are following expectations, and there are no financial anomalies. In addition, the Wastewater Division has a rate consultant under contract and is actively working on a cost of service analysis.

The Regional Partners reserved a portion (20.25%) of the Treatment Plant's capacity. The Regional Partners rates were determined in a cost of service rate study completed in 2016. The calculated rate is a wholesale rate and does not include debt service, collection system operation and maintenance costs and some administrative costs. Since debt service was not incorporated into the regional rate, each jurisdiction will be responsible for their share (based on purchased capacity) of the CWSRF funded portion of the capital improvements or approximately \$17 million.

Aaron Starr v. City of Oxnard. In 2017, Aaron Starr, who was later elected to the City Council in November of 2024, filed suit against the City to challenge the legality of the City's collection of infrastructure use fees paid by the City's utility funds to the City's General Fund. The suit called for the reimbursement of all infrastructure use fees paid to the City's utility funds and eliminating the infrastructure use fee ("IUF") charge in all future years.

In a series of decisions by the Ventura County Superior Court which culminated in its final ruling in July 2021 regarding the City's IUF, the Court ordered the City to reimburse its utility funds a total of \$36.5 million over a three-year period and to remove the IUF from utility charges effective in June 2021. The court issued its writ of mandate without prejudice to the City developing and implementing a credible and reasonable means of imposing an IUF that complies with Proposition 218. Accordingly, the City has developed a new IUF methodology focused on street impacts of utility operations, but has only adjusted solid waste rates and fees to collect the new IUF. In May of 2025, the Ventura County Taxpayers Association and a City resident filed suit challenging the new IUF. Since the new IUF has not been imposed through rates and charges for wastewater service, the action filed in May of 2025 does not impact current System Revenues.

Based on the Court's order, the City no longer includes the IUF in the current Wastewater System rates and charges. The City has completed all payments and satisfied all aspects of the Court order in the 2017 IUF litigation matter.

Residential usage rates are levied on the basis of a flat monthly fee, currently \$35.79 per month for single family detached residential units and variable rate fees based on 60% or 80% of metered potable water consumption depending on lot size. Similarly, multi-family customers are charged a flat monthly fee of \$26.19 per unit for one to six units and \$13.06 per unit for seven or more units and variable rate fees based on 90% of metered potable water consumption. Residents of Las Posas Estates are located outside of the City limit and are charged fixed charges pursuant to the Costs of Service Study. Single-family residential dwelling units located in Las Posas Estates are charged a flat monthly fee of \$92.54. Multi-family residential dwelling units located in Las Posas Estates are charged a flat monthly fee of \$64.59. As of September 1, 2021, residential usage variable rate fees are as follows:

TABLE 4
CITY OF OXNARD MONTHLY WASTEWATER USAGE RATES
RESIDENTIAL CUSTOMERS
(Rate Per Hundred Cubic Feet)

<u>Type of Customer</u>	<u>Usage Rate</u>
Single Family Residential	
0 to 9 HCF/Mo.	\$2.35
>9 to 18 HCF/Mo.	2.62
>18 HCF/Mo.	3.63
Single Family Residential (Large Lots)	
0 to 16 HCF/Mo.	\$2.35
>16 to 25 HCF/Mo.	2.62
>25 HCF/Mo.	3.63
Multifamily, Multi-Unit Residential	
0 to 6 units ⁽¹⁾	\$1.91
>6 to 12 units ⁽¹⁾	2.13
>12 units ⁽¹⁾	2.60

⁽¹⁾ Tiers for multifamily/multi-unit residential wastewater rates are variable and are determined by multiplying each tier by the number of units.

Source: City of Oxnard

Commercial and industrial customers are billed on either a formula basis that includes both flow and water quality characteristics or a non-formula basis determined by a percentage of metered potable consumption.

TABLE 5
CITY OF OXNARD MONTHLY WASTEWATER USAGE RATES
COMMERCIAL AND INDUSTRIAL CUSTOMERS

INDUSTRIAL FORMULA

<u>Category</u>	<u>Rate</u>
Flow Rate	\$3,655.42 per Million Gallons
BOD Rate	832.95 per Thousand Pounds
SS Rate	658.75 per Thousand Pounds

COMMERCIAL FORMULA
Rate Per Hundred Cubic Feet

<u>Type of Customer</u>	<u>Usage Rate</u>
Commercial/School⁽¹⁾	
0 to 50 HCF/Mo.	\$4.19
>50 to 930 HCF/Mo.	5.23
> 930 HCF/Mo.	10.43
Restaurant⁽²⁾	
0 to 20 HCF/Mo.	\$4.19
>20 to 160 HCF/Mo.	5.23
>160 HCF/Mo.	10.43
Laundry⁽³⁾	
0 to 105 HCF/Mo.	\$4.19
>105 to 525 HCF/Mo.	4.63
> 525 HCF/Mo.	5.77
Los Posas Commercial⁽¹⁾	
0 to 50 HCF/Mo.	\$7.60
>50 to 930 HCF/Mo.	9.47
> 930 HCF/Mo.	18.91

⁽¹⁾ Variable charge based on 85% of metered potable water consumption.

⁽²⁾ Variable charge based on 80% of metered potable water consumption.

⁽³⁾ Variable charge based on 90% of metered potable water consumption.

Source: City of Oxnard

A minimum monthly fee is charged to commercial customers and schools as follows:

<u>Type of Customer</u>	<u>Fee</u>
Commercial	\$23.77
Restaurant	22.07
Laundry	109.35
School	83.42

Source: City of Oxnard

The following table shows how the City's monthly wastewater usage charges for single family detached-unit residential customers compared with the monthly rates of some of its neighboring cities as of March 1, 2025:

TABLE 6
WASTEWATER SYSTEM
COMPARABLE MONTHLY WASTEWATER USAGE CHARGE FOR
AVERAGE SINGLE FAMILY DETACHED-UNIT RESIDENTIAL CUSTOMER

<u>City</u>	<u>Monthly Charge⁽¹⁾</u>
Thousand Oaks	\$35.28
Port Hueneme	36.00
Moorpark (VC District No. 1) ⁽²⁾	46.57
Simi Valley	55.85
<i>Oxnard</i>	<i>56.94</i>
Ventura (City of)	59.08
Ojai Valley Sanitation District	61.67
Camarillo	74.30
Channel Islands Beach CSD	97.70
Fillmore	103.36
Santa Paula	106.17

⁽¹⁾ Assumes 9 HCF monthly sewer flow for all volumetric billing.

⁽²⁾ Includes a \$16.07 monthly reclaimed water service charge.

Source: City of Oxnard

Wastewater Connection Fees

The City has also adopted wastewater connection fees. These fees consist of a wastewater treatment plant component and a wastewater conveyance system component. Current schedule of wastewater connection fees are as follows:

TABLE 7
WASTEWATER SYSTEM
SCHEDULE OF CONNECTION FEES⁽¹⁾

<u>Use</u>	<u>Treatment Fee</u>	<u>Conveyance Fee</u>	<u>Total Fee</u>
Single-Family Residence	\$3,798.00	\$1,458.00	\$5,256.00
Apartment	2,762.18	1,060.36	3,822.55
Mobile Home	2,186.73	839.45	3,026.18
Non-formula Commercial/Industrial	4,078.80	1,458.00	5,536.80
Commercial Laundry	4,539.00	1,458.00	5,997.00
Restaurants/Food Preparation	7,092.20	1,458.00	8,555.20
Formula Industrial User	7,279.40	1,458.00	8,737.40

⁽¹⁾ Based on a ¾" water service.
Source: City of Oxnard

Billing and Collection Procedures and Delinquencies

Customers are billed on a monthly basis for approximately 30 day periods. Bills are due upon presentation and are considered delinquent after 21 days. If the amount due is unpaid after 30 days, a late charge of 10% of the current charges is assessed. When late charges are assessed, a late notice is mailed to the customer stating the date their service will be terminated if the account is not brought current. The customer is allowed 21 days after the notice is mailed to pay, or a green door hanger (Disconnection Notice) is delivered to the service address. Ten working days prior to termination of service, a notice of closure is delivered to the service address and a notice fee of \$15 is charged to the account. If the customer still does not pay, water service is terminated and a turn-off fee of \$80 is charged to the account. The customer must pay outstanding fees and charges before water service is restored. Delinquencies during the past two years have been approximately 3% of the amount billed to customers. Balances that are over two years old are written off at the end of each year. The balances written off over the last two Fiscal Years have totaled less than 0.10% of total revenues in each year.

Financial Information

A copy of the most recent audited financial statements (the "Financial Statements") of the City, including information on the Wastewater System, prepared by the City's Finance Department and audited by Eadie & Payne LLP (the "Auditor") is included as Appendix B hereto. The Auditor's letter concludes that the Financial Statements present fairly, in all material respects, the financial position of the City as of June 30, 2024, and the results of its operations and the cash flows of its proprietary fund types for the year then ended in conformity with generally accepted accounting principles. The Financial Statements should be read in their entirety with particular emphasis on those pages dealing with the City's enterprise funds. The Auditor has not reviewed or audited this Official Statement.

The summary historical operating results contained under "Historical and Projected Operating Results and Debt Service Coverage" are derived from the Financial Statements (excluding certain non-cash items and after certain other adjustments) and are qualified in their entirety by reference to such statements,

including the notes thereto. The Auditor has not reviewed or audited the summary operating results or any other portion of this Official Statement.

Historical and Projected Operating Results and Debt Service Coverage

The following tables show a five-year historical summary of the Wastewater System's operating results for Fiscal Years 2019-20 through 2023-24 together with the estimated figures for Fiscal Year 2024-25 and projected figures for Fiscal Years 2025-26 through 2029-30.

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TABLE 8
WASTEWATER SYSTEM
HISTORICAL OPERATING RESULTS AND DEBT SERVICE COVERAGE⁽¹⁾

	<u>2020-21</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25⁽¹⁾</u>
OPERATING REVENUES					
Charges for Services	\$46,328,641	\$45,164,950	\$44,188,099	\$42,520,399	\$42,792,290
Connection Fees/Development Fees	1,837,067	1,222,958	1,152,549	2,809,487	499,093
Interest Income ⁽²⁾	263,144	327,986	1,571,452	2,716,227	1,406,168
Miscellaneous and Reimbursements ⁽³⁾	167,898	58,302	258,386	346,238	43,082
IUF Reimbursement ⁽⁴⁾	1,498,408	3,596,180	2,996,816	2,838,194	--
Total Operating Revenues	<u>\$50,095,158</u>	<u>\$50,370,376</u>	<u>\$50,167,302</u>	<u>\$51,230,545</u>	<u>\$44,740,633</u>
OPERATING EXPENSES					
Salaries and Wages, Net ⁽⁵⁾	\$8,728,710	\$9,739,423	\$10,734,633	\$11,721,561	\$11,605,272
Contractual Services	1,366,520	2,071,085	4,649,894	2,984,942	3,031,893
Operating Supplies	2,483,016	2,649,399	3,294,600	3,535,141	4,260,148
Utilities	3,833,897	4,211,837	2,565,607	3,757,714	3,767,994
General and Administrative	5,432,236	4,389,923	3,438,483	3,996,141	4,060,168
Repairs and Maintenance	440,051	2,409,170	672,055	253,672	96,391
Less: Non-cash Bad Debt ⁽⁶⁾	(262,807)	(1,322,254)	(47,369)	(183,757)	--
Less: Capital ⁽⁷⁾	(534,105)	(1,381,242)	(362,803)	(8,782)	--
Total Operating Expenses	<u>\$21,487,518</u>	<u>\$22,767,341</u>	<u>\$24,945,100</u>	<u>\$26,056,632</u>	<u>\$26,821,866</u>
NET SYSTEM REVENUES	\$28,607,640	\$27,603,035	\$25,222,202	\$25,173,913	\$17,918,768
ANNUAL DEBT SERVICE					
2014 Bonds	\$7,274,250	\$7,270,500	\$7,272,750	\$7,270,250	\$7,272,750
2018 Bonds	2,157,000	2,161,000	2,157,000	2,160,250	2,160,250
Total Annual Debt Service	<u>\$9,431,250</u>	<u>\$9,431,500</u>	<u>\$9,429,750</u>	<u>\$9,430,500</u>	<u>\$9,433,000</u>
DEBT SERVICE COVERAGE RATIO	3.03x	2.93x	2.67x	2.67x	1.90x

(1) Estimated.

(2) Beginning in Fiscal Year 2022-23, interest income is reported net of non-cash fair market value adjustment.

(3) Fiscal Years 2020-21 and 2021-22 amounts are shown net of non-cash fair market value adjustment.

(4) Final IUF reimbursement occurred in Fiscal Year 2023-24. See "THE WASTEWATER SYSTEM – Wastewater Rates and Charges."

(5) Amounts shown are net of GASB 68 and GASB 75 adjustments.

(6) Amounts represent non-cash bad debt expenses.

(7) Amounts represent capital charges, which are excluded from definition of Maintenance and Operation Costs.

Source: City of Oxnard

TABLE 9
WASTEWATER SYSTEM
PROJECTED OPERATING RESULTS AND DEBT SERVICE COVERAGE

	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>2028-29</u>	<u>2029-30</u>
OPERATING REVENUES					
Charges for Services ⁽¹⁾	\$43,220,213	\$43,652,415	\$44,088,940	\$44,529,829	\$44,975,127
Connection Fees/Development Fees ⁽²⁾	750,000	750,000	750,000	750,000	750,000
Interest Income ⁽³⁾	630,000	630,000	630,000	630,000	630,000
Total Operating Revenues	<u>\$44,600,213</u>	<u>\$45,032,415</u>	<u>\$45,468,940</u>	<u>\$45,909,829</u>	<u>\$46,355,127</u>
OPERATING EXPENSES⁽⁴⁾					
Salaries and Wages	\$11,895,404	\$12,192,789	\$12,497,609	\$12,810,049	\$13,130,300
Contractual Services	3,107,690	3,185,383	3,265,017	3,346,643	3,430,309
Operating Supplies	4,366,652	4,475,818	4,587,713	4,702,406	4,819,966
Utilities	3,862,194	3,958,749	4,057,718	4,159,161	4,263,140
General and Administrative	4,161,672	4,265,714	4,372,356	4,481,665	4,593,707
Repairs and Maintenance	98,801	101,271	103,803	106,398	109,058
Total Operating Expenses	<u>\$27,492,413</u>	<u>\$28,179,723</u>	<u>\$28,884,216</u>	<u>\$29,606,321</u>	<u>\$30,346,479</u>
NET SYSTEM REVENUES	\$17,107,801	\$16,852,693	\$16,584,724	\$16,303,508	\$16,008,648
ANNUAL DEBT SERVICE					
2018 Bonds	\$2,157,000	\$2,155,500	\$2,165,500	\$2,161,250	\$2,158,250
2021 SRF ⁽⁵⁾	--	--	--	3,383,209	3,383,209
2025 Bonds ⁽⁶⁾	6,876,349	6,876,000	6,868,250	6,874,250	6,872,250
Total Annual Debt Service	<u>\$9,033,349</u>	<u>\$9,031,500</u>	<u>\$9,033,750</u>	<u>\$12,418,709</u>	<u>\$12,413,709</u>
DEBT SERVICE COVERAGE RATIO	1.89x	1.87x	1.84x	1.31x	1.29x

⁽¹⁾ Charges for services projections are based on Fiscal Year 2024-25 estimates with approximately 1% annual increases.

⁽²⁾ Connection Fee revenues are projected at approximately 50% of the 5-year historical average.

⁽³⁾ Interest income is projected at approximately 50% of the 5-year historical average.

⁽⁴⁾ Operating expenses projections are based on Fiscal Year 2024-25 estimates with approximately 3% annual increases. Projected operating expenses exclude non-cash expenses and capital expenditures.

⁽⁵⁾ Amounts assume full draw down of the SRF Loan of \$88.6 million.

⁽⁶⁾ Preliminary; subject to change.

Source: City of Oxnard

BOND OWNERS' RISKS

The following describes certain special considerations and risk factors affecting the payment of and security for the 2025 Bonds. The following discussion is not meant to be an exhaustive list of the risks associated with the purchase of any 2025 Bonds and does not necessarily reflect the relative importance of the various risks. Potential investors in the 2025 Bonds are advised to consider the following special factors along with all other information in this Official Statement in evaluating the 2025 Bonds. There can be no assurance that other considerations will not materialize in the future.

Wastewater System Demand and Growth

There can be no assurance that the local demand for the services provided by the Wastewater System will be maintained at levels described in this Official Statement under the heading "THE WASTEWATER SYSTEM." Reduction in the level of demand due to conservation efforts of the City, or other factors, could require an increase in rates or charges in order to produce Net System Revenues sufficient to comply with the City's rate covenant in the Indenture. Such rate increases could increase the likelihood of nonpayment, and could also further decrease demand. There can be no assurance that any other entity with regulatory authority over the Wastewater System will not adopt further restrictions on operation of the Wastewater System.

Net System Revenues; Rate Covenants

Net System Revenues are dependent upon the demand for wastewater services, which can be affected by population factors, regulations, or problems with the City's treatment facilities. There can be no assurance that wastewater service demand will be consistent with the levels contemplated in this Official Statement. A decrease in the demand for wastewater services could require an increase in rates or charges in order to comply with the rate covenants contained in the Indenture. The City's ability to meet its rate covenants is dependent upon its capacity to increase rates without driving down demand to a level insufficient to meet debt service on the 2025 Bonds.

City Expenses

There can be no assurance that expenses of the City will be consistent with the levels contemplated in this Official Statement. Changes in technology, changes in quality standards, increases in the cost of operation or other expenses could require substantial increases in rates or charges in order to comply with the rate covenants in the Indenture. Such rate increases could drive down demand for wastewater and related services or otherwise increase the possibility of nonpayment of the 2025 Bonds.

Future Land Use Regulations

Development within the City's service area is contingent upon the future construction and acquisition of a number of public improvements such as arterial streets, water distribution facilities, sewage collection and transmission facilities, drainage facilities and street lighting, as well as the necessary local in-tract improvements. The installation of the necessary infrastructure improvements and the construction of the residential development are subject to the receipt of discretionary approvals from a number of public agencies concerning the layout and design of the development, the nature and extent of the improvements, land use, health and safety requirements and other matters. The failure to obtain any such approval could adversely affect the planned land development within the City.

In addition, there can be no assurance that land development operations within the City will not be adversely affected by future government policies, including, but not limited to, governmental policies to restrict or control development.

Proposition 218

Proposition 218, a state ballot initiative known as the “Right to Vote on Taxes Act” was approved by California voters on November 5, 1996 and, except for certain provisions that became effective on July 1, 1997, became effective on November 6, 1996. Proposition 218 added Article XIIC, entitled “Voter Approval of Local Tax Levies” (“Article XIIC”), and Article XIID, entitled “Assessment and Property Related Fee Reform (“Article XIID”), to the California Constitution. Article XIIC and Article XIID limit the imposition by a local government of “general taxes,” “special taxes,” “assessments” and “fees” or “charges.” The City is a local government within the meaning of Article XIIC and Article XIID.

Article XIIC, provides, among other things, that the initiative power shall not be prohibited or otherwise limited in matters of reducing or repealing any local fee or charge. This extension of the initiative power is not limited by the terms of Article XIIC to fees and charges imposed after November 6, 1996 and, absent other authority, could result in retroactive reduction in existing fees and charges. Although the terms “fees” and “charges” are not defined in Article XIIC, the California Supreme Court, in *Bighorn-Desert View Water Agency v. Kari Verjil; E.W. Kelley* (July 2006), has stated that there is no basis for excluding from Article XIIC’s authorization any of the fees subject to Article XIID. If fees or charges charged or collected by the City for its Wastewater System are subjected to the initiative process and the outcome of any initiative proceedings results in a reduction or repeal of such fees or charges, respectively, the ability of the Wastewater System to generate revenues sufficient to comply with the City’s covenants under the Indenture may be adversely affected. Furthermore, if voters were to approve an initiative lowering the City’s water rates, sewer rates, or other charges, the City would need voter approval before it could change the rate or charge that had been set by initiative. The City could, however, increase a charge that was not affected by initiative or to impose an entirely new charge without voter approval.

The California Supreme Court further stated in *Bighorn* that it was not holding that the initiative power is free of all limitations and was not determining whether the initiative power is subject to the statutory provision requiring that water service charges be set at a level that will pay debt service on bonded debt and operating expenses. Such initiative power could be subject to the limitations imposed on the impairment of contracts under the contract clause of the United States Constitution. On July 1, 1997, a bill was signed into law by the Governor of the State enacting Government Code Section 5854, which states: “Section 3 of Article XIIC of the California Constitution, as adopted at the November 5, 1996 general election, shall not be construed to mean that any owner or beneficial owner of a municipal security, purchased before or after that date, assumes the risk of, or in any way consents to, any action by initiative measure that constitutes an impairment of contractual rights protection by Section 10 of Article I of the United States Constitution.” Government Code Section 5854 appears to limit the voters’ power to repeal or reduce Wastewater System fees and charges if such reductions would interfere with the City’s payment of debt service on the 2025 Bonds. If Government Code Section 5854 becomes the subject of a challenge, however, no guarantee can be made that the courts will agree with such interpretation.

Article XIID prohibits the assessment upon any parcel of property or upon any person “as an incident of property ownership” (defined to exclude fees for the provision of electrical or gas service) by a local government of any tax, assessment, fee or charge except voter-approved ad valorem property taxes and special taxes, fees or charges as a condition of property development, and assessments and “fees or charges for property related services” levied or imposed in accordance with the provisions of Article XIID.

Under Article XIID, revenues derived from a “fee” or “charge” (defined as “any levy other than an ad valorem tax, a special tax or an assessment, imposed by a local government upon a parcel or upon a person as an incident of property ownership, including user fees or charges for a property related service”) may not exceed the funds required to provide the “property-related service” and may not be used for any purpose other than that for which the fee or charge was imposed. Further, the amount of a “fee” or “charge” may not exceed the proportional cost of the service attributable to the parcel, no “fee” or “charge” may be imposed for a service unless that service is actually used by, or is immediately available to, the owner of the property in question, and no “fee” or “charge” may be imposed for general governmental service where the service is “available to the public at large in substantially the same manner as it is to the property owners.”

In addition, in order for a “fee” or “charge” to be imposed or increased, Article XIID provides that, among other things, the parcel upon which a fee or charge is proposed for imposition must be identified, the amount of the fee or charge proposed to be imposed on each such parcel must be calculated, written notice by mail of the proposed fee or charge must be provided to the “record owner” of each identified parcel, and a public hearing must be conducted upon the proposed fee or charge. If written protests against the proposed “fee” or “charge” are presented by a majority of owners of the identified parcels, the fee or charge may not be imposed. The California Supreme Court in *Bighorn* indicated that once a property owner or resident has paid the connection charges and has become a customer of a public water agency, all charges for water delivery incurred thereafter are charges for a property-related service, whether the charge is calculated on the basis of consumption or is imposed as a fixed monthly fee. Accordingly, the imposition or increase of any fee or charge by the City for wastewater service will be the subject of such a majority protest. If such a majority protest occurs, the ability of the Wastewater System to generate revenues sufficient to comply with the City’s covenants under the Indenture may be adversely affected.

Article XIID states that, beginning July 1, 1997, all “fees” or “charges” must comply with its provisions. It is unclear how the provisions of Article XIID will be applied to fees or charges established prior to such date. It is also unclear how the provisions of Article XIID will be applied to fees or charges established after such date but prior to the *Bighorn* decision.

As a result of the *Bighorn* decision, there can be no assurance that Proposition 218 will not limit the ability of the City to impose, levy, charge and collect increased fees and charges for wastewater service.

Numerous recent appellate court opinions interpret and apply Proposition 218 in the context of evaluating the validity of utility-related fees and charges. The City is unable to predict at this time how Proposition 218 will ultimately be interpreted by the courts and what, if any, further implementing legislation will be enacted, and there can be no assurance that Proposition 218 will not limit the future ability of the City to impose, levy, charge and collect increased fees and charges for wastewater service.

Constitutional Limit on Appropriations, Fees and Charges

If a portion of the Wastewater System rates or connection charges were determined by a court to exceed the reasonable costs of providing service, any fee which the City charges may be considered to be a “special tax,” which under Articles XIII A or XIID of the California Constitution must be authorized by a two-thirds vote of the affected electorate. This requirement is applicable to the City’s rates for service provided by the Wastewater System. The reasonable cost of service provided by the Wastewater System has been determined by the State Controller to include depreciation and allowance for the cost of capital improvements. In addition, the State courts have determined that fees such as connection fees (capacity charges) will not be special taxes if they approximate the reasonable cost of constructing Wastewater

System improvements contemplated by the local agency imposing the fee. Such court determinations have been codified in the Government Code of the State of California (Section 66000 et seq.).

Under Article XIII B of the California Constitution, state and local government entities have an annual “appropriations limit” which limits their ability to spend certain moneys called “appropriations subject to limitation,” which consists of tax revenues, certain state subventions and certain other moneys, including user charges to the extent they exceed the costs reasonably borne by the entity in providing the service for which it is levying the charge. In general terms, the “appropriations limit” is to be based on certain Fiscal Year 1978/79 expenditures, and is to be adjusted annually to reflect changes in the consumer price index, population and services provided by these entities. Among other provisions of Article XIII B, if an entity’s revenues in any year exceed the amount permitted to be spent, the excess would have to be returned by revising tax rates or fee schedules over the subsequent two years.

The City is of the opinion that the rates and use charges imposed by the City in connection with the Wastewater System do not exceed the costs it reasonably bears in providing such services.

Limitations on Remedies Available to Bondowners

The ability of the City to comply with its covenants under the Indenture and to generate Net System Revenues sufficient to pay principal of and interest on the 2025 Bonds may be adversely affected by actions and events outside of the control of the City, and may be adversely affected by actions taken (or not taken) by voters, property owners, taxpayers or payers of assessments, fees and charges. See “Proposition 218” above. Furthermore, any remedies available to the owners of the 2025 Bonds upon the occurrence of an event of default under the Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay and could prove both expensive and time consuming to obtain.

In addition to the limitations on Bondholder remedies contained in the Indenture, the rights and obligations under the 2025 Bonds and the Indenture may be subject to the following: the United States Bankruptcy Code and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditors’ rights generally, now or hereafter in effect; usual equity principles which may limit the specific enforcement under State law of certain remedies; the exercise by the United States of America of the powers delegated to it by the Federal Constitution; and the reasonable and necessary exercise, in certain exceptional situations, of the police power inherent in the sovereignty of the State of California and its governmental bodies in the interest of serving a significant and legitimate public purpose. Bankruptcy proceedings, or the exercise of powers by the federal or state government, if initiated, could subject the Owners of the 2025 Bonds to judicial discretion and interpretation of their rights in bankruptcy or otherwise, and consequently may entail risks of delay, limitation or modification of their rights.

Seismic Considerations

The City is located in a seismically active area of California. If there were to be an occurrence of severe seismic activity in the area of the City, there could be an interruption in the service provided by the Wastewater System, resulting in a temporary reduction in the amount of Net System Revenues available to pay debt service when due on the 2025 Bonds.

The Indenture does not require the City to maintain earthquake or flood insurance on the Wastewater System. The City, along with much of the State, shares a history of seismic activity and is thus listed as a “Zone 4” earthquake area in the Uniform Building Code. A Zone 4 designation has the most restrictive design requirements for new construction. The City standards for development, to which the

components of the Wastewater System were subject, have been designed to reduce the risk to the public and adequately mitigate seismic hazards.

There are no known major faults within the City; however, there are several active faults located within radius of approximately 50 miles from the City including the San Andreas Fault and the San Gabriel Fault. Activity along these faults could potentially result in damage to buildings, roads, bridges and property within the City in the event of a major earthquake.

Cybersecurity

As a recipient and provider of personal, private and sensitive information, the City and its departments face multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computers and other sensitive digital networks and systems.

On April 6, 2020, the City was impacted by a ransomware cyberattack. When the City became aware of the cyber incident, it promptly took steps to secure and contain the system and identify the scope of the impact. The City immediately engaged multiple external cybersecurity professionals to assist in the containment, restoration, and investigation. The incident encrypted files on approximately 15% of the City's approximately 1,500 Microsoft Windows computers. The City's financial system was not infected by the ransomware virus, as validated by outside security professionals. [There is no forensic evidence, to date, of any access or exfiltration of personal information or any of the City's financial data.] While this attack initially impacted some of the City's operations, the City did not incur any material financial consequences as a result of the incident. As part of the recovery and restoration process, the City implemented additional security measures to reduce the risk of future cyberattacks.

While the City is routinely maintaining its technology systems and continuously implementing new information security controls, no assurances can be given that the City's security and operational control measures will be successful in guarding against all cyber threats and attacks. The results of any attack on the City's computer and technology could negatively impact the City's operations, and the costs related to such attacks could be substantial.

The City currently maintains cybersecurity insurance.

Wildfire Conditions

Although the City is not located in a very high fire hazard severity zone (as designated by the California Department of Forestry and Fire Protection), the County includes areas where there is high or extreme danger of wildfires during dry months and during periods of prolonged drought. In December 2017, the County, along with neighboring Santa Barbara County experienced a massive wildfire known as the Thomas Fire, which burned approximately 282,000 acres, destroyed over 1,000 structures, and damaged an additional 280 structures. Additionally, the County experienced the Easy Fire on October 30, 2019 which burned over 1,500 acres and required evacuations, and on November 1, 2019, the Maria Fire which burned more than 9,000 acres and required nearby evacuations. In August 2020, the County experienced the Holser Fire which burned over 3,000 acres and the Moc Fire which burned over 2,800 acres.

In recent years, portions of California have experienced wildfires that have burned hundreds of thousands of acres and destroyed thousands of homes and structures, even in areas not previously thought to be prone to wildfires. Such areas affected by wildfires are more prone to flooding and mudslides that can further lead to the destruction of homes. There can be no assurances that wildfires will not occur within the County or within the City.

Climate Change

Numerous scientific studies on global climate change show that, among other effects on the global ecosystem, sea levels will rise, extreme temperatures will become more common and extreme weather events will become more frequent and more intense as a result of increasing global temperatures attributable to atmospheric pollution.

The Fourth National Climate Assessment, published by the U.S. Global Change Research Program in November 2018 (NCA4), finds that rising temperatures, sea level rise, and more frequent and intense extreme weather and climate-related events, as well as changes in average climate conditions, are expected to continue to increasingly disrupt and damage infrastructure, ecosystems, social systems, property, and regional economies and industries that depend on natural resources and favorable climate conditions.

Coastal portions of the City are located along the Pacific Ocean and have experienced rising sea levels which could cause severe flooding and the loss of property. Additionally, the City could be subject to impacts from tsunamis in the event of an earthquake occurring off-shore.

The City cannot predict the timing, extent, or severity of climate change and its impact on the City's operations and finances. Also, additional actions to address climate change may be necessary and the City can give no assurances regarding the impact of such actions on the City's operations and finances.

Environmental Regulation

The kind and degree of wastewater treatment which is effected through the Wastewater System is regulated, to a large extent, by the federal government and the State of California. Treatment standards set forth in federal and State law control the operations of the Wastewater System and mandate its use of technology. In the event that the federal government, acting through the Environmental Protection Agency, or the State of California, acting through the Department of Health Services, or additional federal or State legislation, should impose stricter wastewater quality standards upon the Wastewater System, the City's expenses could increase accordingly and rates and charges would have to be increased to offset those expenses. It is not possible to predict the direction which federal or state regulation will take with respect to wastewater treatment standards, although it is likely that both will impose more stringent standards with attendant higher costs.

Global Health Emergencies

A pandemic, epidemic or outbreak of an infectious disease can have significant adverse health and financial impacts on global and local economies. For example, beginning in 2020, the COVID 19 pandemic negatively affected economic activity throughout the world, including the United States and the State of California. The initial impacts of stay-at home orders globally were unprecedented, with commerce, travel, asset values and financial markets experiencing disruptions worldwide. Due to the essential nature of the Wastewater System, the City did not experience a significant, materially adverse impact on its annual revenues or operations as a result of COVID 19. Moreover, while the declarations of COVID 19 as a public health emergency have been lifted, future pandemics and other widespread public health emergencies can and do arise from time to time. The City cannot predict whether another national or localized outbreak of highly contagious or epidemic disease in the future could negatively impact the City's operations and finances and/or the economy of its service area.

No Obligation to Tax

The obligation of the City to pay the principal of and interest on the 2025 Bonds does not constitute an obligation of the City for which the City is obligated to levy or pledge any form of taxation or for which the City has levied or pledged any form of taxation. The obligation of the City to pay principal of and interest on the 2025 Bonds does not constitute a debt or indebtedness of the City, the City, the State of California or any of its political subdivisions, within the meaning of any constitutional or statutory debt limitation or restriction.

Change in Law

The State has experienced budgetary shortfalls in recent Fiscal Years. The City cannot predict what actions will be taken in the future by the State Legislature and the Governor to deal with changing State revenues and expenditures, and it is possible that future legislation will impact revenues of local agencies. These developments at the State level will most likely adversely affect local governments. However, the City does not currently anticipate that the State budget problems will materially adversely impact the operation of the City's Wastewater System.

Geologic and Topographic

The value of the Wastewater System, and the ability to generate System Revenues, is contingent upon the ability of the City to deliver wastewater services to its customers. The financial stability of the City can be adversely affected by a variety of factors, particularly those which may affect infrastructure and other public improvements and private improvements and the continued habitability and enjoyment of such private improvements. Such additional factors include, without limitation, geologic conditions (such as earthquakes), topographic conditions (such as earth movements and floods) and climatic conditions (such as droughts and tornadoes). The City is in an active geological area.

Engineering standards require that some of these factors be taken into account, to a limited extent, in the design of improvements, including the Wastewater System. Some of these factors may also be taken into account, to a limited extent, in the design of other infrastructure and public improvements neither designed nor subject to design approval by the City. Design criteria in any of these circumstances are established upon the basis of a variety of considerations and may change, leaving previously-designed improvements unaffected by more stringent subsequently established criteria. In general, design criteria reflect a balance at the time of protection and the future costs of lack of protection, based in part upon a present perception of the probability that the condition will occur and the seriousness of the condition should it occur. Conditions may occur which may result in damage to improvements in varying degrees, and such damage may entail significant repair or replacement costs, and there can be no assurance that such repair or replacement will occur. Under any of these circumstances, the public and private improvements within the City in general may well depreciate or disappear, notwithstanding the establishment of design criteria for any such condition.

The area encompassed by the City, like that in much of California, may be subject to unpredictable seismic activity. Occurrence of earthquakes could cause an interruption of deliveries of wastewater services to and from the City until repairs could be effected, thus possibly diminishing the value of the Wastewater System and the amount of Net System Revenues.

The components of the Wastewater System are located in a flood insurance rate zone designated by the Federal Emergency Management Agency ("FEMA") as "Zone B." According to FEMA, Zones B, C, and X refer to flood insurance rate zones that are not within the 100-year floodplain and are therefore not considered to pose a flood hazard. The term "100-year flood" refers to the flood elevation that has a

one percent chance of being equaled or exceeded in any given year. A base flood may also be referred to as a “100-year storm” and the area inundated during the base flood is sometimes called the “100-year floodplain.” The 100-year flood, which is the standard used by most federal and state agencies, is used by the National Flood Insurance Program as the standard for floodplain management and to determine the need for flood insurance.

Secondary Market for 2025 Bonds

There can be no guarantee that there will be a secondary market for the 2025 Bonds or, if a secondary market exists, that any 2025 Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history or economic prospects connected with a particular issue, secondary marketing practices in connection with a particular issue are suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon then-prevailing circumstances. Such prices could be substantially different from the original purchase price.

Federal Tax-Exempt Status of the 2025 Bonds

The Internal Revenue Code of 1986, as amended (the “Code”) imposes a number of requirements that must be satisfied for interest on state and local obligations, such as the 2025 Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of Bond proceeds, limitations on the investment earnings on 2025 Bonds proceeds prior to expenditure, a requirement that certain investment earnings on the Bond proceeds be paid periodically to the United States and a requirement that the issuers file an information report with the Internal Revenue Service (the “IRS”). The City has covenanted in certain of the documents referred to herein that they will comply with such requirements. Failure to comply with the requirements stated in the Code and related regulations, rulings and policies may result in the treatment of interest on the 2025 Bonds as taxable, retroactively to the date of issuance of such 2025 Bonds.

IRS Audit of Tax-Exempt Issues

The IRS has initiated an expanded program for the auditing of tax-exempt issues, including both random and targeted audits. It is possible that the 2025 Bonds will be selected for audit by the IRS. It is also possible that the market value of the 2025 Bonds might be affected as a result of such an audit of the 2025 Bonds (or by an audit of similar obligations).

Bond Insurance

In the event of default of the payment of the scheduled principal of or interest on the 2025 Bonds when all or some becomes due, the Trustee on behalf of any owner of the Bonds shall have a claim under the Policy for such payments. The Insurer may direct and must consent to any remedies with respect to the 2025 Bonds and the Insurer’s consent may be required in connection with amendments to any applicable documents relating to the 2025 Bonds.

The Insurer will have the ability to direct the actions of the Trustee, give consents and waivers, and take other actions without regard to the views of the Owners of any 2025 Bonds.

The S&P long-term ratings on the 2025 Bonds are dependent in part on the financial strength of the Insurer and its claims paying ability. The Insurer’s financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the S&P long-term ratings of the Insurer and the ratings on the 2025 Bonds will not be subject to downgrade and

such event could adversely affect the market price of the 2025 Bonds or the marketability (liquidity) for the 2025 Bonds. See “BOND INSURANCE” and “RATINGS” herein.

The obligations of the Insurer are unsecured contractual obligations and in an event of default by the Insurer, the remedies available may be limited by applicable bankruptcy law or state law related to insolvency of insurance companies.

Neither the City nor the Underwriter has made independent investigation into the claims paying ability of the Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Insurer is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the City to make debt service payments, the claims paying ability of the Insurer, particularly over the life of the investment. See “BOND INSURANCE” herein for further information regarding the Insurer and the Policy, which includes further instructions for obtaining current financial information concerning the Insurer.

Additional Obligations

As described in “SECURITY FOR THE 2025 BONDS – Additional Obligations” above, the Indenture permits the City to issue Additional Obligations, its obligations under which would be payable on a parity with the payment of debt service of the 2025 Bonds. In the event of a decline in Net System Revenues available to pay debt service on the 2025 Bonds, the existence of Additional Obligations could adversely affect the City’s ability to pay debt service on the 2025 Bonds.

TAX MATTERS

In the opinion of Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, compliance with certain covenants, interest on the 2025 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Code and is exempt from State of California personal income taxes. Bond Counsel is of the further opinion that interest on the 2025 Bonds is not a specific preference item for purposes of federal alternative minimum taxes imposed on individuals and corporations; however, interest on the Bonds is taken into account on determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on certain corporations.

The Code imposes various restrictions, conditions and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the 2025 Bonds. The City has covenanted to comply with certain restrictions designed to insure that interest on the 2025 Bonds will not be included in federal gross income. Failure to comply with these covenants may result in interest on the 2025 Bonds being included in federal gross income, possibly from the date of original issuance of the 2025 Bonds. The opinion of Bond Counsel assumes compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after the date of issuance of the 2025 Bonds may adversely affect the value of, or the tax status of interest on, the 2025 Bonds.

Current and future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the 2025 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Owners from realizing the full current benefit of the tax status of such interest. For example, legislative proposals are announced from time to time which generally would limit the exclusion from gross income of interest on obligations like the 2025 Bonds to some extent for taxpayers who are individuals and whose income is subject to higher marginal income tax rates. Other proposals have been made that could significantly reduce

the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the 2025 Bonds. The introduction or enactment of any such legislative proposals, clarification of the Code or court decisions may also affect, perhaps significantly, the market price for, or marketability of, the 2025 Bonds. Prospective purchasers of the 2025 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, and regarding the impact of future legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Certain requirements and procedures contained or referred to in the Indenture, the tax certificate, and other relevant documents may be changed and certain actions (including, without limitation, defeasance of the 2025 Bonds) may be taken or omitted under the circumstances and subject to the terms and conditions set forth in such documents. Bond Counsel expresses no opinion as to the exclusion from gross income of interest on any Bond if any such change occurs or action is taken or omitted upon the advice or approval of counsel other than Best Best & Krieger LLP.

The IRS has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the 2025 Bonds will be selected for audit by the IRS. It is also possible that the market value of the 2025 Bonds might be affected as a result of such an audit of the 2025 Bonds (or by an audit of other similar bonds).

Although Bond Counsel is of the opinion that interest on the 2025 Bonds is excluded from gross income for federal income tax purposes and is exempt from State of California personal income taxes, the ownership or disposition of, or the accrual or receipt of interest on, the 2025 Bonds may otherwise affect a Owner's federal or state tax liability. The nature and extent of these other tax consequences will depend upon the particular tax status of the Bond Owner or the Owner's other items of income or deduction, and Bond Counsel expresses no opinion regarding any such other tax consequences.

A copy of the proposed form of opinion of Bond Counsel is attached hereto as Appendix D.

CERTAIN LEGAL MATTERS

Best Best & Krieger LLP, Bond Counsel, will render an opinion with respect to the validity of the 2025 Bonds, the form of which opinion is set forth in Appendix D. Bond Counsel has assumed no responsibility for the accuracy, completeness or fairness of the Official Statement. Certain legal matters will also be passed upon for the City by Best Best & Krieger LLP, as Disclosure Counsel. Certain legal matters will be passed upon for the City by its City Attorney.

FINANCIAL STATEMENTS

The City's annual comprehensive financial report for the Fiscal Year ended June 30, 2024, included in Appendix B, have been audited by Eadie & Payne LLP (the "Auditor"). The Auditor was not requested to consent to the inclusion of its report in Appendix B and it has not undertaken to update its report or to take any action intended or likely to elicit information concerning the accuracy, completeness or fairness of the statements made in the Official Statement, and no opinion is expressed by the Auditor with respect to any event subsequent to the date of its report.

MUNICIPAL ADVISOR

NHA Advisors, LLC, San Rafael, California, is employed as Municipal Advisor to the City in connection with the issuance of the 2025 Bonds. The Municipal Advisor's fee for services rendered with respect to the sale of the 2025 Bonds is contingent upon the issuance and delivery of the 2025 Bonds. The Municipal Advisor does not assume any responsibility for the information, covenants and representations

contained in any of the legal documents with respect to the federal income tax status of the 2025 Bonds, or the possible impact of any present, pending, or future actions taken by any legislative or judicial bodies.

The Municipal Advisor has provided the following sentence for inclusion in this Official Statement. The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the City and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Municipal Advisor does not guarantee the accuracy or completeness of such information.

RATINGS

In connection with the issuance and delivery of the 2025 Bonds, S&P Global Ratings (“S&P”) is expected to assign their municipal bond rating of “_____” to the 2025 Bonds with the understanding that, upon delivery of such 2025 Bonds, a policy insuring the payment when due of the principal of and interest on the 2025 Bonds will be issued by _____. S&P has assigned their underlying municipal bond rating of “_____” to the 2025 Bonds. Such ratings reflect only the views of such organization and any desired explanation of the significance of such rating should be obtained from the rating agency furnishing the same. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that this rating will continue for any given period of time or that this rating will not be revised downward or withdrawn entirely by S&P, if in the judgment of such rating agency, circumstances so warrant. Any such downward revision or withdrawal of any rating obtained may have an adverse effect on the market price of the 2025 Bonds.

The City and the Underwriter have undertaken no responsibility either to bring to the attention of the owners of the 2025 Bonds any proposed change in or withdrawal of a rating or to oppose any such proposed revision or withdrawal, however. Any such downward change in or withdrawal of a rating might have an adverse effect on the market price or marketability of the 2025 Bonds.

LITIGATION

There is no controversy or litigation of any nature now pending against the City (with service of process having been completed), or to the knowledge of its officers, threatened, restraining or enjoining the issuance, sale, execution or delivery of the 2025 Bonds, or contesting the validity of the 2025 Bonds, any proceeds of the City, concerning the issuance or sale thereof, pledge or application of the money or security provided for payment of the 2025 Bonds, or the existence or powers of the City.

There are currently various litigation matters pending against the City. The City does not believe that these actions materially adversely affect the collection of System Revenues or the payment of debt service on the 2025 Bonds.

CONTINUING DISCLOSURE

The City has covenanted for the benefit of owners of the 2025 Bonds to provide certain financial information and operating data relating to the City and the Wastewater System by not later than March 31 of each year commencing with the report for the 2024-25 Fiscal Year (the “Annual Report”) and to provide notices of the occurrence of certain enumerated events. The Annual Report and the notices of enumerated events will be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access system (“EMMA”) or any successor assigned by the Municipal Securities Rulemaking Board or Securities and Exchange Commission. These covenants have been made in order to assist the Underwriter in complying with Rule 15c2-12 promulgated under the Securities Exchange Act of 1934, as amended (the “Rule”). The specific nature of the information to be contained in

the Annual Report or the notices of enumerated events by the City is set forth in “APPENDIX C — FORM OF CONTINUING DISCLOSURE AGREEMENT.”

In the previous five years, the City failed to timely file the Annual Report related to one series of the City’s bonds. To ensure ongoing compliance by the City and its related entities with their continuing disclosure undertakings, the City has contracted with NHA Advisors, LLC. to assist the City in filing accurate, complete and timely disclosure reports on behalf of the City.

UNDERWRITING

The 2025 Bonds are being purchased by _____ (the “Underwriter”). The Underwriter has agreed to purchase the 2025 Bonds at a purchase price of \$_____ (which is equal to the principal amount of the 2025 Bonds (\$_____), plus/less an original issue premium/discount of \$_____, less an underwriter’s discount of \$_____).

The contract of purchase pursuant to which the 2025 Bonds are being purchased by the Underwriter provides that the Underwriter will purchase all of the 2025 Bonds if any are purchased. The obligation of the Underwriter to make such purchase is subject to certain terms and conditions set forth in the contract of purchase.

The Underwriter may offer and sell the 2025 Bonds to certain dealers and others at prices or yields different from the prices or yields stated on the cover page of this Official Statement. In addition, the offering prices or yields may be changed from time to time by the Underwriter.

EXECUTION

The execution of this Official Statement and its delivery have been authorized by the City Council of the City.

CITY OF OXNARD

By: _____
City Manager

APPENDIX A

SUMMARY OF CERTAIN PROVISIONS OF THE INDENTURE

Certain provisions of the Indenture are summarized below. This summary does not purport to be complete or definitive and is qualified in its entirety by reference to the full terms of the Indenture.

APPENDIX B

**ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR FISCAL YEAR ENDED JUNE 30, 2024**

APPENDIX C
FORM OF THE CONTINUING DISCLOSURE AGREEMENT

APPENDIX D

FORM OF OPINION OF BOND COUNSEL (Closing Date)

City of Oxnard
300 West Third Street
Oxnard, California 93030

Re: \$_____ City of Oxnard Wastewater Revenue Refunding Bonds, Series 2025

Ladies and Gentlemen:

We have reviewed the Constitution and the laws of the State of California and certain proceedings taken by the City of Oxnard (the “City”) in connection with the issuance by the City of its \$_____ Wastewater Revenue Refunding Bonds, Series 2025 (the “Bonds”). The Bonds have been issued under that certain Indenture of Trust, dated as of _____ 1, 2025 (the “Indenture”), by and between the City and Computershare Corporate Trust, as trustee and pursuant to the provisions of Article II (commencing with Section 53580) of Chapter 3 of Part I of Division 2 of Title 5 of the California Government Code (the “Refunding Law”). The City Council adopted its resolution approving the issuance of the Bonds on July ___, 2025 (the “Resolution”). The proceeds of the Bonds have been applied by the City to refinance certain improvements to the Wastewater System.

In such connection, we have reviewed the Indenture, the tax certificate of the City for the Bonds dated the date hereof (the “Tax Certificate”), certificates of the City and others, and such other documents, opinions and matters to the extent we deemed necessary to render the opinions set forth herein.

The opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken or omitted or events occurring after the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur or any other events come to our attention after the date hereof. Accordingly, this opinion speaks only as of its date and is not intended to, and may not, be relied upon in connection with any such actions, events or matters. Our engagement with respect to the Bonds has concluded with their issuance, and we disclaim any obligation to update this letter. We have assumed the genuineness of all documents and signatures presented to us (whether as originals or as copies) and the due and legal execution and delivery thereof by, and validity against, any parties other than the City. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the second paragraph hereof. Furthermore, we have assumed compliance with all covenants and agreements contained in the Indenture and the Tax Certificate, including (without limitation) covenants and agreements compliance with which is necessary to ensure that future actions, omissions or events will not cause interest on the Bonds to be included in gross income for federal income tax purposes. We call attention to the fact that the rights and obligations under the Bonds, the Indenture and the Tax Certificate and their enforceability may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors’ rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases, and to the limitations on legal remedies against cities and their subordinate entities in the State of California. We express no opinion with respect to any indemnification, contribution, penalty, choice of law, choice of forum, choice of venue, waiver or severability provisions contained in the documents mentioned in the preceding sentence. Finally, we undertake no responsibility for the accuracy,

completeness or fairness of the Official Statement or other offering materials relating to the Bonds and express no opinion with respect thereto.

All terms not defined herein have the meaning ascribed to those terms in the Indenture.

Based upon the foregoing, we are of the opinion, under existing law, that:

1. The Bonds have been duly and validly authorized by the City and are legal, valid and binding limited obligations of the City. The Bonds are secured and payable solely from sources provided therefor in the Indenture.

2. The Indenture has been duly authorized by the City, and constitutes the valid and legally binding obligation of the City enforceable against the City in accordance with its terms, as such enforcement may be limited by bankruptcy, insolvency, moratorium, transfer or conveyance or other laws affecting creditors' rights generally, or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases; provided, however, that we express no opinion with respect to any indemnification, contribution, choice of law or waiver provisions contained therein.

3. The Indenture creates a valid pledge of that which the Indenture purports to pledge, subject to the provisions of the Indenture, except to the extent that the enforceability of the Indenture may be limited by moratorium, bankruptcy, reorganization, fraudulent conveyance or transfer, insolvency or other laws affecting creditors' rights generally, or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases.

4. The Internal Revenue Code of 1986, as amended (the "Code"), sets forth certain investment, rebate and related requirements which must be met subsequent to the delivery of the Bonds for the interest received by the owners of the Bonds to be and remain excluded from gross income for purposes of federal income taxation. Noncompliance with such requirements could cause the interest on the Bonds to be subject to federal income taxation retroactive to the date of delivery of the Bonds. Pursuant to the Indenture the City has covenanted to comply with the requirements of the Code. Assuming compliance with the aforementioned covenant, we are of the opinion that, under existing statutes, regulations, rulings and court decisions, the interest on the Bonds is excluded from gross income for purposes of federal income taxation. and interest on the Bonds is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals and corporations, however, interest on the Bonds is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on certain corporations. Although the interest on the Bonds is excluded from gross income for purposes of federal income taxation, the accrual or receipt of interest on the Bonds, or any portion thereof, may otherwise affect the federal income tax liability of the recipient. The extent of these other tax consequences will depend on the recipient's particular tax status or other items of income or deduction. We express no opinion regarding any such consequences.

5. Interest on the Bonds is exempt from State of California personal income tax.

Respectfully submitted,

APPENDIX E

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The description that follows of the procedures and recordkeeping with respect to beneficial ownership interests in the Bonds, payment of principal of, premium, if any, and interest on the Bonds to Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interests in the Bonds, and other related transactions by and between DTC, Participants and Beneficial Owners, is based on information furnished by DTC which the City believes to be reliable, but the City does not take responsibility for the completeness or accuracy thereof. The City cannot and does not give any assurances that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners either (a) payments of principal, premium, if any, and interest with respect to the Bonds or (b) certificates representing ownership interests in or other confirmation of ownership interests in the Bonds, or that they will so do on a timely basis or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedures” of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond will be issued for each maturity (and each individual yield in the case of bifurcated maturities) of the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com; provided that nothing contained in such website is incorporated into this Official Statement.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as

periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Indenture. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit will agree to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

NEITHER THE CITY NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO DTC PARTICIPANTS, INDIRECT PARTICIPANTS OR BENEFICIAL OWNERS WITH RESPECT TO THE PAYMENTS OR THE PROVIDING OF NOTICE TO DTC PARTICIPANTS, INDIRECT PARTICIPANTS OR BENEFICIAL OWNERS OR THE SELECTION OF BONDS FOR REDEMPTION.

DTC (or a successor securities depository) may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City. The City, in its sole discretion and without the consent of any other person, may terminate the services of DTC (or a successor securities depository) with respect to the Bonds. The City undertakes no obligation to investigate matters that would enable the City to make such a determination. In the event that the book-entry system is discontinued as described above, the requirements of the Indenture will apply.

THE CITY AND THE UNDERWRITER CANNOT AND DO NOT GIVE ANY ASSURANCES THAT DTC, THE PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL, INTEREST OR PREMIUM, IF ANY, WITH RESPECT TO THE BONDS PAID TO DTC OR ITS NOMINEE AS THE REGISTERED OWNER, OR WILL DISTRIBUTE ANY REDEMPTION NOTICES OR OTHER NOTICES, TO THE BENEFICIAL OWNERS, OR THAT THEY WILL DO SO ON A TIMELY BASIS OR WILL SERVE AND ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT. THE CITY AND THE UNDERWRITER ARE NOT RESPONSIBLE OR LIABLE FOR THE FAILURE OF DTC OR ANY PARTICIPANT TO MAKE ANY PAYMENT OR GIVE ANY NOTICE TO A BENEFICIAL OWNER WITH RESPECT TO THE BONDS OR AN ERROR OR DELAY RELATING THERETO.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City deems reliable, but the City takes no responsibility for the accuracy thereof.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, bond certificates are required to be printed and delivered as described in the Indenture.

The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bonds will be printed and delivered as described in the Indenture and payment of interest to each Owner who owns of record \$1,000,000 or more in aggregate principal amount of Bonds may be made to such Owner by wire transfer to such wire address within the United States that such Owner may request in writing for all Interest Payment Dates following the 15th day after the Trustee's receipt of such request.

APPENDIX F

SELECTED REGIONAL ECONOMIC AND DEMOGRAPHIC DATA

The following information related to the City of Oxnard, the County of Ventura and the State of California is supplied for informational purposes only. The Bonds do not constitute a general obligation debt of the City of Oxnard (the “City”), and the City has not pledged its full faith and credit or its taxing power to the repayment of the Bonds.

General

The City is located in western Ventura County (the “County”) on the shore of the Pacific Ocean. The City is approximately 65 miles northwest of the City of Los Angeles, 35 miles south of the City of Santa Barbara, and 6 miles south of the county seat of the County. The City is the largest city in the County, with a population estimated at 200,616 in 2024, accounting for over 24% of the County’s population. The City has a diversified economic base composed of agriculture and related business, retail, various services, and governmental agencies.

The City was incorporated as a general law city on June 30, 1903, and operates under a council-manager form of government. The City is governed by a City Council consisting of six district-elected City Council seats (the term of the office is four years for all elected officials, with elections held every two years for three City Council seats at a time) and the Mayor (who is elected at large during presidential election years). The City Clerk (elected City-wide at the same time as the Mayor) manages the City Council and Committee meeting agenda process, official records, and elections.

Population

The following table shows the approximate changes in population in the City, the County, the State, and the United States for the years shown.

**Population of
City, County, State, and United States
2020 through 2024 ⁽¹⁾**

<u>Year</u>	<u>City</u>	<u>County</u>	<u>State</u>	<u>United States</u>
2020	201,908	843,808	39,521,958	331,577,720
2021	201,774	840,009	39,142,565	332,099,760
2022	200,499	835,032	39,142,414	334,017,321
2023	199,764	833,071	39,198,693	336,806,231
2024	200,616	835,427	39,431,263	340,110,988

⁽¹⁾ Estimates are as of July 1.
Sources: United States Bureau of the Census.

Employment and Personal Income

The following table sets forth the unemployment rate, total personal income, and per capita income in the City for the periods shown.

City of Oxnard Employment and Personal Income (Fiscal Years 2019-20 through 2023-24)

<u>Fiscal Year Ended June 30</u>	<u>Unemployment Rate</u>	<u>Personal Income (in thousands)</u>	<u>Per Capita Income</u>
2020	7.7	\$4,756,228	\$23,049
2021	9.3	4,986,380	24,362
2022	4.7	5,128,178	25,634
2023	4.5	5,363,539	27,160
2024	4.8	5,834,734	29,537

Source: City's Annual Comprehensive Financial Report, Fiscal Year Ended June 30, 2024.

The following table sets forth the top employers in the City as of June 30, 2024.

City of Oxnard Top Employers (As of June 30, 2024)

<u>Employer</u>	<u>Industry</u>	<u>Number of Employees</u>
Reiter	Produce	2,651
Amazon	Retail	2,427
Oxnard School District	Education	2,180
Oxnard Union High School	Education	1,774
St. John's Regional Medical Center	Medical	1,623
Haas Automation	Manufacturer	1,505
City of Oxnard	Government	1,490
Boskovich Farms	Produce	629
Rio School District	Education	603
Seed Beauty	Retail	584

Source: City's Annual Comprehensive Financial Report, Fiscal Year Ended June 30, 2024.

Taxable Retail Sales

The following table sets forth information regarding taxable sales in the City for each type of business for calendar years 2020 through 2024.

City of Oxnard
Taxable Retail Sales by Type of Business
2020 to 2024
(in thousands)

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Motor Vehicles and Parts Dealers	\$ 576,720,436	\$ 636,172,333	\$ 675,153,459	\$ 686,041,372	\$702,709,113
Home Furnishings and Appliance Stores	116,514,538	155,007,191	151,490,668	133,225,506	124,028,028
Building Materials, Garden Equipment & Supplies	244,526,289	268,065,948	252,897,373	248,730,388	253,169,226
Food and Beverage Stores	155,964,041	159,508,945	175,597,513	177,609,931	166,564,826
Gasoline Stations	150,726,338	216,003,623	278,722,994	251,968,396	245,729,302
Clothing and Clothing Accessories Stores	94,247,909	141,693,586	143,782,058	140,981,015	145,135,089
General Merchandise Stores	364,082,620	423,502,446	470,486,659	461,017,949	454,727,521
Food Services and Drinking Places	296,700,472	379,996,534	422,476,781	442,919,417	453,566,439
Other Retail Group	138,808,371	158,615,009	794,355,747	1,755,327,995	1,894,406,934
Total Retail and Food Services	2,138,291,014	2,538,565,615	3,364,963,252	4,297,821,969	4,440,036,478
All Other Outlets	618,190,924	754,325,716	778,271,254	719,208,595	658,657,956
Total All Outlets	\$2,756,481,938	\$3,292,891,331	\$4,143,234,506	\$5,017,030,564	\$5,098,694,434

Source: California State Board of Equalization.

Transportation

The City is served by all major modes of transportation. Both U.S. Highway 101 and State Highway 1 pass through the City, linking it with the Los Angeles metropolitan area and Santa Barbara County. Rail passenger service is provided by AMTRAK, which has a station in the City. Two trains pass through daily in each direction and stop at the Oxnard station. Metrolink provides commuters from the Oxnard Transportation Center with several daily routes to the Los Angeles basin, including downtown Los Angeles. Union Pacific Railroad provides freight rail service through the City. The Ventura County Railroad Company connects Port Hueneme, the Ormond Beach Industrial Area, the Naval Construction Battalion Center, and surrounding industrial areas to the Union Pacific line. The Port of Hueneme, owned and operated by the Oxnard Harbor District, is the only commercial deep-draft harbor between Los Angeles and San Francisco. The port has five 600- to 700-foot berths and a 35-foot entrance channel depth. The Channel Islands Harbor is a modern 3,000 slip boat marina, which also serves the Oxnard area in the capacity of a recreational marina and covers approximately 310 acres. The Oxnard Airport is operated by Ventura County as a general and commercial aviation airfield. The Oxnard Airport handles passenger as well as cargo services. Local bus service is provided by Gold Coast Transit, a regional public transit agency funded by the County and member cities. Service is available in Ojai, Ventura, Oxnard, and Port Hueneme. The Greyhound bus line provides passenger and parcel service from its Oxnard station. A multi-modal transportation center located in downtown Oxnard brings together all these forms of transportation.

Education

There are 35 elementary, 8 junior high, and 5 senior high schools located in and immediately around the City, plus eight parochial and private schools. The City is served by Oxnard College, a California community college. The 119-acre campus is located on Rose Avenue between Channel Island Boulevard and Pleasant Valley Road. Oxnard College currently offers degree and certificate programs. The California State University campus at Channel Islands opened in fall 2002 and has a current enrollment of over 4,880

students. In addition, the City has two campuses of the University of California at Santa Barbara and Los Angeles; one campus of the California State University at Northridge; and two private universities, Pepperdine and California Lutheran University. All of these institutions are within a 50-minute drive from the City.

Recreation

The City offers its residents a wide range of recreational facilities. The beach parks, marina, and neighborhood and regional parks add up to nearly 1,500 acres of park land. McGrath State Beach Park (located south of the Santa Clara River mouth) covers approximately 295 acres and includes over a mile of ocean frontage. Overnight camping and day picnics are the main use of that park. Oxnard Beach Park includes approximately 62 acres with concession stands and facilities for day picnics and sports. Silver Strand Beach (south of the Harbor entrance) and Hollywood Beach (north of the entrance) are day beach facilities. Channel Islands Harbor is a recreational boating marina administered by Ventura County. The City has over 30 neighborhood parks located throughout the City. A tennis and softball center is located at Community Center Park. Additionally, Wilson Park contains the largest senior citizen center in the Tri-County area.

The City owns River Ridge Golf Club, consisting of two 18-hole championship golf courses, the Vineyard Course and the Victoria Lakes Course. The City also owns a 1,600-seat Performing Arts Center located on Hobson Way in the center of the City.

Employee Relations

As of June 30, 2024, the City had approximately 1,490 full-time employees. Such amounts do not include the City's temporary and seasonal workers. Temporary workers are not represented by an employee association.

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
General Government	251	253	302	295	345
Police Officers	258	274	271	240	246
Police Civilians	115	84	87	122	127
Firefighters and Officers	124	123	121	144	144
Fire Civilians	7	10	13	18	19
Transportation	39	24	10	32	25
Community Development	62	62	63	66	66
Culture, Leisure, and Libraries	79	79	108	121	123
Water Utility	60	76	78	80	74
Waste Water Utility	74	77	79	92	77
Environmental Resources	173	195	199	197	179
Housing	71	71	69	65	65
Total	1,312	1,328	1,400	1,472	1,490

In accordance with the provisions of California Government Code Section 3500, the City participates in labor negotiations with its employee associations. The result of the negotiation processes are memorialized in a memoranda of understanding ("MOU") reached between the City and the City employee

associations. The table below lists the City’s six employee associations and the approximate membership as of June 30, 2022, as well as the unrepresented executive employees. [UPDATE]

<u>Unit/Affiliation</u>	<u>Number of Members</u>	<u>MOU Expiration</u>
International Association of Fire Fighters	112	6/30/2021 ⁽¹⁾
International Union of Operating Engineers, Local No. 501 AFL-CIO	372	6/30/2025
Oxnard Mid Manager’s Association	146	6/30/2025
Oxnard Peace Officers Association	237	6/30/2024
Oxnard Public Safety Managers Association	19	6/30/2021 ⁽¹⁾
Services Employees International Union Local 721, CLC	283	6/30/2025
Unrepresented and Executive Employees	391	N/A
Elected Officials	9	N/A

⁽¹⁾ Negotiations ongoing.

Source: City.

Risk Management

The City provides general liability and workers’ compensation insurance under self-insurance programs with an annual limit per occurrence of \$1 million for each program. Excess insurance in the layer of \$1 million to \$15 million per occurrence/\$18 million annual aggregate is purchased for general liability claims and statutory coverage is purchased for workers’ compensation claims. The City contracts with outside service agencies to assist in the administration of the self-insurance programs. Estimated liabilities related to outstanding workers’ compensation and public liability claims, including estimates for incurred but not reported claims, are based upon actuarial studies and are recorded in internal service funds.

In August 1988, the City adopted a resolution to execute a Joint Powers Agreement (“JPA”) creating the Big Independent Cities Excess Pool Joint Powers Authority (“BICEP”), a risk management pool. Through BICEP, five cities (Oxnard, Ventura, Huntington Beach, Santa Ana, West Covina) share the cost of insuring catastrophic general liability losses incurred by the members for claims between \$1 million and \$25 million, thereby eliminating the need for individual excess commercial insurance policies. The purpose of this JPA is to jointly fund the purchase of reinsurance and the provision of necessary administrative services. Such administrative services may include, but shall not be limited to, risk management consulting, loss prevention and control, centralized loss reporting, actuarial consulting, claims adjustment, and legal defense service. BICEP is governed by a five-member board of directors representing each member city. Each member is appointed and serves at the pleasure of the member city council.

All funds of the City participate in general liability and workers’ compensation insurance programs and make payments to internal service funds on the basis of loss experience and exposure. The total unpaid claims and claims adjustment expense liability (long-term obligations) of \$47,885,625, which includes the amounts identified below under “-General Liability” and “-Workers’ Compensation” recorded at June 30, 2024, is based on results of actuarial studies and includes an estimate for claims incurred but not reported at the balance sheet date. The City has not established a trust to offset such costs. Claims liabilities are calculated considering the effects of inflation, recent claims settlement trends including frequency and amount of payouts, and other economic and societal factors. General liability and workers’ compensation liabilities are carried at present value using a discount rate of 1.0%.

General Liability

The City is self-insured for general liability claims up to \$1 million. The City purchases commercial excess liability insurance with limits of \$25 million per occurrence. Self-insured general liability claims are

administered through a third-party administrator, with the City Attorney’s approval required for settlements over \$15,000. Litigated claims are settled directly through the City Attorney’s Office.

The City’s excess general liability insurance premium for Fiscal Year 2023-2024 (inclusive of brokerage fees) was \$2,600,504. The total unpaid claims and claims adjustment expense liability (long-term obligations) recorded at June 30, 2024, was \$7,644,424.

Workers’ Compensation

The City is self-insured for workers’ compensation claims up to \$1 million. For claims over \$1 million, the City has purchased excess workers’ compensation insurance through Public Risk Innovation, Solutions, and Management (formerly the CSAC Excess Insurance Authority, a California risk-sharing Joint Powers Authority). The claims are processed by a third-party administrator similar to general liability claims.

The City’s premium for workers’ compensation insurance coverage in Fiscal Year 2023-2024 was \$623,535. The total unpaid claims and claims adjustment expense liability (long-term obligations) recorded at June 30, 2024, was \$40,241,201.

Defined Benefit Pension Plans and Other Post-Employment Benefits

A. Plan Description. The City contributes to the California Public Employees Retirement System (“CalPERS”), a multiple-employer public employee defined benefit plan which acts as a common investment and administrative agent for participating public entities within the State. The City’s membership is reported within four plans: Police Safety, Fire Safety, Miscellaneous (all other regular employees), and the Retirement Enhancement Plan (discussed in more detail below). The pension expense for all CalPERS’ plans totaled \$35,606,744 for the year ending June 30, 2024. The total pension liabilities, fiduciary net position, and net pension liabilities for all plans as of June 30, 2024, are as follows:

<u>Plan</u>	<u>Total Pension Liability</u>	<u>Fiduciary Net Position</u>	<u>Net Position Liability</u>
Miscellaneous	\$592,398,664	\$429,690,644	\$162,708,020
Police Safety	478,214,410	363,847,193	114,367,217
Fire Safety	202,680,678	133,954,264	68,726,414
Retirement Enhancement	117,203,134	116,445,405	757,729
Totals	1,390,496,886	1,043,937,506	346,559,380

CalPERS issues a separate annual comprehensive financial report, and annual actuarial reports for the City’s retirement plans. Copies of CalPERS’ annual financial report may be obtained from their executive office at 400 “P” Street, Sacramento, California 95814; or at their website at <http://www.calpers.ca.gov>. The foregoing reference to an internet website is made for reference and convenience only; the information contained within the website has not been reviewed by the City and is not incorporated in this Official Statement by reference.

All City personnel are eligible to participate in CalPERS, becoming vested after five years of service. Employees who retire at or after age 50 with five years of credited service are entitled to retirement benefits.

The California Public Employees’ Pension Reform Act (“PEPRA”) went into effect on June 30, 2013. PEPRA requires new benefits and member contributions for CalPERS members hired after January 1, 2013. Employees who were CalPERS members before January 1, 2013, are considered “Classic Members”.

Monthly retirement benefits are payable for life (“Pension Benefits”) in an amount equal to a specified percentage as follows:

Miscellaneous Employees		2% at age 55 2% at age 62
Police Employees		3% at age 50 2.7% at 57
Fire Employees		3% at age 50 2.7% at 57

B. Benefits Provided. CalPERS provides service retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members (who must be public employees and beneficiaries). Benefits are based on years of credited service, equal to one year of full time employment.

C. Pension Benefits Calculation.

1. Classic Members. For employees hired on or before December 31, 2012, the benefits are calculated at the highest consecutive 12 months for miscellaneous employees and safety employees multiplied by a total number of years employed.

2. PEPRA Members. For employees hired January 1, 2013 or later, final compensation is the average annual pensionable compensation for a 36-consecutive-month period of employment.

D. Contributions. Section 20814(c) of the California Public Employees’ Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary, and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through the CalPERS’ annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Participants in the Miscellaneous and Safety plans are required to contribute a percentage of their annual covered salary. The City pays a portion of the contributions required of City employees on their behalf in accordance with respective MOUs. The City is required to contribute the actuarially determined remaining amounts necessary to fund the benefits for its members. The City’s total contributions to CalPERS for the Miscellaneous and Safety (Police and Fire) Plans were \$46,530,524 for the year ending June 30, 2024.

1. Classic Members. For employees hired on or before December 31, 2012, required employee contributions to PERS are 7% of compensation for miscellaneous employees and 9% of compensation for safety employees, which the City currently pays for regular employees.

2. PEPRA Members. For employees hired on or after January 1, 2013, the required employee contributions to CalPERS are 6% of compensation for miscellaneous employees, 13.75% of compensation for Police safety employees, and 12.25% of compensation for Fire safety employees. The City is required to contribute the remaining amounts necessary to fund the benefits for its members using the actuarial basis recommended by the CalPERS actuaries and actuarial consultants, and adopted by the CalPERS Board of Administration.

The following number of employees were covered by the benefit terms of the Plan as of June 30, 2023:

<u>Plan Members</u>	<u>Miscellaneous Plan</u>	<u>Police Safety Plan</u>	<u>Fire Safety Plan</u>
Active	978	208	134
Transferred	751	41	32
Terminated	1,463	48	20
Retired and Beneficiaries	1,209	323	145
Totals	4,401	620	331

E. Public Agency Retirement System Retirement Enhancement Plan (“PARS”). The City established a PARS effective January 1, 2003, for selected groups of miscellaneous employees (non-safety), Service Employees International Union (“SEIU”), International Union of Operating Engineers (“IUOE”), Management, and one of the two groups of Confidential employees. PARS is a defined benefit 401(a) tax-qualified multiple agency trust. PARS meets the requirements of a pension trust under California Government Code. The plan provides supplemental retirement benefits in addition to CalPERS. Milliman is the PARS Trust Administrator. For employees meeting the eligibility requirements, the plan provides a benefit equal to the “3% at 60” plan factor (formula is a static 3% at age 60 and older), less the CalPERS “2% at 55” plan factors for all years of City service plus any military service purchased through CalPERS (prior to July 1, 2003) while an employee of the City. Eligibility for an immediate benefit is defined as reaching age 50, completing five years of service, and retiring concurrently from both the City and CalPERS after leaving City employment. In addition, a deferred benefit would be available to participants who complete five years of service. The City has full discretionary authority to control, amend, modify, or terminate this plan at any time. Employees and the City contribute a total of 8% of eligible employees’ gross wages. Current employee and City contributions by employee groups are as follows:

	<u>City Contributions</u>	<u>Employee Contributions</u>
IUOE	2.7%	5.3%
SEIU	3.5	4.5
Management	3.0	5.0
Confidential	2.5	5.5

In addition, the City is required to contribute the remaining amounts necessary to fund the benefit to its members using the actuarial basis recommended by PARS actuarial consultants. This contribution for the Fiscal Year ended June 30, 2024 was 16.2% of eligible employee gross wages. The City’s payroll for employees covered by PARS for the year ended June 30, 2024, was \$2,809,553. Milliman issues an annual financial report, which is on file with the City.

F. Early Retirement Incentive Plan. The City adopted a supplemental retirement plan to 48 eligible employees; this plan is administered by Matrix Trust Company. The level of benefit is 7% of the employee’s final base pay payable through the employee’s lifetime, with an option of payment for five to ten years at the employee’s election.

G. Post-Employment Benefits Other than Pensions (“OPEB”). Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and healthcare cost trends. Amounts determined regarding the funded status are subject to continual revisions as actual results are compared with past expectations and new estimates are made about the future. The

City's total OPEB of \$71,242,861 was measured as of June 30, 2023, and was determined by an actuarial valuation as of June 30, 2023.

1. Retiree Health Insurance Plan. The City provides post-employment benefits for retired employees. Employees who retire from the City and receive a CalPERS pension are eligible for post-employment medical benefits. Retirees can enroll in any of the available CalPERS medical plans. This benefit continues for the life of the retiree and surviving spouse. Benefit provisions for CalPERS are established by the Public Employees Retirement Law (Part 3 of the California Government Code Section 20000 *et seq.*). CalPERS issues a separate annual comprehensive financial report that includes financial statements and required supplementary information. Copies of the CalPERS annual financial report may be obtained from the PERS Executive Office, 400 "P" Street, Sacramento, California 95814, or at their website at <http://www.calpers.ca.gov>. *The foregoing reference to an internet website is made for reference and convenience only; the information contained within the website has not been reviewed by the City and is not incorporated in this Official Statement by reference.*

2. Public Employees Medical and Hospital Care Act ("PEMHCA"). The City contributes the minimum amount allowed under Government Code Section 22825 of the PEMHCA. The City's required monthly contribution for calendar year 2024 was \$151 per active member. The required contribution is based on pay-as-you-go financing requirements. Retirees must contribute any premium amounts in excess of the City contribution.

APPENDIX G
SPECIMEN MUNICIPAL BOND INSURANCE POLICY

BOND PURCHASE AGREEMENT

CITY OF OXNARD WASTEWATER REVENUE REFUNDING BONDS, SERIES 2025

_____, 2025

City of Oxnard
Insert address

Ladies and Gentlemen:

The undersigned, _____ (the “**Underwriter**”), offers to enter into this Bond Purchase Agreement (this “**Purchase Agreement**”) with the City of Oxnard (the “**City**”) which will be binding upon the City and the Underwriter upon the acceptance hereof by the City. This offer is made subject to its acceptance by the City by execution of this Purchase Agreement and its delivery to the Underwriter on or before 11:59 p.m., California time, on the date hereof. All terms used herein and not otherwise defined shall have the respective meanings given to such terms in the Indenture (as hereinafter defined).

The City acknowledges and agrees that: (i) the purchase and sale of the Bonds pursuant to this Purchase Agreement is an arm’s length commercial transaction between the City and the Underwriter; (ii) in connection with such transaction, the Underwriter is acting solely as principal and not as agent or a fiduciaries of the City; (iii) the Underwriter has not assumed a fiduciary responsibility in favor of the City with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or are currently providing other services to the City on other matters); and (iv) the City has consulted with its own legal and financial advisors to the extent it has deemed appropriate.

Section 1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City for offering to the public, and the City hereby agrees to sell to the Underwriter for such purpose, all (but not less than all) of the Wastewater Revenue Refunding Bonds Series 2025 (the “**Bonds**”). The purchase price for the Bonds shall be \$_____ (being the aggregate principal amount thereof (\$_____), less an underwriter’s discount of \$_____, and [plus/less] a [net] original issue [premium/discount] of \$_____).

Section 2. Description of the Bonds. The Bonds shall be issued pursuant to an Indenture of Trust (the “**Indenture**”) dated as of _____ 1, 2025 by and between the City and Computershare Corporate Trust, as trustee (the “**Trustee**”) and pursuant to Sections 53570 *et seq.* and 53580 *et seq.* of the California Government Code (the “**Refunding Bond Law**”) and a resolution of the City adopted on _____, 2025 (the “**Bond Resolution**”). The Bonds shall be as described in the Indenture and the Official Statement dated the date hereof relating to the Bonds (which, together with all exhibits and appendices included therein or attached thereto and such amendments or supplements thereto which shall be approved by the Underwriter, is hereinafter called the “**Official Statement**”). The Bonds are secured by a pledge of Net Revenues (as defined in the Indenture).

The Bonds are being issued to refund the \$71,985,000 Wastewater Revenue Refunding Bonds Series 2014 (the “**2014 Bonds**”) issued by the City of Oxnard Financing Authority (the “**Authority**”) and the 2014 Installment Sale Agreement by and between the City and the Authority dated November 1, 2014 (the “**2014 Installment Sale Agreement**”) in accordance with an Escrow Agreement, dated as of _____ 1, 2025 (the “**Escrow Agreement**”), by and among the City, the Authority and Computershare Corporate Trust, as escrow agent (the “**Escrow Agent**”).

Section 3. Public Offering and Establishment of Issue Price.

(a) The Underwriter agrees to make a bona fide public offering of the Bonds at the initial public offering price or prices set forth on the inside cover page of the final Official Statement (as defined herein) and in Appendix A hereto and subject Section 3(c) and 3(d) hereof, the Underwriter reserves the right to change such initial public offering prices as the Underwriter deems necessary or desirable, in its sole discretion, in connection with the marketing of the Bonds, and to sell the Bonds to certain dealers (including dealers depositing the Bonds into investment trusts) and others at prices lower than the initial offering prices set forth in the Final Official Statement. A “**bona fide public offering**” shall include an offering to institutional investors or registered investment companies, regardless of the number of such investors to which the Bonds are sold.

(b) The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at Closing (defined below) an “**issue price**” or similar certificate, together with copies of supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix C, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this section to establish the issue price of the Bonds may be taken on behalf of the City by the City’s municipal advisor, NHA Advisors, LLC (the “**Municipal Advisor**”) and any notice or report to be provided to the City may be provided to the City’s Municipal Advisor.

(c) The City will treat the first price at which 10% of each maturity of the Bonds (the “**10% Test**”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the City the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the City the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (as defined below) has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter’s reporting obligation after the Closing Date may be at reasonable

periodic intervals or otherwise upon request of the City or Bond Counsel. For purposes of this section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

(d) The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A) (i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(e) The City acknowledges that, in making the representations set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party

distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(f) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “**public**” means any person other than an underwriter or a related party;

(ii) “**underwriter**” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public); and

(iii) a purchaser of any of the Bonds is a “**related party**” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

Section 4. Delivery of Official Statement. The City has delivered or caused to be delivered to the Underwriter prior to the execution of this Purchase Agreement or the first offering of the Bonds, whichever first occurs, copies of the Preliminary Official Statement relating to the Bonds (the “**Preliminary Official Statement**”). Such Preliminary Official Statement is the official statement deemed final by the City for purposes of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended (the “**Rule**”), and approved for distribution by resolution of the City. The City shall have executed and delivered to the Underwriter a certification to such effect in the form attached hereto as Appendix B.

Within seven (7) business days from the date hereof, the City shall deliver to the Underwriter a final Official Statement, executed on behalf of the City by an authorized representative of the City and dated the date hereof, which shall include information permitted to be omitted by paragraph (b)(1) of the Rule and with such other amendments or supplements as shall have been approved by the City and the Underwriter.

The City will undertake, pursuant to the Indenture and a continuing disclosure agreement (the “**Continuing Disclosure Agreement**”), to provide certain annual financial information and notices of

the occurrence of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the final Official Statement.

Section 5. The Closing. At 8:00 a.m., California time, on _____, 2025, or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the City, the City and the Underwriter (the “**Closing Date**”), the City will deliver (i) the Bonds in definitive form to the Underwriter at The Depository Trust Company in New York, New York, or such other location as may be specified by the Underwriter, with CUSIP identification numbers printed thereon, in fully registered form and registered in the name of Cede & Co., and (ii) the closing documents hereinafter mentioned at the offices of Best Best & Krieger LLP, Riverside, California (“**Bond Counsel**”) or another place to be mutually agreed upon by the City, the City and the Underwriter. The Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by federal funds wire payable to the order of the Trustee on behalf of the City. This payment and delivery, together with the delivery of the aforementioned documents, is herein called the “**Closing**.” The Bonds will be delivered in such denominations and deposited in the account or accounts specified by the Underwriter pursuant to written notice not later than five business days prior to Closing. The Bonds will be made available to The Depository Trust Company for inspection not less than 24 hours prior to the Closing.

Section 6. Representations, Warranties and Covenants. The City represents, warrants and covenants to the Underwriter that:

(a) Due Organization, Existence and Authority. The City is a public entity duly organized and existing under the laws of the State of California, with full right, power and authority to execute, deliver and perform its obligations under this Purchase Agreement, the Indenture, the Continuing Disclosure Agreement and the Escrow Deposit and Trust Agreement (together, the “**City Documents**”) and to carry out and consummate the transactions contemplated by the City Documents and the Official Statement.

(b) Due Authorization and Approval. By all necessary official action of the City, including but not limited to the Bond Resolution, the City has duly authorized and approved the execution and delivery of, and the performance by the City of the obligations contained in, the City Documents and as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered, the City Documents will constitute the legally valid and binding obligations of the City enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors’ rights generally. The City has complied, and will at the Closing be in compliance in all respects, with the terms of the City Documents.

(c) Official Statement Accurate and Complete. The Preliminary Official Statement was as of its date, and the final Official Statement is, and at all times subsequent to the date of the final Official Statement up to and including the Closing will be, true and correct in all material respects, and the Preliminary Official Statement and the final Official Statement contain, and up to and including the Closing will contain, no misstatement of any material fact and do not, and up to and including the Closing will not, omit any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading; provided, however, no representation is made with respect to information therein relating to the Depository Trust Company and its book-entry only system, or the Insurer and its Policy.

(d) Underwriter's Consent to Amendments and Supplements to Official Statement. The City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental authority prohibiting or otherwise affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds.

(e) No Breach or Default. As of the time of acceptance hereof and as of the time of the Closing, except as otherwise disclosed in the Official Statement, the City is not and will not be in breach of or in default under any applicable constitutional provision, law or administrative rule or regulation of the State of California or the United States, or any applicable judgment or decree or any Indenture, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument; and, as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the City Documents and compliance with the provisions of each of such agreements or instruments do not and will not conflict with or constitute a breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State of California or the United States, or any applicable judgment, decree, license, permit, indenture, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties is bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation or instrument, except as may be provided by the City Documents.

(f) No Litigation. As of the time of acceptance hereof and the Closing, except as disclosed in the Official Statement, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government authority, public board or body, is or will be pending or threatened (i) in any way questioning the corporate existence of the City or the titles of the officers of the City to their respective offices; (ii) affecting, contesting or seeking to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contesting or affecting the validity of the Bonds or the City Documents or the consummation of the transactions contemplated thereby, or contesting the exclusion of the interest on the Bonds from taxation or contesting the powers of the City and its authority to pledge the Net Revenues securing the Bonds; (iii) which may result in any material adverse change relating to the City; or (iv) contesting the completeness or accuracy of the Preliminary Official Statement or the final Official Statement or any supplement or amendment thereto or asserting that the Preliminary Official Statement or the final Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, and there is no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of this sentence.

Section 7. Closing Conditions. The Underwriter has entered into this Purchase Agreement in reliance upon the representations, warranties and covenants herein and the performance by the City of its obligations hereunder, both as of the date hereof and as of the date of the Closing.

The Underwriter's obligations under this Purchase Agreement to purchase and pay for the Bonds shall be subject to the following additional conditions:

(a) Bring-Down Representation. The representations, warranties and covenants of the City contained herein shall be true, complete and correct at the date hereof and at the time of the Closing, as if made on the date of the Closing.

(b) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the City Documents shall be in full force and effect, and shall not have been amended, modified or supplemented except with the written consent of the Underwriter and (ii) there shall be in full force and effect such resolutions as, in the opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated by the Official Statement and the City Documents.

(c) Closing Documents. At or prior to the Closing, the Underwriter shall receive each of the documents identified in Section 8.

Section 8. Closing Documents. In addition to the other conditions to the Underwriter's obligations under this Purchase Agreement to purchase and pay for the Bonds, at or before the Closing the Underwriter shall receive each of the following documents, provided that the actual payment for the Bonds by the Underwriter and the acceptance of delivery thereof shall be conclusive evidence that the requirements of this Section 8 shall have been satisfied or waived by the Underwriter.

(a) Bond Opinion. An approving opinion of Bond Counsel dated the date of the Closing and substantially in the form appended to the Official Statement, together with a letter from such counsel, dated the date of the Closing and addressed to the Underwriter, to the effect that the foregoing opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

(b) Supplemental Opinion. A supplemental opinion or opinions of Bond Counsel addressed to the Underwriter, in form and substance acceptable to the Underwriter, and dated the date of the Closing substantially to the following effect:

(i) This Purchase Agreement has been duly authorized, executed and delivered by the City and constitutes the valid, legal and binding agreements of the City, enforceable in accordance with its terms.

(ii) the statements contained in the Official Statement under the captions "INTRODUCTION," "THE 2025 BONDS," "SECURITY FOR THE 2025 BONDS," and "TAX MATTERS" and in Appendices A and D insofar as such statements expressly summarize certain provisions of the Bonds, the Indenture, the Escrow Agreement and the opinion of such firm concerning the exclusion from gross income for federal income tax purposes and exemption from State of California personal income taxes of interest on the Bonds, are accurate in all material respects.

(iii) The Bonds are exempt from registration under the Securities Act of 1933, as amended, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended; and

(iv) the 2014 have been defeased and are no longer outstanding.

(c) Disclosure Counsel Letter. The letter of Best Best & Krieger LLP, as disclosure counsel to the City (“**Disclosure Counsel**”) dated the Closing Date and addressed to the City and to the Underwriter, to the effect that, without having undertaken to determine independently the accuracy or completeness of the statements contained in the Official Statement, but on the basis of their participation in conferences with representatives of the City, the Municipal Advisor and others, and their examination of certain documents, nothing has come to their attention which has led them to believe that the Preliminary Official Statement as of its date and the Official Statement as of its date and as of the Closing Date contained or contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading (except that no opinion or belief need be expressed as to: (i) the expressions of opinion, the assumptions, the projections, estimates and forecasts, the charts, the financial statements or other financial, numerical, economic, demographic or statistical data, assessed valuations or environmental matters contained in the Official Statement; (ii) any CUSIP numbers or information relating thereto; (iii) any information with respect to The Depository Trust Company and its book-entry system; (iv) any information contained in the appendices to the Official Statement; (v) any information incorporated by reference into the Official Statement; and (vi) any information with respect to the underwriter or underwriting matters with respect to the Bonds, including but not limited to information under the caption “UNDERWRITING”).

(d) General Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, City Attorney, to the effect that:

(i) to its current actual knowledge and except as disclosed in the Official Statement, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending or threatened, as to which the City is or would be a party, which would materially adversely affect the ability of the City to perform its obligations under the Bonds, the City Documents, or which seeks to restrain or enjoin the issuance, sale and delivery of the Bonds or exclusion from gross income for federal income tax purposes or State of California personal income taxes of interest on the Bonds, or the application of the proceeds thereof in accordance with the Indenture, or the collection or application of the Net Revenues to pay the principal of and interest on the Bonds, or which in any way contests or affects the validity or enforceability of the Bonds, the City Documents or the accuracy of the Official Statement, or any action of the City contemplated by any of said documents;

(ii) the City is duly organized and validly existing as a public entity under the laws of the State of California and has full legal right, power and authority to issue the Bonds and to perform all of its obligations under the City Documents;

(iii) the City has obtained all approvals, consents, authorizations, elections and orders of or filings or registrations with any State governmental authority, board, agency or commission having jurisdiction which constitute a condition precedent to the issuance of the Bonds or the performance by the City of its obligations thereunder or under the Indenture, except that no opinion need be expressed regarding compliance with blue sky or other securities laws or regulations, whatsoever; and

(iv) the City has duly authorized, executed and delivered the City Documents and the Bonds and has duly authorized the preparation and delivery of the Official Statement.

(e) Trustee/Escrow Agent Counsel Opinion. The opinion of counsel to the Trustee/Escrow Agent, dated the date of the Closing, addressed to the Underwriter, to the effect that:

(i) The Trustee/Escrow Agent is a national banking association, duly organized and validly existing under the laws of the United States of America, having full power to enter into, accept and administer the trust created under the Indenture and the Escrow Agreements.

(ii) The Indenture and the Escrow Agreement have been duly authorized, executed and delivered by the Trustee/Escrow Agent and constitute the legal, valid and binding obligations of the Trustee/Escrow Agent enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency or other laws affecting the enforcement of creditors' rights generally and by the application of equitable principles, if equitable remedies are sought.

(f) City Certificate. A certificate of the City, dated the date of the Closing, signed on behalf of the City by the Director of Finance or other duly authorized officer of the City to the effect that:

(i) The representations, warranties and covenants of the City contained herein are true and correct in all material respects on and as of the date of the Closing as if made on the date of the Closing and the City has complied with all of the terms and conditions of this Purchase Agreement required to be complied with by the City at or prior to the date of the Closing.

(ii) No event affecting the City has occurred since the date of the Official Statement which has not been disclosed therein or in any supplement or amendment thereto which event should be disclosed in the Official Statement in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(g) Trustee/Escrow Agent's Certificate. A certificate of the Trustee/Escrow Agent, dated the date of Closing, in form and substance acceptable to counsel for the Underwriter, to the following effect:

(i) The Trustee/Escrow Agent is duly organized and existing as a national banking association in good standing under the laws of the United States of America, having the full power and authority to enter into and perform its duties under the Indenture and the Escrow Agreement.

(ii) The Trustee/Escrow Agent is duly authorized to enter into the Indenture and the Escrow Agreement.

(iii) To its best knowledge after due inquiry, there is no action, suit, proceeding or investigation, at law or in equity, before or by any court or governmental agency, public board or body pending against the Trustee/Escrow Agent or threatened against the Trustee/Escrow Agent which in the reasonable judgment of the Trustee/Escrow Agent would affect the existence of the Trustee/Escrow Agent or in any way contesting or affecting the validity or enforceability of the Indenture or contesting the powers of the Trustee/Escrow Agent or its authority to enter into and perform its obligation under the Indenture and the Escrow Agreement.

(h) Underwriter's Counsel Letter. An opinion of counsel to the Underwriter, addressed to the Underwriter, in a form acceptable to the Underwriter;

(i) Original Executed Documents. An original executed copy of each of the City Documents.

(j) Certificate re Continuing Disclosure. Written confirmation from the _____ in a form acceptable to the Underwriter that, except as disclosed in the Official Statement, the City has timely filed materially complete continuing disclosure reports with respect to its continuing disclosure requirements relating to Rule 15c2-12 in each of the last five fiscal years.

(k) Escrow Verification. An escrow verification report of _____, with respect to the refunding of the 2014 Bonds.

(l) Additional Documents. Such additional certificates, instruments and other documents as Bond Counsel, Disclosure Counsel, Underwriter's Counsel, the City or the Underwriter may reasonably deem necessary.

If the City shall be unable to satisfy the conditions contained in this Purchase Agreement, or if the obligations of the Underwriter shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Underwriter nor the City shall be under further obligation hereunder, except as further set forth in Section 10.

Section 9. Termination Events. The Underwriter shall have the right to terminate this Purchase Agreement, without liability therefor, by notification to the City if at any time between the date hereof and prior to the Closing:

(a) legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or recommended to the Congress by the President of the United States, the Department of the Treasury, the Internal Revenue Service, or any member of Congress, or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department or the Internal Revenue Service of the United States of America, with the purpose or effect, directly or indirectly, of imposing federal income taxation upon the interest that would be received by the holders of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

(b) legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America, or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, or the Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, or of the Bonds, including any or all underwriting arrangements, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws, rules or regulations as amended and then in effect;

(c) any amendment to the federal or California Constitution or action by any federal or California court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the City's pledge of Net Revenues securing the Bonds;

(d) any event occurring, or information becoming known, which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Preliminary Official Statement or the Official Statement, or results in the Preliminary Official Statement or the Official Statement containing any untrue statement of a material fact or omitting to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(e) there shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis;

(f) the declaration of a general banking moratorium by federal, State of New York or State of California authorities, or a general suspension of trading on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the SEC or any other governmental authority having jurisdiction;

(g) the imposition by the New York Stock Exchange or other national securities exchange, or any governmental authority, of any material restrictions not now in force with respect to the Bonds or obligations of the general character of the Bonds or securities generally, or the material increase of any such restrictions now in force, including those relating to the extension of credit by, or the charge to the net capital requirements of, the Underwriter;

(h) a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

(i) there shall have been any material adverse change in the affairs of the City that in the Underwriter's reasonable judgment will materially adversely affect the market for the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds;

(j) there shall be established any new restriction on transactions in securities materially affecting the free market for securities (including the imposition of any limitation on interest rates) or the extension of credit by, or a change to the net capital requirements of, underwriters established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States, or by Executive Order;

(k) a stop order, release, regulation, or no-action letter by or on behalf of the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made to the effect that the issuance, offering, or sale of the Bonds, including all the underlying obligations as contemplated hereby or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act, the Exchange Act, and the Trust Indenture Act of 1939, as amended.

Section 10. Expenses. The Underwriter shall be under no obligation to pay and the City shall pay or cause to be paid the expenses incident to the performance of the obligations of the City hereunder including but not limited to (a) the costs of the preparation and printing, or other reproduction (for distribution on or prior to the date hereof) of the City Documents and the cost of preparing, printing, issuing and delivering the definitive Bonds, (b) the fees and disbursements of any counsel, financial advisors, accountants or other experts or consultants retained by the City and the City; (c) the fees and disbursements of Bond Counsel and Disclosure Counsel; and (d) the cost of printing of the Preliminary Official Statement and any supplements and amendments thereto and the cost of printing of the Official Statement, including the requisite number of copies thereof for distribution by the Underwriter.

The Underwriter shall pay and the City shall be under no obligation to pay all expenses incurred by it in connection with the public offering and distribution of the Bonds, including but not limited to (a) reporting fees chargeable by the California Debt and Investment Advisory Commission, (b) the Underwriter Counsel's fee, (c) CUSIP Service Bureau fees, and (d) transaction related financing team meeting and meal expenses.

Section 11. Notice. Any notice or other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to such entity at the address set forth above. Any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to: [Name], [Address], Attention: [Contact].

Section 12. Entire Agreement. This Purchase Agreement, when accepted by the City, shall constitute the entire agreement between the City and the Underwriter and is made solely for the benefit of the City and the Underwriter (including the successors or assigns of any Underwriter). No other person shall acquire or have any right hereunder by virtue hereof, except as provided herein. All the City's representations, warranties and agreements in this Purchase Agreement shall remain operative and in full force and effect, regardless of any investigation made by or on behalf of the Underwriter.

Section 13. Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

Section 14. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof.

Section 15. Governing Law. The validity, interpretation and performance of this Purchase Agreement shall be governed by the laws of the State of California.

Section 16. No Assignment. The rights and obligations created by this Purchase Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other parties hereto.

_____, as Underwriter

By: _____
Managing Director

Accepted as of the date first stated above:

CITY OF OXNARD

By: _____
Chief Financial Officer

Time: ____

APPENDIX A

Maturity Schedule of Bonds

<i>Maturity Date (June 1)</i>	<i>Principal Amount</i>	<i>Interest Rate</i>	<i>Yield</i>	<i>Price</i>	<i>10% Test Used</i>	<i>10% Test Not Satisfied</i>	<i>Hold the Offering Price Used</i>
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APPENDIX B

§ _____
CITY OF OXNARD
WASTEWATER REVENUE REFUNDING BONDS, SERIES 2025

RULE 15c2-12 CERTIFICATE

The undersigned hereby certifies and represents that he is the City of Oxnard (the “City”), and, as such, is duly authorized to execute and deliver this certificate and further hereby certifies that:

(1) this certificate is being delivered in connection with the sale and issuance of the Wastewater Revenue Refunding Bonds, Series 2025 (the “Bonds”) in order to enable the underwriter of the Bonds to comply with Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934, as amended (the “Rule”);

(2) in connection with the sale and issuance of the Bonds, there has been prepared a Preliminary Official Statement dated _____, 2025 setting forth information concerning the Bonds and the City (the “Preliminary Official Statement”); and

(3) except for the Permitted Omissions, the Preliminary Official Statement is deemed final within the meaning of the Rule. As used herein, the term “Permitted Omissions” refers to the offering price(s), interest rates(s), selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, ratings and other terms of the Bonds depending on such matters, all as set forth in the Rule.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2025.

CITY OF OXNARD

By: _____
Its: Director of Finance

* Preliminary, subject to change.

APPENDIX C

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of _____ (“Purchaser”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the “Bonds”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms.***

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) *Issuer* means the City of Oxnard.

(c) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(e) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Purchaser's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in a Certificate as to Arbitrage and Tax Compliance Procedures for the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Best Best & Krieger LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

By:_____

Name:_____

By:_____

Name:_____

Dated: _____, 2025

SCHEDULE A
SALE PRICES OF THE GENERAL RULE MATURITIES
(Attached)

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the “Disclosure Agreement”) is executed and delivered by and between the City of Oxnard (the “City”) and NHA Advisors, LLC, as dissemination agent, in connection with the issuance and delivery of \$_____ City of Oxnard Wastewater Revenue Refunding Bonds, Series 2025 (the “Bonds”). The Bonds are issued pursuant to an Indenture of Trust, dated as of _____ 1, 2025 (the “Indenture”), by and between the City and Computershare Corporate Trust.

SECTION 1. Purpose of this Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the City for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

SECTION 2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

“Annual Report Date” shall mean March 31 of each year (beginning in March 31, 2026).

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Fiscal Year” shall mean the one-year period ending on June 30 of each year or such other date.

“Holder” means a registered owner of the Bonds.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

“MSRB” shall mean the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934 or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the Electronic Municipal Marketplace Access (EMMA) website of the MSRB, currently located at <http://emma.msrb.org>.

“Participating Underwriter” shall mean any of the original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) The City shall provide, or cause the Dissemination Agent to provide, not later than the Annual Report Date to MSRB an Annual Report relating to the immediately preceding Fiscal Year which is consistent with the requirements of Section 4 of this Disclosure Agreement, which Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement.

(b) Not later than 15 business days prior to the Annual Report Date the City shall provide the Annual Report to the Dissemination Agent. If by such date, the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the first sentence of this subsection (b).

(c) If the City is unable to provide to MSRB an Annual Report by the date required in subsection (a), the City shall send to MSRB a notice in substantially the form attached hereto as Exhibit A.

SECTION 4. Content of Annual Reports. The Annual Report shall contain or incorporate by reference the following:

1. The audited financial statements of the City for the most recently completed Fiscal Year, prepared in accordance with generally accepted accounting principles for governmental enterprises as prescribed from time to time by any regulatory body with jurisdiction over the City and by the Governmental Accounting Standards Board. If the City's audited financial statements are not available by the Annual Report Date, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available;

2. An update of the information contained in the following tables under the heading "THE WASTEWATER SYSTEM" in the Official Statement for the Bonds for the most recent fiscal or calendar year, as applicable, if the information is not included elsewhere in the Annual Report:

Table 1 – Average Daily Flow

Table 2 – Active Service Accounts

Table 3 – Ten Largest Customers by Order or Billing

Table 4 – City of Oxnard Monthly Wastewater Usage Rates Residential Customers

Table 5 – City of Oxnard Monthly Wastewater Usage Rates Commercial and Industrial Customers

Table 7 – Schedule of Connection Fees

Table 8 – Historical Operating Results and Debt Service Coverage

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet Web site or filed with the Securities and Exchange Commission.

SECTION 5. Reporting of Listed Events. The City shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds (in each case to the extent applicable) in a timely manner not more than ten business days after the occurrence of the event:

1. principal or interest payment delinquencies;
2. non-payment related defaults, if material;
3. modifications to the rights of the Holders, if material;
4. optional, contingent or unscheduled calls, if material, and tender offers;
5. defeasances;
6. rating changes;
7. adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
8. unscheduled draws on the debt service reserves reflecting financial difficulties;
9. unscheduled draws on the credit enhancements reflecting financial difficulties;
10. substitution of the credit or liquidity providers or their failure to perform;
11. release, substitution or sale of property securing repayment of the Bonds, if material;
12. bankruptcy, insolvency, receivership or similar proceedings of the City, which shall occur as described below;
13. appointment of a successor or additional trustee or the change of name of a trustee, if material;
14. the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
15. incurrence of a financial obligation of the City, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect Bond holders, if material; or
16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties.

For these purposes, any event described in item 12 of this Section 5 is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a

proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

The term financial obligation means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (3) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

SECTION 6. Customarily Prepared and Public Information. Upon request, the City shall provide to any person financial information and operating data regarding the City which is customarily prepared by the City and is publicly available.

SECTION 7. Termination of Obligation. The City's obligations under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the City may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that, in the opinion of nationally recognized bond counsel, such amendment or waiver is permitted by the Rule. In the event of any amendment or waiver of a provision of this Disclosure Agreement, the City shall give notice of such amendment or waiver in the same manner as for a Listed Event under Section 5.

SECTION 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the City chooses to include any information in any notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the City shall not thereby have any obligation under this Disclosure Agreement to update such information or include it in any future notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the City to comply with any provision of this Disclosure Agreement, any Holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the City to comply with this Disclosure Agreement shall be an action to compel performance.

No Holder or Beneficial Owner of the Bonds may institute such action, suit or proceeding to compel performance unless they shall have first delivered to the City satisfactory written evidence of their status as such, and a written notice of and request to cure such failure, and the City shall have refused to comply therewith within a reasonable time.

SECTION 11. Filings with the MSRB. All financial information, operating data, financial statements, notices, and other documents provided to MSRB in accordance with this Disclosure Agreement shall be provided in an electronic format prescribed by MSRB and shall be accompanied by identifying information as prescribed by MSRB.

SECTION 12. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the City, the Participating Underwriter and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Date: _____, 2025

CITY OF OXNARD

City Manager

NHA ADVISORS, LLC, as Dissemination Agent

Authorized Signatory

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: CITY OF OXNARD

Name of Issue: CITY OF OXNARD WASTEWATER REVENUE
REFUNDING BONDS, SERIES 2025

Date of Issuance: _____, 2025

NOTICE IS HEREBY GIVEN that the City has not provided to the MSRB an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Agreement, dated _____, 2025. The City anticipates that the Annual Report will be filed by _____.

Dated:

CITY OF OXNARD

By _____



CITY COUNCIL AGENDA REPORT

REPORTS AGENDA ITEM NO. L.2

DATE: July 29, 2025

TO: City Council

FROM: Stephen Fischer, City Attorney, (805) 385-7483, stephen.fischer@oxnard.org
Luly Lopez, City Clerk, (805) 385-7805, luly.lopez@oxnard.org

SUBJECT: Candidate Processing Fee Ordinance. (10 minutes)

RECOMMENDATION

That the City Council:

1. Approve the first reading by title only and waive further reading of an ordinance titled:

"ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING SECTION 1-52 TO CHAPTER 1 ARTICLE IV OF THE OXNARD CITY CODE ESTABLISHING A CANDIDATE PROCESSING FEE FOR THE FILING OF NOMINATION PAPERS PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10228"; and

2. Authorize the City Clerk to process refunds to candidates who paid a \$25 candidate processing fee since 2018, provided a written refund request is submitted to the City Clerk within one year of the ordinance's effective date.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/Lj8A_LDnnE4

BACKGROUND

California Elections Code Section 10228 expressly authorizes cities to impose a filing fee for the processing of nomination papers. Any such fee must be proportionate to the cost of processing nomination papers, may not exceed twenty-five (\$25) dollars, and must be established by ordinance.

Section 10228 reads:

"A filing fee proportionate to the costs of processing a candidate's nomination papers or a candidate's supplemental nomination papers filed pursuant to subdivision (b) of Section 10221 as determined by the city council and set by ordinance, but not exceeding twenty-five dollars (\$25), may be imposed, to be paid upon the filing of the nomination papers."

By way of background, on April 17, 2018, the City Council adopted Resolution No. 15,112, which established and adjusted various fees for City services, including the establishment of a \$25 candidate processing fee. While the fee amount complies with Elections Code Section 10228, it was adopted by resolution rather than ordinance, and therefore requires formal adoption by ordinance to fully comply with state requirements.

Overall, the City has collected \$900 in candidate processing fees from a total of 36 candidates. To the extent candidates who paid the \$25 fee are entitled to a refund, the recommendation is that the City Clerk be authorized to process such refunds. To streamline the process, since the City Clerk has records identifying the 36 affected candidates, the City will send written notification to each candidate informing them of their eligibility to request a refund.

STRATEGIC PRIORITIES

This agenda item supports the Organizational Effectiveness strategy. The purpose of the Organizational Effectiveness strategy is to reinforce, stabilize, improve, and strengthen the organizational foundation of the City in order to build a modern, high-functioning City government that effectively and efficiently supports the operating departments in providing high-quality services and programs for our residents and businesses.

FINANCIAL IMPACT

Adoption of the ordinance will not result in any change to the existing candidate processing fee amount. The fee of twenty-five dollars (\$25.00) has been in place since 2018 and is consistent with the maximum allowed under California Elections Code Section 10228. Revenue generated by the fee will continue to support cost recovery for election administration activities carried out by the City Clerk's Office.

Since 2018, the City has collected a total of \$900 in candidate processing fees from 36 candidates under the existing resolution, subject to applicable refunds.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Jason Zaragoza, Deputy City Attorney, Luly Lopez, City Clerk

ATTACHMENTS

1. Candidate Processing Fee Ordinance
2. Candidate Processing Fee Presentation

CITY COUNCIL OF THE CITY OF OXNARD
ORDINANCE NO.

ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING SECTION 1-52 TO CHAPTER 1 ARTICLE IV OF THE OXNARD CITY CODE ESTABLISHING A CANDIDATE PROCESSING FEE FOR THE FILING OF NOMINATION PAPERS PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10228

WHEREAS, Section 10228 of the California Elections Code authorizes cities to impose a filing fee not to exceed twenty-five dollars (\$25.00) to cover the cost of processing a candidate's nomination papers, including supplemental nomination papers filed under subdivision (b) of Section 10221; and

WHEREAS, the City incurs administrative and staffing costs associated with the issuance, receipt, review, and processing of candidate nomination documents in connection with each municipal election; and

WHEREAS, the City Council finds that a candidate processing fee in the amount of twenty-five dollars (\$25.00) is reasonably related to and does not exceed the actual costs incurred by the City in processing nomination papers.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES ORDAIN AS FOLLOWS:

Part 1. Chapter 1, Article IV, Section 1-52 is hereby added to the Oxnard City Code to read as follows:

“SEC. 1-52. CANDIDATE PROCESSING FEE

Pursuant to California Elections Code Section 10228, each candidate filing nomination papers, including any supplemental nomination papers, shall pay a non-refundable fee of twenty-five dollars (\$25.00) to the city at the time the nomination papers are submitted. This fee is established to cover the cost of processing the nomination documents.”

Part 2. If any section, subsection, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, phrases, parts or portions be declared invalid or unconstitutional.

Part 3. Pursuant to California Government Code Section 36933(c)(1), the City Attorney was designated to prepare, and the City Clerk published, a summary of this ordinance, and a certified copy of the ordinance was posted in the Office of the City Clerk a minimum of five days before the City Council's adoption of the ordinance.

Part 4. The City Clerk shall certify as to the adoption of this ordinance and shall cause the summary thereof to be published within fifteen (15) days of the adoption and shall post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code Section 36933. Ordinance No. _____ was first read on _____, 2025, and finally adopted on _____, 2025 to become effective thirty days thereafter.

AYES:

NOES:

ABSENT:

ABSTAIN:

Luis A. Mc Arthur, Mayor

ATTEST:

Lourdes A. López, City Clerk

APPROVED AS TO FORM:

Stephen M. Fischer, City Attorney

CANDIDATE PROCESSING FEE ORDINANCE

Jason Zaragoza, Assistant City Attorney

Luly Lopez, City Clerk

City Council Meeting
07/29/2025

That the City Council:

1. Approve the first reading by title only and waive further reading of an ordinance titled:

"ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, ADDING SECTION 1-52 TO CHAPTER 1 ARTICLE IV OF THE OXNARD CITY CODE ESTABLISHING A CANDIDATE PROCESSING FEE FOR THE FILING OF NOMINATION PAPERS PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10228"; and

2. Authorize the City Clerk to process refunds to candidates who paid a \$25 candidate processing fee since 2018, provided a written refund request is submitted to the City Clerk within one year of the ordinance's effective date.

California Elections Code Section 10228 expressly authorizes cities to impose a filing fee for the processing of nomination papers. Any such fee must be proportionate to the cost of processing nomination papers, may not exceed twenty-five (\$25) dollars, and must be established by ordinance.

Section 10228 reads:

"A filing fee proportionate to the costs of processing a candidate's nomination papers or a candidate's supplemental nomination papers filed pursuant to subdivision (b) of Section 10221 as determined by the city council and set by ordinance, but not exceeding twenty-five dollars (\$25), may be imposed, to be paid upon the filing of the nomination papers."

- April 17, 2018 – City Council adopted Resolution No. 15,112, establishing and adjusting various City service fees
- Included in the resolution was a \$25 candidate processing fee
- The fee amount complies with Elections Code Section 10228
- However, state law requires the fee to be adopted by ordinance, not by resolution

- The City has collected \$900 (total) in candidate processing fees from 36 candidates since 2018
- To the extent candidates who paid the \$25 fee are entitled to a refund, the recommendation is that the City Clerk be authorized to process such refunds.
- Candidates must make a written refund request to the City Clerk within one year of the ordinance's effective date.



QUESTIONS?



CITY COUNCIL AGENDA REPORT

REPORTS AGENDA ITEM NO. L.3

DATE: July 29, 2025

TO: City Council

FROM: Javier Chagoyen-Lazaro, Chief Financial Officer, (805) 200-5400, javier.chagoyenlazaro@oxnard.org

SUBJECT: FY 2025-26 General Fund Budget City Treasurer's Department. (10 minutes)

RECOMMENDATION

That the City Council approve a budget appropriation in the amount of \$72,818 from the General Fund (101) available fund balance to increase the City Treasurer's annual budget from \$409,182 to \$482,000 for Fiscal Year 2025-26.

(This item did not originate in Committee)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/A8kXmc8G638>

BACKGROUND

When the proposed City's Fiscal Year 2025-26 budget was presented to the City Council at its June 3, 2025 meeting, the budget included a proposed \$409,182 budget for the City Treasurer under the non-departmental group of the General Fund.

At the June 17, 2025 City Council Meeting, the staff presentation documented the proposed budget of \$409,182 for the City Treasurer. The budget was adopted by the City Council by a vote of 6-1.

At a hearing on June 20, 2025 in the case of Molina v. Nguyen, Ventura County Superior Court Judge Borrell ruled that the City Treasurer required a budget of \$482,000 a year in order to discharge the duties appropriately within the City Treasurer's control. Judge Borrell ordered that the City Council amend the City Treasurer's budget to \$482,000 by August 19, 2025.

DISCUSSION

To comply with Judge Borrell's court order to increase the City Treasurer's budget from the adopted amount of \$409,182 to \$482,000, staff recommends that the City Treasurer's budget be amended by increasing the appropriation of the General Fund for Fiscal Year 2025-26 in amount of \$72,818 funded from existing available fund balance.

STRATEGIC PRIORITIES

This agenda item is a routine operational item or does not relate to the five strategic priorities adopted by City Council on March 16, 2021.

FINANCIAL IMPACT

Approval of the recommended action will reduce the available fund balance in the General Fund (101) in the amount of \$72,818 and increase the General Fund City Treasurer department operating budget by the same amount in Fiscal Year 2025-26.

COMMITTEE OUTCOME

This item did not originate in Committee.

Prepared by: Javier Chagoyen-Lazaro, Chief Financial Officer

ATTACHMENTS

1. Budget Amendment Presentation

City of Oxnard
Fiscal Year 2025-26 General Fund Budget
City's Treasurer Department
July 29, 2025

Presented by:
Javier Chagoyen-Lazaro, City of
Oxnard
Chief Financial Officer

That the City Council approve a budget appropriation in the amount of \$72,818 from the General Fund (101) available fund balance to increase the City Treasurer's annual budget from \$409,182 to \$482,000 for Fiscal Year 2025-26.

- On June 17, 2025 City Council adopted the City's Annual Budget for Fiscal Year 2025-26.
- FY 2025-26 budget included appropriation in amount of \$409,182 the City Treasurer budget.
- On June 20, 2025 Ventura County Superior Court order the City to amend the City Treasurer's Budget to \$482,000 for FY 2025-26, by August 19, 2025.

That the City Council approve a budget appropriation in the amount of \$72,818 from the General Fund (101) available fund balance to increase the City Treasurer's annual budget from \$409,182 to \$482,000 for Fiscal Year 2025-26.



Thank you

