



**AGENDA
REGULAR MEETING
AGOURA HILLS CITY COUNCIL**

Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301

Wednesday, March 25, 2026

6:00 PM

Please silence all cell phones and other electronic devices during the meeting.

ATTEND OR WATCH THE MEETING

For in-person attendance, the Council Chambers will open to the public at 5:30 p.m. To watch the live stream or archived meeting, search “Agoura Hills City Council” on [YouTube](#) and select the meeting by date, or visit [agourahillscity.gov](#) and click the dark green “View Current Agenda(s) or Live/Archived Meetings” button at the top of the page.

PUBLIC PARTICIPATION (PUBLIC COMMENT)

Option A: To provide public comments in person in the Council Chambers

Members of the public may attend the meeting in person in the Council Chambers and have the opportunity to speak or submit a written comment on any item listed on the Agenda. To speak, complete a Speaker’s Card for each item and submit it to the City Clerk before the public comment portion of that item. Public testimony is limited to three (3) minutes per speaker, and time may not be transferred to another person. Written comments submitted during the meeting will not be read aloud by the City Clerk.

Option B: To submit written public comments prior to the meeting

*Members of the public may submit written comments on any item listed on the Agenda. To ensure the City Council has time to review and/or consider the information prior to the meeting, please include the Agenda item number or topic in the email subject line and **send written public comments to comments@agourahillscity.gov on or before 4:00 p.m. on the meeting date.** Public comments are not read into the record by the City Clerk. Please note: any public comments submitted after the deadline may not be considered during the City Council’s deliberations or included in the official record. However, the public is welcome to attend the meeting to make or submit comments in person.*

CALL TO ORDER

LAND ACKNOWLEDGEMENT

PLEDGE OF ALLEGIANCE

Cub Scout Pack 227

ROLL CALL

Mayor Jeremy Wolf
Mayor Pro Tem Deborah Klein Lopez
Councilmember Kate Anderson
Councilmember Chris Anstead
Councilmember Penny Sylvester

REPORT OF CLOSED SESSION

APPROVAL OF AGENDA

PRESENTATIONS

Business of the Month - Presentation to Danny's Automotive
Proclamation - Recognizing Outgoing Agoura Hills Library Manager
Proclamation - Recognizing Education and Sharing Day

INTERGOVERNMENTAL, SPECIAL PURPOSE COMMITTEE, AND DEPARTMENTAL REPORTS

Las Virgenes/Malibu Council of Governments Update
Santa Monica Mountains Conservancy Advisory Committee Update

PUBLIC COMMENTS

(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the City Council. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

CONSENT CALENDAR

(Items on the Consent Calendar may be approved by a single motion and vote. Unless pulled by the City Council, there will be no separate discussion of these items. This section is reserved for persons wishing to address items on the Consent Calendar. Please refer to "Public Participation" above for full details on how to speak or submit written public comments under this category.)

1. Approve Minutes of the Special City Council Reorganization Meeting of December 10, 2025
RECOMMENDATION: Approve the Minutes, as presented.
2. Approve Demand Warrant Register No. 948
RECOMMENDATION: Approve Demand Warrant Register No. 948.
3. Approve 2025 Housing Element Annual Progress Report
RECOMMENDATION: Authorize staff to forward the 2025 Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).

4. Approve 2025 General Plan Annual Progress Report
RECOMMENDATION: Authorize staff to forward the 2025 General Plan Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).
5. Receive and File the City of Agoura Hills Annual Comprehensive Financial Report for the Year Ended June 30, 2025
RECOMMENDATION: Receive and File the report, as presented.
6. Adopt a Resolution Urging the South Coast Air Quality Management District to Strengthen Rules 1146 and 1146.1 to Accelerate the Decarbonization of Industrial Boilers and Polluting Equipment
RECOMMENDATION: Adopt Resolution No. 26-2127; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ENCOURAGING THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT BOARD TO ACCELERATE THE DECARBONIZATION OF INDUSTRIAL BOILERS AND POLLUTING EQUIPMENT BY STRENGTHENING RULES 1146 AND 1146.1.
7. Adopt Resolution No. 26-2128; Amending the Employee Handbook
RECOMMENDATION: Adopt Resolution No. 26-2128; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, AMENDING THE EMPLOYEE HANDBOOK.

PUBLIC HEARING / ORDINANCE

(This section is reserved for persons wishing to address items listed under Public Hearing / Ordinance. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)

8. Conduct a Public Hearing, Waive Full Reading, and Introduce an Ordinance to Prohibit the Sale of Kratom Products and Make a Finding of Exemption Pursuant to the California Environmental Quality Act (CEQA)
RECOMMENDATION: Conduct a Public Hearing, Waive Full Reading, and Introduce Ordinance No. 26-486; AN ORDINANCE OF THE CITY OF AGOURA HILLS AMENDING THE AGOURA HILLS MUNICIPAL CODE BY ADDING A NEW SECTION 5103 TO CHAPTER 1 (HEALTH CODE) OF ARTICLE V (SANITATION AND HEALTH) TO PROHIBIT THE SALE OF KRATOM PRODUCTS AND MAKING A FINDING OF EXEMPTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

CITY COUNCIL, STAFF COMMENTS

ADJOURNMENT

The next Regular City Council Meeting will be held at 6:00 p.m., on April 8, 2026, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

In accordance with the Americans with Disabilities Act, if you require special assistance to participate in a City Council meeting or to access other services offered by the City of Agoura Hills, please contact the City Clerk's Office at (818) 597-7300. To ensure that reasonable arrangements can be made to provide appropriate access, please provide notification at least 48 hours in advance of the meeting or time when services are needed.

Copies of staff reports or other written documentation related to each item of business on this Agenda are available on the City's website at agourahillscity.gov and are on file in the Office of the City Clerk, Kimberly M. Rodrigues, at Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California, 91301.

The telecast of Regular City Council Meeting held on Wednesday, March 25, 2026 will be broadcast on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers and air daily until the next regularly scheduled City Council meeting. The broadcast schedule is as follows: M-10a m; T-3pm; W-10am; Th-7pm; F-10am; S-3pm; and Su-7pm.

Date Posted: March 19, 2026



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: KIMBERLY RODRIGUES, CITY CLERK
SUBJECT: APPROVE MINUTES OF THE SPECIAL CITY COUNCIL REORGANIZATION MEETING OF DECEMBER 10, 2025

RECOMMENDATION

Approve the Minutes, as presented.

Attachments

[Minutes CC 121025 Reorganization .pdf](#)

MINUTES
SPECIAL MEETING OF THE
AGOURA HILLS CITY COUNCIL – OFFICIAL REORGANIZATION
Civic Center – Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Wednesday, December 10, 2025
6:00 PM

The City Council meeting was called to order at 6:00 p.m. by Mayor Sylvester.

Mayor Sylvester opened the meeting with the Land Acknowledgement.

The Pledge of Allegiance was led by Talia and Benjamin Gorney.

The Benediction was led by Rabbi Ari Averbach.

Present were: Mayor Penny Sylvester, Mayor Pro Tem Jeremy Wolf, Councilmember Kate Anderson, Councilmember Chris Anstead, and Councilmember Deborah Klein Lopez.

Also Present were: City Manager Nathan Hamburger, City Attorney Candice K. Lee, Assistant City Manager Ramiro Adeva, Deputy City Manager Louis Celaya, Human Resources Manager Celeste Bird, Management Analyst Amber Victoria, Executive Assistant Michele Hubbs, Administrative Analyst John Triechler, Administrative Assistant Rachel Palmer, Administrative Intern Jane Hoover, Assistant Director of Planning Robby Nesovic, Senior Planner Angela Georgeff, Associate Planner Eric Wang, Director of Public Works/City Engineer Charmaine Yambao, Public Works Project Manager Brian Woodworth, Engineering Aide Joshua Keck, Building Official Lukas Quach, Director of Finance Diego Ibañez, Director of Community Services Amy Brink, Recreation Supervisor Kimberly Hollands, Management Analyst Stephanie Pozos, and City Clerk Kimberly M. Rodrigues.

APPROVAL OF AGENDA

ACTION: Mayor Pro Tem Wolf moved to approve the Agenda, as presented. Councilmember Deborah Klein Lopez seconded. The motion carried 5-0, by the following roll call vote:

AYES: Mayor Sylvester, Mayor Pro Tem Wolf, and Councilmembers Anderson, Anstead, and Deborah Klein Lopez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

INTRODUCTIONS

Mayor Sylvester introduced the dignitaries and special guests, including: the Honorable Supervisor Lindsey P. Horvath, and her staff, Field Deputy Daniell Vicente; former City of Agoura Hills Mayors Fran Pavley, Dan Kuperberg, and Jeff Reinhardt; Agoura Hills Planning Commissioners, Chair Morgan Roth, Vice Chair Jessica Reinhardt, and Commissioner Meril Platzer; Councilmember Al Adam, representing the City of Thousand Oaks; Councilmember Brad Halpern, representing the City of Westlake Village; Vice President Lesli Stein and Board Member Angela Cutbill, representing the Las Virgenes Unified School District; President Andy Coradeschi, Vice President Jay Lewitt, former Board Member Glen Peterson, and Clerk of the Board Nancy Lawrence, representing the Las Virgenes Municipal Water District; Lieutenant Adam Zeko representing Captain Dustin Carr and the Lost Hills Sheriff's Station; Assistant Fire Chief Drew Smith, representing the Los Angeles County Fire Department, Division 7; Director of Government Affairs and Tourism Josh Gray, representing the Greater Conejo Valley Chamber of Commerce; the Honorable Lindsey P. Horvath, who will be administering the oaths of office for the incoming Mayor and Mayor Pro Tem; and thanked Talia and Benjamin Gorney for leading the Pledge of Allegiance, and Rabbi Ari Averbach for leading the benediction. Mayor Sylvester also extended a warm welcome to all of the attendees, especially the family members and guests of the City Council, and made a special acknowledgement to the appointed members of the City advisory boards, commissions, and committees, including the many City volunteers, who serve the community.

2025 CITY COUNCIL REORGANIZATION

(Please refer to the 2025 City Council Reorganization Program)

1. Outgoing Mayor Remarks

Mayor Pro Tem Wolf introduced Mayor Sylvester who made her outgoing remarks.

2. Recognition of Outgoing Mayor

Mayor Pro Tem Wolf introduced the presenters. Presentations to outgoing Mayor Penny Sylvester were made by: District Representative Julia Luis, representing the Honorable Congresswoman Julia Brownley (26th District), who presented a certificate; Mayor Pro Tem Wolf, who presented certificates on behalf of the Honorable Senator Ben Allen (24th District) and the Honorable Assemblywoman Jacqui Irwin (42nd District); the Honorable Supervisor Lindsey P. Horvath (3rd District), who presented a proclamation; Mayor Pro Tem Wolf announced Los Angeles County Assessor Jeff Prang was unable to attend and would be sending a certificate; Councilmember Al Adam, representing the City of Thousand Oaks, who presented a certificate; Vice President Lesli Stein and Board Member Angela Cutbill, representing the Las Virgenes Unified School District, who made congratulatory remarks; President Andy Coradeschi and Vice President Jay Lewitt, representing the Las Virgenes Municipal Water District; Lieutenant Adam Zeko on behalf of Captain Dustin Carr with the Lost Hills Sheriff's Station, Director of Government Affairs and Tourism Josh Gray, representing the Greater Conejo Valley Chamber of Commerce, who made congratulatory remarks and then Mayor

Pro Tem Wolf, on behalf of the City Council and City staff, presented the City gifts to Mayor Sylvester.

The City Council made their comments to outgoing Mayor Sylvester.

3 Election of New Mayor

Mayor Sylvester opened the nominations for Mayor.

ACTION: Councilmember Klein Lopez moved to nominate Jeremy Wolf as Mayor. Councilmember Anderson seconded. There being no further nominations, the motion carried 5-0, by the following roll call vote:

AYES: Mayor Sylvester, Mayor Pro Tem Wolf, and Councilmembers Anderson, Anstead, and Klein Lopez.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Jeremy Wolf was elected as Mayor.

4. Election of New Mayor Pro Tem

Mayor Wolf opened the nominations for Mayor Pro Tem.

ACTION: Councilmember Anderson moved to nominate Deborah Klein Lopez as Mayor Pro Tem. Councilmember Sylvester seconded. There being no further nominations, the motion carried 5-0, by the following roll call vote:

AYES: Mayor Wolf and Councilmembers Anderson, Anstead, Klein Lopez, and Sylvester.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Deborah Klein Lopez was elected as Mayor Pro Tem.

5. Oaths of Office for Mayor and Mayor Pro Tem

Supervisor Lindsey P. Horvath administered the Oaths of Office to incoming Mayor Jeremy Wolf and Mayor Pro Tem Deborah Klein Lopez

6. Incoming Mayor Remarks

Councilmember Sylvester introduced Mayor Wolf who made his incoming remarks.

PUBLIC COMMENTS

No public comments were received.

CITY COUNCIL COMMENTS

The City Council offered their personal remarks and congratulations to Mayor Wolf.

ADJOURNMENT

At 7:07 p.m., Mayor Wolf thanked everyone for attending and adjourned the reorganization meeting, noting the City Council would take a short break and then convene the regular meeting.

Kimberly M. Rodrigues, MPPA, MMC
City Clerk



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: DIEGO IBANEZ, DIRECTOR OF FINANCE
SUBJECT: APPROVE DEMAND WARRANT REGISTER NO. 948

Demand Warrant Register No. 948 is hereby submitted for your approval.

FISCAL IMPACT

All items on the Demand Warrant Register are budgeted items; and all the items, when aggregated and annualized, are found to be within budget.

RECOMMENDATION

It is recommended the City Council approve Demand Warrant Register No. 948.

Attachments

[Demand Warrant 948.pdf](#)

MARCH 25, 2026

DEMAND WARRANT REGISTER NO. NINE HUNDRED FORTY-EIGHT

Pursuant to Section 2508, of the Agoura Hills Municipal Code (AHMC), the demands are herein presented, having been duly audited, and are hereby allowed and approved for payment in the amount as shown for the designated payees and charged to the appropriate funds as indicated.

Pursuant to Section 37202 of the Government Code, I certify the above demands are accurate and funds are available for payment thereof.

I hereby certify Demand Warrant Register No. 948 is a full, true, and correct statement.

A handwritten signature in black ink, appearing to read "N. Hamburger", written over a horizontal line.

Nathan Hamburger, City Manager

Demand Register 948



| Payment Date | Number | Vendor Name | Payable Description | Payment Amount |
|---------------------|---------------|--|--|-----------------------|
| 03/05/2026 | 119465 | ACT, A Div of Cherokee Chemical Co., Inc | Water Treatment Feb 2026 | 340.00 |
| 03/05/2026 | 119466 | All City Management | School Crossing Guard Services 02/01/26 - 02/14/26 | 9,794.40 |
| 03/05/2026 | 119467 | Berg & Associates, Inc. | Professional Services Ladyface Greenway | 73,860.41 |
| 03/05/2026 | 119468 | Brightview Landscape Services | Landscape Maintenance Dec 2025 | 31,375.17 |
| 03/05/2026 | 119469 | Bureau Veritas America | Plan Review Services Jan 2026 | 8,109.00 |
| 03/05/2026 | 119470 | Calabasas Printing | Open Hours Sign | 697.35 |
| 03/05/2026 | 119471 | Dapeer, Rosenblit & Litvak LLP | Professional Services Jan 2026 | 6,919.67 |
| 03/05/2026 | 119472 | Dario Eminente | Reimbursement CERT Class Refreshments Feb 2026 | 82.81 |
| 03/05/2026 | 119473 | Dept Of Animal Care & Control | Animal Control Services Jan 2026 | 11,185.79 |
| 03/05/2026 | 119474 | Elizabeth Eaves | Instructor Payment Feb 2026 | 358.00 |
| 03/05/2026 | 119475 | Gabriele Sellars | Refund - Strength Training Class Cancellation | 15.00 |
| 03/05/2026 | 119476 | Gha Technologies Inc. | Computer Equipment | 9,353.57 |
| 03/05/2026 | 119477 | GMZ Engineering, Inc. | Progress Payment 17 - Ladyface Greenway | 780,522.80 |
| 03/05/2026 | 119478 | GSG Protective Services | Security 02/02 - 02/08/26 Event Center | 885.00 |
| 03/05/2026 | 119479 | HR Performance Solutions | Performance Pro Annual Renewal | 2,087.25 |
| 03/05/2026 | 119480 | Jeff Wachtel | Reimbursement for CERT Class Supplies | 43.07 |
| 03/05/2026 | 119481 | Judith Feldman | Refund - Strength Training Class Cancellation | 15.00 |
| 03/05/2026 | 119482 | Kimley Horn & Assoc. | Professional Services - Gateway Monument | 11,895.74 |
| 03/05/2026 | 119483 | Los Angeles County Sheriff Department | Wage Garnishment | 760.74 |
| 03/05/2026 | 119484 | m6 Consulting, Inc. | Professional Services Ladyface Greenway | 35,407.09 |
| 03/05/2026 | 119485 | Mackay Communications | GSPS/VSAT Air Time Jan 2026 | 952.17 |
| 03/05/2026 | 119486 | Mark Hollinger | CPR and AED/First Aid Training | 250.00 |
| 03/05/2026 | 119487 | Mdg Associates | Morrison Park Rehabilitation Project | 1,107.00 |
| 03/05/2026 | 119488 | Mutt Mitt | Mutt Mitt Refills | 15,552.50 |
| 03/05/2026 | 119489 | Pitney Bowes Global Financial Services LLC | Postage Meter Lease 01/01/26 - 03/31/26 | 168.86 |
| 03/05/2026 | 119490 | Primary Resource | Paper Plotter | 263.40 |
| 03/05/2026 | 119491 | Respect Martial Arts | Instructor Payment Feb 2026 | 166.60 |
| 03/05/2026 | 119492 | Ricoh USA, Inc | Copier Leases Mar 2026 | 818.14 |
| 03/05/2026 | 119493 | Rms Printing Llc | Supplies EC Showcase | 65.85 |
| 03/05/2026 | 119494 | SaberDome Corp | Monthly Services Feb 2026 | 12,120.60 |
| 03/05/2026 | 119495 | Southern California Edison | Utilities 01/15/26 - 02/16/26 | 551.46 |
| 03/05/2026 | 119497 | Taft Electric | Electrical Services Chumash Park Feb 2026 | 1,824.76 |
| 03/05/2026 | 119498 | The Acorn Newspapers | City Ad - Winter Art Show | 603.00 |
| 03/05/2026 | 119499 | West Coast Arborists, Inc | Tree Maintenance 02/01/26 - 02/15/26 | 5,560.50 |
| 03/05/2026 | 119500 | West Coast Promotional Solutions | Mayor Gift | 141.53 |
| 03/05/2026 | 119501 | Willdan | Professional Services Water Quality Jan 2026 | 4,242.25 |
| 03/05/2026 | 119502 | Staples | Supplies | 22.34 |
| | | | Total | 1,028,118.82 |
| ACH Payment | | | | |
| 03/05/2026 | DFT0007564 | Vantage Point Transfer Agent | Retirees Health Benefits - Apr 2026 | 4,107.66 |
| 03/05/2026 | DFT0007596 | U.S. Bank | Successor Agency Redevelopment Series 2008 | 186,638.94 |
| | | | Total | 190,746.60 |
| 03/06/2026 | | Payroll | Payroll & Vendor Payments | 219,847.05 |
| 03/12/2026 | 119503 | A Rental Connection | Rental Equipment - Film Festival & Women's Day | 4,139.49 |
| 03/12/2026 | 119504 | Accenture LLP | LVMCOG Pre-Construction Services Oct 2025 | 6,995.00 |
| 03/12/2026 | 119505 | All City Management | School Crossing Guard Services 02/15/26 - 02/28/26 | 8,839.31 |
| 03/12/2026 | 119506 | Andrew Heath | Financial Consulting Services 01/27/26 - 03/03/26 | 1,110.00 |
| 03/12/2026 | 119507 | Austin Kebely | Reimbursment Background Check | 137.00 |
| 03/12/2026 | 119508 | Berg & Associates, Inc. | Professional Services Jan 2026 Ladyface Greenway | 77,265.28 |
| 03/12/2026 | 119509 | Blue Table | Catering Event 2/19/26 | 668.00 |
| 03/12/2026 | 119510 | Brightview Landscape Services | Landscape Maintenance Feb 2026 | 53,578.88 |
| 03/12/2026 | 119511 | Cal State Site Services | Portable Restrooms Morrison Park | 427.93 |
| 03/12/2026 | 119512 | City of Thousand Oaks Finance/Cashier | Dial-A-Ride Dec 2025 & Jan 2026 | 23,500.69 |
| 03/12/2026 | 119513 | Create Studio | Instructor Payment | 140.00 |
| 03/12/2026 | 119514 | Daniele Blanc-Choudhry | Reimbursment for fingerprinting | 35.00 |
| 03/12/2026 | 119515 | Delphine G. Herrera | Instructor Payment Feb 2026 | 751.00 |
| 03/12/2026 | 119516 | Department Of Justice | Fingerprinting Feb 2026 | 98.00 |

| | | | | |
|------------|--------|--|--|---------------------|
| 03/12/2026 | 119517 | Direct Tv | Cable Service March 2026 | 59.99 |
| 03/12/2026 | 119518 | Dish | Cable Service Mar 2026 | 163.73 |
| 03/12/2026 | 119519 | ECO Friendly Millworks, Inc | Repairs Event Center & Lobby | 1,850.00 |
| 03/12/2026 | 119520 | Executive Facilities Services, Inc | Janitorial Services Mar 2026 | 2,930.76 |
| 03/12/2026 | 119521 | Farzana Ali | Refund Event 3/13/26 | 2,000.75 |
| 03/12/2026 | 119522 | Garret Cirocco | Security Deposit Refund Event 02/14/26 | 900.00 |
| 03/12/2026 | 119523 | Genesis Floor Covering Inc | Carpet Replacement Event Center | 1,355.00 |
| 03/12/2026 | 119524 | Geodynamics | Professional Services Feb 2026 | 3,145.00 |
| 03/12/2026 | 119525 | Gotem, Inc. | Monthly General Pest Control | 495.00 |
| 03/12/2026 | 119526 | GSG Protective Services | Security 02/09/26 - 02/16/26 Event Center | 1,260.00 |
| 03/12/2026 | 119527 | HDL Companies | TOT Audit Services | 3,000.00 |
| 03/12/2026 | 119528 | Human Artwork BJJ LLC | Instructor Payment | 87.50 |
| 03/12/2026 | 119529 | Janneke Bakkar | Refund Class | 35.00 |
| 03/12/2026 | 119530 | Jennie Hilliger | Reimbursement ADU Covenant | 740.00 |
| 03/12/2026 | 119531 | Larry Walker Associates | Professional Services Malibu Creek Jan 2026 | 106,036.44 |
| 03/12/2026 | 119532 | Las Virgenes Municipal Water | Water Usage 01/20/26 - 02/20/26 | 5,538.24 |
| 03/12/2026 | 119533 | Lilian Melissa Martinez | Security Deposit Refund Event 03/07/26 | 1,000.00 |
| 03/12/2026 | 119534 | M & L Partnership | Fingerprinting | 35.00 |
| 03/12/2026 | 119535 | m6 Consulting, Inc. | Professional Services Ladyface Greenway | 12,325.00 |
| 03/12/2026 | 119536 | Mariposa Captns | Security Deposit Return | 1,455.00 |
| 03/12/2026 | 119537 | Prudential Overall Supplies | Rec Center Mats | 161.55 |
| 03/12/2026 | 119538 | Ray-Mac Painting, Inc. | Ext Refurbishment of Trellis/Painting Rec Center | 49,884.00 |
| 03/12/2026 | 119539 | Reserve Account Pitney Bowes | Postage 10715282 | 1,000.00 |
| 03/12/2026 | 119540 | Ron Troncatty | Monthly Maintenance | 1,825.00 |
| 03/12/2026 | 119541 | SaberDome Corp | Monthly Services Mar 2026 | 12,120.60 |
| 03/12/2026 | 119542 | Samantha Sheets | Refund Event Cancellation 07/18/26 | 1,992.00 |
| 03/12/2026 | 119543 | SCA of CA LLC | Street Sweeping Feb 2026 | 12,351.00 |
| 03/12/2026 | 119544 | Senior Concerns | Senior Advocay Services Feb 2026 | 833.00 |
| 03/12/2026 | 119545 | Sierra Case Management Services | Workstation Ergonomic Assessment | 1,691.01 |
| 03/12/2026 | 119546 | South Central Planning and Development Com | Software License Permitting/Planning Jan 2026 | 1,533.33 |
| 03/12/2026 | 119547 | Southern California Edison | Utilities 01/22/26 - 02/22/26 | 23,111.36 |
| 03/12/2026 | 119548 | Spectrum Enterprise | Cable Services 03/03/26 - 04/02/26 | 408.15 |
| 03/12/2026 | 119549 | Staples | Supplies | 245.38 |
| 03/12/2026 | 119550 | Sunbelt Controls | Repair CT Switch Rec Center | 1,860.00 |
| 03/12/2026 | 119551 | The Acorn Newspapers | City Ads | 2,349.00 |
| 03/12/2026 | 119552 | T-Mobile USA Inc. | Monthly Services 01/21/26 - 02/20/26 | 31.35 |
| 03/12/2026 | 119553 | Townsend Public Affairs, Inc. | Consulting Services Feb 2026 | 5,000.00 |
| 03/12/2026 | 119554 | TPX Communications | Monthly Communication 02/23/26 - 03/22/26 | 899.96 |
| 03/12/2026 | 119555 | Unisource Solutions Inc | New Equipment Round Folding Table 66in | 2,173.80 |
| 03/12/2026 | 119556 | Us Bank Corp. Payment System | City Credit Card Mar 2026 | 20,059.88 |
| 03/12/2026 | 119557 | Venco Electric Inc. | Repairs | 26,999.74 |
| 03/12/2026 | 119558 | West Coast Air Conditioning | Preventive Maintenance | 2,676.96 |
| 03/12/2026 | 119559 | West Coast Arborists, Inc | Tree Maintenance 02/16/26 - 02/28/26 | 5,926.05 |
| | | | Total | 497,231.11 |
| | | | Grand Total | 1,935,943.58 |

Demand Warrant Register No. 948

PASSED, APPROVED, AND ADOPTED this 25th day of March 2026, by the following vote to wit:

AYES: ()
NOES: ()
ABSTAIN: ()
ABSENT: ()

Jeremy Wolf, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR
SUBJECT: APPROVE 2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT

The purpose of this item is to provide the City Council with the General Plan Housing Element Annual Progress Report (APR) for the 2025 calendar year, and to request that the City Council direct staff to forward the 2025 APR to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).

California Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the Housing Element, and progress in its implementation, to HCD and LCI by April 1st of each year. State law also requires that the APR be reviewed by the legislative body (City Council) at a public meeting. The City Council adopted the City's General Plan 2035 in March 2010, and the 2013-2021 Housing Element (5th Cycle) in August 2013. The City Council further adopted a General Plan Update and Housing Element (6th Cycle) in August 2022. HCD certified the 6th Cycle Housing Element in October 2022.

The full APR excel spreadsheet provided to jurisdictions by HCD consists of many tables that reflect housing progress in the City. For the purposes of this report, staff has attached the following documents:

- Summary Table
- Table A - Housing Development Applications Submitted
- Table A2 - Annual Building Activity Report Summary; Entitlements Issued, Permits Issued, and Certificates of Occupancy Issued
- Table B - Regional Housing Needs Allocation (RHNA) Progress
- Table D - Housing Program Implementation Status
- Successor Agency Report

While there are more tables that will be submitted to HCD, they do not have information that is applicable for this calendar year (examples include rehabilitated units, surplus sites inventory reports, student housing information, etc.). For brevity, the inapplicable tables have been omitted from this report but are available upon request. The summary tab is populated from data entered into Tables A, A2, C, and D, and is the best place to look to get an understanding of the City's progress during the 2025 calendar year.

In 2025, 20 applications for new housing units were submitted. Of the 20 applications submitted, 19 were Accessory Dwelling Units (ADUs) and one was an affordable housing development. In total, the 20 applications submitted would result in 73 new housing units, including at least 53 units affordable to low income families, if all the projects are approved and carried out by the applicants. While the City processed entitlement applications for 73 new housing units, many of them were not yet approved and do not count towards the City's RHNA.

The City approved entitlements for 292 dwelling units in 2025. Of those units, 18 are either accessory dwelling units or single-family homes, and the rest are for ministerial housing projects approved under the City's Affordable Housing Overlay.

The City issued building permits for 296 housing units in 2025, including 33 very low-income units, 10 low-income units, and 4 moderate-income units. These units are comprised mostly of the Regency housing project which is 278 units, and several Accessory Dwelling Units (ADUs).

Six Certificates of Occupancy were issued in 2025, five of which were for ADUs and one for a single-family home.

| 2025 Units Entitled, Permitted, and Completed | | | |
|---|------------|------------|-----------|
| Units by Structure Type | Entitled | Permitted | Completed |
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 1 | 1 | 1 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 271 | 278 | 0 |
| Accessory Dwelling Unit | 20 | 17 | 5 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 292 | 296 | 6 |

As you can see in the table above, the City has made a lot of progress towards our sixth cycle RHNA. However, the City is required to meet its RHNA allocation for each income level, and we have not yet met our allocation for very low-income, low-income, or moderate-income. Below is a table summarizing the City's RHNA progress, with the red cells indicating the City's remaining RHNA allocation for each income level.

| Agoura Hills RHNA Progress | | | | | | | | |
|----------------------------|---------------------------------|------|------|------|------|------|---------------------|--------------------------------------|
| Income Level | RHNA Allocation by Income Level | 2021 | 2022 | 2023 | 2024 | 2025 | Total Units to Date | Total Remaining RHNA by Income Level |
| Very Low | 127 | - | 7 | 2 | 2 | 33 | 44 | 83 |
| Low | 72 | - | - | - | - | 10 | 10 | 62 |
| Moderate | 55 | - | - | 2 | - | 4 | 6 | 49 |
| Above Moderate | 64 | - | 9 | 16 | 3 | 249 | 277 | 0 |

Table D of the APR lists the various City programs used to implement the 6th Cycle Housing Element, and the status of their implementation. Many of the Housing Element programs are ongoing through the sixth cycle and do not have a completion date, but as of now, the City has carried out or is in the process of carrying out all of the programs identified.

Lastly, the City is required to file a yearly report on the status of Successor Housing Agency funds as part of the Housing Element APR. The 2024-25 Successor Housing Agency Report is attached.

Upon authorization of the City Council, staff will forward the 2024 Annual Progress Report to HCD and LCI.

FISCAL IMPACT

The filing of the 2025 Housing Element APR will not have an impact on the Fiscal Year 2025-26 Budget as it was completed by staff and there is no cost associated with the filing of the APR.

RECOMMENDATION

Staff respectfully recommends the City Council authorize staff to forward the 2025 Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).

Attachments

[Summary Table.pdf](#)

[Table A Housing Development Applications Submitted.pdf](#)

[Table A2 Affordability by Category.pdf](#)

[Table B Regional Housing Needs Allocation Progress.pdf](#)

[Table D Housing Program Implementation.pdf](#)

[2024-25 Successor Housing Report.pdf](#)

Summary Tables

Data is auto-populated based on data entered in Tables A, A2, C, and D

| | | |
|--|--------------|-------------------------|
| Jurisdiction | Agoura Hills | |
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 28 |
| | Non-Deed Restricted | 5 |
| Low | Deed Restricted | 10 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 4 |
| Above Moderate | | 249 |
| Total Units | | 296 |

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|------------|------------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 1 | 1 | 1 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 271 | 278 | 0 |
| Accessory Dwelling Unit | 20 | 17 | 5 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 292 | 296 | 6 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--|---------------|-------|
| Indicated as Infill | 19 | 296 |
| Not Indicated as Infill | 0 | 0 |

| Housing Applications Summary | |
|--|----|
| Total Housing Applications Submitted: | 20 |
| Number of Proposed Units in All Applications Received: | 73 |
| Total Housing Units Approved: | 19 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 423 Streamlining Provisions - Applications | |
|--|---|
| Number of SB 423 Streamlining Applications | 0 |
| Number of SB 423 Streamlining Applications Approved | 0 |

| Units Constructed - SB 423 Streamlining Permits | | | |
|---|----------|-----------|----------|
| Income | Rental | Ownership | Total |
| Acutely Low | 0 | 0 | 0 |
| Extremely Low | 0 | 0 | 0 |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|--|---------------|-------|
| SB 9 (2021) - Duplex in SF Zone | 1 | 1 |
| SB 9 (2021) - Residential Lot Split | 0 | 0 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 423 (2023) | 0 | 0 |

| Ministerial and Discretionary Applications | # of | Units |
|--|------|-------|
| Ministerial | 20 | 73 |
| Discretionary | 0 | 0 |

| Density Bonus Applications and Units Permitted | |
|--|-----|
| Number of Applications Submitted Requesting a Density Bonus | 1 |
| Number of Units in Applications Submitted Requesting a Density Bonus | 54 |
| Number of Projects Permitted with a Density Bonus | 1 |
| Number of Units in Projects Permitted with a Density Bonus | 278 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|--|-------|
| Programs Implemented | 17 |
| Sites Rezoned to Accommodate the RHNA | 0 |

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | | | | |
|-------------------------------------|----------------------------|----------------------------------|----------------|--------------------------------|--|-------------------------|--|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------|--------------------------------|
| 1 | | | | | 2 | 3 | 4 | | | | | | | | | | | 5 | 6 |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Acutely Low-Income Deed Restricted | Acutely Low-Income Non-Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non-Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non-Deed Restricted | Low-Income Deed Restricted | Low-Income Non-Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non-Deed Restricted | Above Moderate-Income | Entitlement Date Approved | # of Units issued Entitlements |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 22 | 2 | 20 | 0 | 0 | 3 | 245 | | 292 |
| 2055-025-072 | 2055-025-072 | 6441 Chesebro | ADU - Radoumis | ADU-2024-0062 | ADU | R | | | | | 1 | | | | | | | 1/9/2025 | 1 |
| 2053-013-027 | 2053-013-027 | 5567 Meadow Vista | ADU - Bookman | PZ-2025-5-ADU | ADU | R | | | | | 1 | | | | | | | 3/21/2025 | 1 |
| 2055-020-050 | 2055-020-050 | 28255 Foothill Drive | ADU - Kozaski | ADU-2025-0064 | ADU | R | | | | | | | | | | 1 | | 2/21/2025 | 1 |
| 2061-025-036 | 2061-025-036 | 4956 Vejar | ADU - Hilliger | PZ-2025-7-ADU | ADU | R | | | | | | | | | | 1 | | 2/25/2025 | 1 |
| 2055-023-046 | 2055-023-046 | 5810 Colodny | ADU - Oren | PZ-2025-119-ADU | ADU | R | | | | | | | | | | 1 | | 2/21/2025 | 1 |
| 2055-007-060 | 2055-007-060 | 5302 Colodny | ADU - Mehta | PZ-2025-10-ADU | ADU | R | | | | | | | | | 1 | | | 3/13/2025 | 1 |
| 2053-017-014 | 2053-017-014 | 5535 Softwind Way | ADU - Manthei | PZ-2025-20-ADU | ADU | R | | | | | | | | | | 1 | | 5/2/2025 | 1 |
| 2056-025-001 | 2056-025-001 | 6002 Dovetail Drive | ADU - Bankov | PZ-2025-28-ADU | ADU | R | | | | | | | | | 1 | | | 5/7/2025 | 1 |
| 2056-053-006 | 2056-053-006 | 29650 Kimberly | ADU - Leverton | PZ-2025-31-ADU | ADU | R | | | | | | | | | | 1 | | 5/8/2025 | 1 |
| 2056-015-005 | 2056-015-005 | 5725 Rainbow Hill Road | ADU - Williams | PZ-2025-37-ADU | ADU | R | | | | | | | | | 1 | | | 8/4/2025 | 1 |
| 2054-010-032 | 2054-010-032 | 5615 Mainmast Road | ADU - Zait | PZ-2025-50-ADU | ADU | R | | | | | | | | | | 1 | | 10/15/2025 | 1 |
| 2054-010-032 | 2054-010-032 | 5324 Cedarhaven | ADU - Spinelli | PZ-2025-69-ADU | ADU | R | | | | | | | | | | 1 | | 11/26/2025 | 1 |
| 2055-020-056 | 2055-020-056 | 28327 Foothill Drive | ADU - Serota | PZ-2025-78-ADU | ADU | R | | | | | | | | | | 1 | | 12/14/2025 | 1 |
| 2055-024-008 | 2055-024-008 | 6230 Chesebro Road | ADU - Phillips | PZ-2025-83-ADU | ADU | R | | | | | | | | | | 1 | | 10/20/2025 | 1 |
| 2055-015-046 | 2055-015-046 | 5415 Fairview | ADU - Amrany | PZ-2025-85-ADU | ADU | R | | | | | | | | | | 1 | | 10/6/2025 | 1 |
| 2055-017-033 | 2055-017-033 | 5908 Dovetail Drive | ADU - Alonso | PZ-2025-80-ADU | ADU | R | | | | | | | | | | 1 | | 7/23/2025 | 1 |
| 2053-005-017 | 2053-005-017 | 29241 Trailway Lane | ADU - Patnode | PZ-2025-113-ADU | ADU | R | | | | | | | | | | 1 | | 9/2/2025 | 1 |
| 2055-017-015 | 2055-017-015 | 28437 Driver Ave | ADU - Malka | PZ-2025-133-ADU | ADU | R | | | | | | | | | | 1 | | 11/18/2025 | 1 |
| 2053-028-046 | 2053-028-046 | 5611 High Peak | ADU - Benrimon | PZ-2025-134-ADU | ADU | R | | | | | | | | | | 1 | | 9/12/2025 | 1 |
| 2053-025-056 | 2053-025-056 | 5576 Cedarhaven | ADU - Brodeur | PZ-2025-174-ADU | ADU | R | | | | | | | | | | 1 | | 11/24/2025 | 1 |
| 2061-029-005; 2061-029-006 | 2061-029-005; 2061-029-006 | 28902 Agoura Road | Avi Edry | AHO-2023-0003 | 5+ | R | | | | 4 | | 2 | | | | | 27 | 8/27/2025 | 33 |
| 2061-032-021 | 2061-032-021 | SW Corner of Kanan and Agoura Rd | Agoura Village | AHO-2024-0004 | 5+ | R | | | | 18 | | 18 | | | | | 202 | 7/3/2025 | 238 |
| 2050-013-023 | 2050-013-023 | 28629 Acacia Glen Street | Lugasi SB9 | SB9-2024-0004 | SFD | O | | | | | | | | | | 1 | | 2/3/2025 | 1 |

| Project Identifier | | | | Unit Types | | | Affordability by Household Incomes - Building Permits | | | | | | | | | | | Building Permits Date Issued | # of Units Issued Building Permits |
|-------------------------------------|--------------|--------------------------|---------------------------|--------------------------------|--|-------------------------|---|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|------------------------------|------------------------------------|
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | | |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 28 | 5 | 10 | 0 | 0 | 4 | 249 | 296 | |
| 2055-017-016 | 2055-017-016 | 28433 Driver Ave | ADU - "Agoura Driver LLC" | ADU-2023-0044 | ADU | R | | | | | | 1 | | | | | | 11/25/2025 | 1 |
| 2055-005-067 | 2055-005-067 | 5352 Lewis Road | ADU - "Joshua Chynoweth" | ADU-2023-0046 | ADU | R | | | | | | | | | | 1 | | 10/22/2025 | 1 |
| 2054-013-008 | 2054-013-008 | 5450 Lake Lindero Drive | ADU - "Manfredi" | ADU-2024-0050 | ADU | R | | | | | | 1 | | | | | | 1/13/2025 | 1 |
| 2056-026-047 | 2056-026-047 | 5794 Chesebro Road | ADU - "Chrostowski" | ADU-2024-0052 | ADU | R | | | | | | 1 | | | | | | 6/5/2025 | 1 |
| 2064-017-013 | 2064-017-013 | 27388 Oak Summit | ADU - "Lemberger" | ADU-2024-0052 | ADU | R | | | | | | | | | | | 1 | 6/3/2025 | 1 |
| 2053-014-011 | 2053-014-011 | 29404 Quail Run | ADU - "Spalding" | ADU-2024-0057 | ADU | R | | | | | | | | | | | 1 | 12/18/2025 | 1 |
| 2056-041-015 | 2056-041-015 | 29239 Laro Drive | ADU - "Lehrman" | ADU-2024-0054 | ADU | R | | | | | | | | | | | 1 | 1/6/2025 | 1 |
| 2054-018-140 | 2054-018-140 | 5641 Slicers Rd | Hamid Rasool | ADU-2024-0058 | ADU | R | | | | | | | | | | | 1 | 8/11/2025 | 1 |
| 2059-014-013 | 2059-014-013 | 5540 Lake Lindero Dr | Derek Aitken | ADU-2024-0059 | ADU | R | | | | | | | | | | | 1 | 7/10/2025 | 1 |
| 2061-006-044 | 2061-006-044 | 29045 Agoura Road | Regency | AHO-2023-0002 | 5+ | R | | | | 28 | | | 10 | | | | 240 | 7/16/2025 | 278 |
| 2050-019-008 | 2050-019-008 | 5930 Calmfield | ADU - Adams | PZ-2025-170-ADU | ADU | R | | | | | | | | | | | 1 | 5/30/2025 | 1 |
| 2055-025-072 | 2055-025-072 | 6441 Chesebro | ADU - Radoumis | ADU-2024-0062 | ADU | R | | | | | | 1 | | | | | | 6/24/2025 | 1 |
| 2054-018-120 | 2054-018-120 | 30725 Mainmast | ADU - Neuman | ADU-2024-0063 | ADU | R | | | | | | | | | | 1 | | 11/26/2025 | 1 |
| 2053-013-027 | 2053-013-027 | 5567 Meadow Vista | ADU - Bookman | PZ-2025-5-ADU | ADU | R | | | | | | 1 | | | | | | 10/12/2025 | 1 |
| 2061-025-036 | 2061-025-036 | 4956 Vejar | ADU - Hilliger | PZ-2025-7-ADU | ADU | R | | | | | | | | | | | 1 | 8/8/2025 | 1 |
| 2055-007-060 | 2055-007-060 | 5302 Colodny | ADU - Mehta | PZ-2025-10-ADU | ADU | R | | | | | | | | | | 1 | | 11/24/2025 | 1 |
| 2056-053-006 | 2056-053-006 | 29650 Kimberly | ADU - Leverton | PZ-2025-31-ADU | ADU | R | | | | | | | | | | | 1 | 7/2/2025 | 1 |
| 2056-015-005 | 2056-015-005 | 5725 Rainbow Hill Road | ADU - Williams | PZ-2025-37-ADU | ADU | R | | | | | | | | | | 1 | | 10/29/2025 | 1 |
| 2050-013-023 | 2050-013-023 | 28629 Acacia Glen Street | Lugasi SB9 | SB9-2024-0004 | SFD | O | | | | | | | | | | | 1 | 9/25/2025 | 1 |

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | | | | | |
|-------------------------------------|--------------|-------------------------|--------------------------------------|--------------------------------|---|-------------------------------|--|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---|---|--|
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Certificates of Occupancy or other forms of readiness (see instructions) Date Issued | # of Units issued Certificates of Occupancy or other forms of readiness | |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 2 | 6 | | |
| 2055-019-037 | 2055-019-037 | 28425 Foothill Dr | NSFR - "Foothill" | SPR-2021-0008 | SFD | O | | | | | | | | | | | 1 | 7/17/2025 | 1 | |
| 2055-024-041 | 2055-024-041 | 27824 Blythedale Road | ADU - "Clay Wolflick" | ADU-2023-0034 | ADU | R | | | | | | | | | | | 1 | 9/18/2025 | 1 | |
| 2054-003-062 | 2054-003-062 | 30722 Davey Jones Drive | ADU - "Moghadasi Mahan & Nasar Sara" | ADU-2023-0037 | ADU | R | | | | | | | | | 1 | | | 1/14/2025 | 1 | |
| 2056-018-017 | 2056-018-017 | 5892 Wheelhouse Lane | ADU - "Ofer Segal" | ADU-2023-0038 | ADU | R | | | | | | | | | 1 | | | 1/16/2025 | 1 | |
| 2050-010-028 | 2050-010-028 | 6210 Pisces Street | ADU - "Roy Griner" | ADU-2023-0039 | ADU | R | | | | | 1 | | | | | | | 6/25/2025 | 1 | |
| 2056-053-006 | 2056-053-006 | 29650 Kimberly | ADU - Leverton | PZ-2025-31-ADU | ADU | R | | | | | | | | | 1 | | | 8/29/2025 | 1 | |

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

| | | 1 | Projection Period | 2 | | | | | | | | | 3 | 4 |
|----------------|---------------------|---------------------------------|---|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Income Level | | RHNA Allocation by Income Level | Projection Period - 06/30/2021-10/14/2021 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Acutely Low | Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Extremely Low | Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | 8 | - |
| | Non-Deed Restricted | - | - | 5 | 2 | 1 | - | - | - | - | - | - | - | - |
| Very Low | Deed Restricted | 127 | - | - | - | - | - | 28 | - | - | - | - | 44 | 83 |
| | Non-Deed Restricted | - | - | 2 | - | - | 1 | 5 | - | - | - | - | - | - |
| Low | Deed Restricted | 72 | - | - | - | - | - | 10 | - | - | - | - | 10 | 62 |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Moderate | Deed Restricted | 55 | - | - | - | - | - | - | - | - | - | - | 6 | 49 |
| | Non-Deed Restricted | - | - | - | 2 | - | - | 4 | - | - | - | - | - | - |
| Above Moderate | | 64 | - | 9 | 16 | 3 | 249 | - | - | - | - | 277 | - | |
| Total RHNA | | 318 | - | - | 16 | 20 | 5 | 296 | - | - | - | - | 337 | 194 |
| Total Units | | | - | - | 16 | 20 | 5 | 296 | - | - | - | - | 337 | 194 |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|---|--|------------------|----------------------------------|---|-------------------------------|----------------------------|----------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| <p>Housing Maintenance</p> | <p>Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code.</p> | <p>8/10/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Progress: Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission.</p> <p>Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in the City.</p> | <p>Other</p> | | <p>None</p> |
| <p>Condominium Conversion Ordinance</p> | <p>Implement City Ordinance, and require conversions to comply with City inclusionary requirements.</p> | <p>8/10/2029</p> | <p>6th Cycle</p> | <p>Continuous</p> | <p>Progress: The City's Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There have been no requests for condominium conversions during the planning period.</p> <p>Effectiveness: Agoura Hills' condominium conversion regulations are consistent with state law. No applications have been received.</p> | <p>Households</p> | | <p>None</p> |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|---|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Monitoring of Affordability Covenants | By 2023, develop and implement monitoring protocols for affordable rental and ownership housing. | 12/31/2023 | 6th Cycle | In Progress | <p>Progress: The City currently has no deed-restricted units and has not had the need to establish monitoring protocols. However, the first affordable housing project with deed-restricted units began construction in 2025. To prepare for this, the City has begun to establish an affordable housing monitoring and compliance program. The City applied for PLHA funds to help pay for instituting the program in January of 2025, and has awarded a contract to Many Mansions, a local affordable housing developer, to help implement the program. The first deed restriction has been created and recorded, and now we must implement the deed restriction leading up to occupancy and beyond.</p> <p>Effectiveness: The program has is still in process but has been effective. The first affordable housing regulatory agreement in the City was finalized and recorded.</p> | Other | 1 | Please reach out to rmesovic@agourahillscity.gov if you wish to view the regulatory agreement recorded for the Regency project at 29045 Agoura Road. |
| Inclusionary Housing Program and Housing Trust Fund | Continue to implement the City's Inclusionary Housing Ordinance and Prioritization of on-site provision of affordable units. By 2023, establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure. | 12/31/2023 | 6th Cycle | Continuous | <p>Progress: The City applies its Inclusionary Housing Program to applicable projects, and our in-lieu fees were updated in 2024 to incentivize the production of affordable units on-site. With the passage of the City's Affordable Housing Overlay, the Inclusionary Housing Program is utilized less, however, the City does have one developer who has submitted two housing applications under the City's Inclusionary Housing Ordinance. Additionally, housing trust fund money is anticipated to be spent on the City-owned site on Site F prior to the end of Cycle 6.</p> <p>Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects. The program is effective, however, developers are leaning toward the City's Affordable Housing Overlay as a better option.</p> | Households | | See City's website for current in-lieu fees here: https://www.agourahillscity.gov/government/departments/community_development/housing/affordable_housing_rhna.php |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|--|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Affordable Housing Development Assistance | Provide financial assistance through the Housing Trust Fund and regulatory incentives through the Affordable Housing Overlay and density bonuses for the development of affordable and mixed-income housing. Contact property owners of Housing Element sites within one year of Housing Element adoption to discuss development opportunities under the Affordable Housing Overlay and the availability of incentives. By 2023, issue a request for proposal on the City-owned site on Colodny Drive (Site F) which specifies the City's goals for the site and available development incentives, such as potential land write-down assistance, and explore the feasibility of developing a 100% affordable project, or at a minimum 20% affordable units as required under the Affordable Housing Overlay; select a development partner by 2024. | 8/10/2029 | 6th Cycle | In Progress | <p>Progress: The City conducted a Public Forum related to the development of Site F in 2024, where City staff pitched an idea of a 100% affordable project. The City will be doing a request for proposal in 2026 and is anticipating selecting a development partner by the first quarter of 2027. The City has already adopted objective standards through the affordable housing overlay which provides incentives to developers.</p> <p>Effectiveness: TBD</p> | Households | | None |
| Affordable Housing Density Bonus | Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants. Update the City's local ordinance for consistency with the most recent state laws (2023). | 8/10/2029 | 6th Cycle | In Progress | <p>Progress: The City website contains information on Agoura Hills' density bonus program and provides applicants information regarding the state's density bonus.</p> <p>Effectiveness: The City has approved three projects with an associated density bonus, therefore the program has been effective.</p> | Other | 3 | Contact mesovic@agourahillscity.gov for any approval documents associated with density bonus applications. |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|----------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Section 8 Rental Assistance | Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program on the City of Agoura Hills website. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website. The City conducted outreach to all of the apartment complexes in the City in 2025, encouraging active participation in Section 8.</p> <p>Effectiveness: The City encourages Section 8, and it can be a successful program for those who receive a voucher. The City received negative responses, if any, from apartment complexes when encouraging them to register with the LA County Housing Authority.</p> | Other | | None |
| Climate Action and Adaptation Plan | Implement the Climate Action and Adaptation Plan to achieve measurable reductions in greenhouse gas emissions. By the end of 2022, commence implementation of the CAAP. | 12/31/2022 | 6th Cycle | Continuous | <p>Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code.</p> <p>Effectiveness: The City remains committed and effective in promoting and incorporating sustainable practices and programs.</p> | Other | | None |
| Facilitate Affordable Housing on Large Sites | Target production of 73 lower-income units on large sites (Sites A and B) through this program by 2029. Establish a policy to streamline land divisions and lot line adjustments on these two sites and provide for fee deferrals. | 8/10/2029 | 6th Cycle | In Progress | <p>Progress: The City has approved an application on Site B for 238 units with 38 affordable units, and has not received an application for Site A. It is still feasible to achieve the production of 73 lower income units on these sites. The application for Site B was accompanied by a lot line adjustment application, which was approved administratively with the housing application. While the project is approved, the City is in litigation with an outside party over the project approval, which has delayed the submittal of building permits by the project applicant.</p> <p>Effectiveness: Effective.</p> | Households | 38 | None |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|--|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Agoura Village Specific Plan (AVSP) | Update the Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites (2022). | 12/31/2022 | 6th Cycle | Completed | <p>Progress: The City updated the AVSP in 2024. The City also approved a 278-unit housing project in the AVSP in 2024, which will begin construction in March of 2025. Two other affordable housing applications were submitted, both within the AVSP. Those projects are anticipated to be approved sometime in 2025. There is also one potential 100% affordable project coming in 2025, depending on whether the applicant is successful in receiving grant funds.</p> <p>Effectiveness: The City has been very successful in facilitating residential development in the AVSP, although the market is leading developers to do less commercial than what the City originally anticipated. Developers have used density bonus as a tool to remove minimum commercial percentages.</p> | Other | 1 | See the updated AVSP on the City's website here: https://www.agourahillscity.gov/government/departments/community_development/planning_zoning/specific_plans.php#collapselinks-444-10b0 |
| Promote Accessory Dwelling Units | Achieve the production of an average of 10 ADUs annually, for a total of 80 ADUs over the planning period. Develop an ADU user guide, homeowner checklist and preapproved ADU construction plans to streamline the development project application and review process, and reduce up-front project costs for the homeowner (2022). Add an ADU Cost calculator to the City's website (2022). Amend the ordinance to address non-compliance issues identified by the State Department of Housing and Community Development (2022). | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The ADU Ordinance was revised in 2025. The intent of the ordinance was to comply with recent state laws and streamline the approval of ADUs. Since the adoption of the ordinance, the City has seen a dramatic increase in applications and interest from property owners in constructing ADUs. The City has utilized SB 2 grant funds to develop pre-approved ADU plans, which are now available to the public.</p> <p>Effectiveness: A total of 80 ADUs have submitted building permits as of 12/31/2025, though many of these are in varying stages of building permit approval. While 100% of these projects are not guaranteed to be completed, we can reasonably assume that we will far surpass our goal of 80 ADUs produced over the planning period. The City will continue to monitor the effectiveness of our ADU Ordinance and preapproved plans.</p> | Units | 80 | None |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|--|--|------------------|----------------------------------|---|-------------------------------|----------------------------|--------------------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Track and Monitor Accessory Dwelling Units | Establish tracking system in 2022. Conduct mid-cycle review in 2025, and as appropriate, conduct expanded marketing and outreach within six months, or rezoning additional site(s) within one year. | 12/31/2025 | 6th Cycle | Completed | <p>Progress: The City established a tracking system in 2024 and conducted an ADU affordability survey. The City utilizes social media to promote the pre-approved ADU plans and other ADU options. No rezoning is needed as the City has surpassed our estimate for ADUs and our remaining housing sites are sufficient to accommodate our remaining RHNA allocation.</p> <p>Effectiveness: The City now accurately tracks the affordability of ADUs.</p> | Other | 1 | Non. |
| No Net Loss Monitoring | Develop a procedure to monitor the development of Housing Element sites by 2022. | 12/31/2022 | 6th Cycle | Continuous | <p>Progress: The City tracks the development of housing element sites.</p> | Other | 1 | None |
| Objective Design and Development Standards | Establish objective design and development standards to create greater certainty for developers and streamline the development review and permitting process. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022). | 12/31/2022 | 6th Cycle | Completed | <p>Progress: The City adopted objective design standards for the development of affordable housing projects concurrently with the Housing Element. One SB 35 project has been received, and the City has received four AHO applications.</p> | Other | 1 | See the City's municipal code. |
| Zoning Text Amendments for Special Needs Housing | Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations. | 12/31/2022 | 6th Cycle | Completed | <p>Progress: The City amended its Zoning Ordinance in 2014 to allow congregate care housing in the Commercial Retail Service (CRS) zoning district. Additionally, the City adopted the Affordable Housing Overlay Zone in 2022 to provide for extremely low income populations.</p> <p>Effectiveness : Oakmont Senior Living (Residential Care Facility for the Elderly - Assisted Living and Memory Care) was approved in 2018 and has been constructed. Another application was submitted in 2021 for a second similar facility and is currently being processed. Three AHO projects have been approved and one more is in process.</p> <p>This program has been implemented.</p> | Other | 1 | See the City's municipal code. |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|--|------------------|----------------------------------|---|-------------------------------|----------------------------|----------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Fair Housing/ Affirmatively Furthering Fair Housing | Coordinate with NLACRS to publicize info on resources. Pursue state/Federal funds for supportive housing in affordable housing projects. Review/amend the code re: reasonable accommodations and community care facilities with 6+ residents. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center. The City provided a letter of support for a 100% affordable housing developer that applied for state grant funds. The developer also provides supportive services. A webpage has been created on the City's website, educating the public on the benefits of affordable housing.</p> <p>Effectiveness: The City continues to work to affirmatively further fair housing.</p> | Other | 1 | None |
| Housing Opportunities for Persons Living with Disabilities | Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate funds for supportive housing/ services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The City supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. All new projects comply with ADA requirements.</p> <p>Effectiveness: The City has processed reasonable accommodations and enforces ADA regulations. The program has been successful.</p> | Other | | None |

City of Agoura Hills
as Housing Successor to the
Agoura Hills Redevelopment Agency

Annual Housing Report
Fiscal Year 2024-25

March 25, 2026

Prepared for the City of
Agoura Hills Housing
Successor by:

Robby Nesovic,
Assistant Planning Director
City of Agoura Hills

Annual Report

City of Agoura Hills Housing Successor

Introduction

This document represents the annual report of the Housing Successor of the City of Agoura Hills ("Housing Successor"), acting as housing successor to the former Agoura Hills Redevelopment Agency, that was dissolved in 2012 ("Former Agency"). An annual report is required to be prepared pursuant to Section 34176.1 of the Health and Safety Code, which was effective January 1, 2014, and replaces other types of annual reporting required of former redevelopment agencies. The report summarizes revenues, expenditures, and fund balances included in the City's Annual Comprehensive Financial Report ("Financial Report") and also includes a review of Housing Successor's status on meeting certain housing-related requirements. The items to be included in this annual report are specific and are enumerated in Section 34176.1(f) of the Health and Safety Code. Changes to the reporting requirements in Section 34176.1(f) were included in SB 107, which was enacted in September 2015, and became effective immediately. This annual report includes the reporting requirements added by SB 107 and covers the 2024-25 Fiscal Year.

Redevelopment Dissolution Act

In December 2011, the California Supreme Court issued its opinion in the case of *California Redevelopment Association, et al., v. Matosantos, et al.* The Court upheld the right of the state to dissolve redevelopment agencies pursuant to Part 1.85 (commencing with Section 34170) of Division 24 of the California Health and Safety Code, enacted by AB x1 26, as amended on June 27, 2012, by AB 1484 (the "Dissolution Act"). Based on modified timelines approved by the Court, all redevelopment agencies, including the Former Agency, were dissolved effective February 1, 2012. The City of Agoura Hills elected to serve as the governing body for the Former Agency's low- and moderate-income housing assets ("Housing Successor"). Under the Dissolution Act, successor agencies are charged with winding down the affairs of the former redevelopment agencies and paying their obligations. Housing successors are different legal entities and have different duties under the Dissolution Act. Housing successors received the non-cash housing assets¹ of former redevelopment agencies and are charged with monitoring and maintaining existing low- and moderate-income housing assets and meeting outstanding requirements for former redevelopment agencies.

Under the Dissolution Act, housing successors have no ongoing revenue source except for program income (revenue generated by non-cash housing assets) and 20 percent of loan repayments, if any, made by successor agencies to cities or counties as repayment

¹ In addition to non-cash housing assets, the Housing Successor/City was able to retain any cash that was encumbered for specific housing obligations.

Annual Report - City of Agoura Hills Housing Successor

of loans the cities made to the former redevelopment agencies under the special repayment provisions of the Health and Safety Code (Section 34191.4).

Reporting for Section 34176.1

The current Section 34176.1 reporting requirements include 13 separate items on which the Housing Successor must report. Many of the requirements involve simply reporting a number or numbers included in the Housing Successor's latest audited financial statements, which are included in the City's Annual Comprehensive Financial Report (Financial Report). This report is based on the Financial Report for the 2024-25 Fiscal Year and includes specific reporting for the Housing Successor. For the convenience of the reader, responses to all 13 items are included in Table 1. A brief description of each of the reporting requirements as they apply in City of Agoura Hills is also included below.

City Loan Repayments: 34176.1 (f) (1)

The annual report is to include any housing revenue housing successors received each year from successor agencies. Specifically, an amount equal to 20 percent of certain loan repayments between cities and successor agencies that are subject to Health and Safety Code Section 34191.4 is to be reported. The Successor Agency does make annual payments on the Agency/City loan subject to these provisions, 20 percent of which were transferred to the Housing Successor. These amounts are shown in Table 1.

Housing Fund Deposits: 34176.1 (f) (2)

The annual report is to include reporting on the amount deposited in the Housing Fund each year. The amounts of the deposits are shown in Table 1.

Housing Fund Balance: 34176.1 (f) (3)

SB 341 requires that the annual report include the fund balance in the Housing Fund as of the end of the fiscal year. The balances in the fund as of June 30th of 2025 is shown in Table 1. The value associated with the Housing Successor's outstanding housing loans is not included in these balances as they do not represent cash available to the Housing Successor. The Housing Successor does not own any land.

Annual Expenditures: 34176.1 (f) (4)

The annual report is to include a description of expenditures from the Housing Fund by category. Total expenditures are shown in Table 1.

Real Property: 34176.1 (f) (5)

SB 341 requires that the Housing Successor report on the statutory value of any real property that it received from the Former Agency which would include assets such as outstanding loans or land. The total amount of the various housing loans that are outstanding are included in Table 1. The Housing Successor does not own any land (Housing Site F was purchased using separate inclusionary housing in-lieu funds in 2019).

Transit Housing: 34176.1 (f) (6)

Housing successors that are in compliance with housing regulations are permitted under SB 341 to develop transit-oriented housing and are to separately report such expenditures in the annual report. The Housing Successor has not developed or assisted in the development of any transit housing to date and thus has no expenditures to report.

ROPS Funding for Housing: 34176.1 (f) (7)

The annual report is to include a description of any project for which the housing successor receives revenue through the Recognized Obligation Payment Schedule (ROPS) process and the status of that project. Other than receiving 20 percent of the City/Agency loan repayment, reported above, the Housing Successor has not received any funding through the ROPS process and, as such, has nothing to report.

Duration of Land Held: 34176.1 (f) (8)

SB 341 requires that the Agency report on its compliance with new requirements on the amount of time the Housing Successor can hold property acquired for future development from monies in the Housing Fund per 33334.16, as modified by SB 341. As stated above, the Housing Successor does not and has not owned any land since January 1, 2014 and, as such, has nothing to report.

Housing Production and Housing Replacement: 34176.1 (f) (9)

SB 341 requires the annual reporting by the housing successor to contain a description of any progress that has been made on meeting any of the outstanding replacement housing obligations and/or housing production requirements (pursuant to Health and Safety Code Section 33413) that were outstanding at the time of the transfer to the Housing Successor on February 1, 2012. The Housing Successor does not accept as its responsibility any outstanding housing production requirements of the Former Agency.

Expenditure Targeting by Income Level: 34176.1 (f) (10)

Unencumbered funds in the Housing Fund that are not spent on allowable administrative costs must be spent primarily on extremely low- and very low-income households. In fact, at least 30 percent of unencumbered funds are to be for extremely low-income households, and 80 percent must be geared for those households earning 60 percent or less of the median income². This differs from previous requirements when expenditures for Moderate-Income households were permitted. Demonstration of compliance with these requirements is required to be reported every five years, starting in 2019. Since all expenditures in the 2024-25 Fiscal Year were for allowable administrative costs, there is nothing to report for this category.

Expenditure Targeting by Age: 34176.1 (f) (11)

Section 34176.1 (b) provides that previous age targeting requirements no longer apply but rather requires adherence to new restrictions. If the number of assisted units that are restricted for seniors and assisted individually or jointly by the housing successor, its former redevelopment agency and/or the city within the previous 10 years exceeds 50

² Allowable administrative costs can equal the greater of \$200,000, or 5 percent of the value of the Housing Successor's real property assets.

Annual Report - City of Agoura Hills Housing Successor

percent of all units assisted, then the housing successor cannot assist any more senior housing until the number of units assisted for families equals at least 50 percent of total units. This section is not applicable as assistance in the development of new affordable housing units over the last 10 years has not been provided by the City, the Former Agency, or the Housing Successor.

Excess Surplus: 34176.1 (f) (12)

SB 341 changed the definition of excess surplus and the penalties for noncompliance. The term "excess surplus" applies to any monies in the Housing Fund that are greater than \$1 million or the total of the deposits into the Housing Fund in the previous 4 years. If a housing successor does not spend excess surplus funds within 3 years after they become excess surplus, the housing successor will have to transfer the funds to the state Department of Housing and Community Development for use in specified statewide housing programs. SB 341 requires that the Housing Successor report on the amount of any excess surplus and its plans for expenditure of those surplus funds, if applicable. As of June 30, 2025, the Housing Fund has an excess surplus of \$167,487, as the total amount in the Housing Fund is \$1,167,487. By the end of the 2026 calendar year, the City will release a Request for Qualifications/Proposals (RFP) to begin predevelopment and development of Housing Site F. The City aims to negotiate a contract with a qualified developer experienced in affordable housing by early 2027. Significant funds will likely be expended for predevelopment costs in 2027, including the development of preliminary plans and public engagement. The remaining funds would be expended on hard development costs in the years after.

Homeownership Unit Inventory: 34176.1 (f) (13)

SB 341 requires that the Housing Successor report on the number of for-sale housing units the Former Agency or the Housing Successor has assisted with that are subject to covenants and restrictions. The annual report must include the number, reason and dollars received by the Housing Successor as a result of the loss of any units that has occurred over the year. There are no low- or moderate-income homeowners in the City of Agoura Hills that were assisted in buying their homes by the Former Agency or the Housing Successor.

Table 1
 Agoura Hills Successor Housing Agency
 Annual Report Required by SB 341
 Fiscal Year 2024-2025

| Description | H & S Code | Timeframe | Detail | Total |
|--|------------------|---------------|------------------|--------------------------------------|
| Successor Agency/City General | | | | |
| 1 Total City Loan Repayment Amount ⁽¹⁾ | 34176.1 (f) (1) | 2024-2025 | | <u>890,050</u> |
| Low and Moderate Income Asset Fund ⁽²⁾ | | | | |
| 2. Housing Funds Deposited During: | 34176.1 (f) (2) | 2024-2025 | | <u>234,388</u> |
| City Loan Repayment (20% of #1 above) | | | <u>178,010</u> | |
| ROPS Related | | | <u>-</u> | |
| Other | | | <u>56,378</u> | |
| 3. Cash Balance in the Fund as of Fiscal Year End | 34176.1 (f) (3) | 6/30/2025 | | <u>1,167,487</u> ⁽³⁾ |
| ROPS Related | | | <u>-</u> | |
| Other | | | <u>1,167,487</u> | |
| 4. Expenditures by Category | 34176.1 (f) (4) | 2024-2025 | | |
| Administration | | | <u>65,864</u> | <u>65,864</u> |
| Housing Preservation/Monitoring | | | | <u>-</u> |
| Homeless/Rapid Rehousing | | | | <u>-</u> |
| Development of Housing Programs | | | | <u>-</u> |
| Total Expenditures | | | | <u>65,864</u> |
| Allowable Administrative Costs ⁽⁴⁾ | 34176.1 (a) (1) | 2024-2025 | | 200,000 |
| Other Reporting Requirements | | | | |
| 5. Real Property Owned - Total | 34176.1 (f) (5) | 6/30/2025 | | <u>72,431</u> |
| Statutory Value of Real Property (Land) | | | <u>-</u> | |
| Loans and Grants Receivable | | | <u>72,431</u> | |
| 6. Transferred Funds to Develop Transit Housing | 34176.1 (f) (6) | 6/30/2025 | | <u>None</u> |
| 7. Projects with Funding Included on the ROPS | 34176.1 (f) (7) | 2024-2025 | | <u>None</u> |
| 8. Duration of Property Held | 34176.1 (f) (8) | 6/30/2025 | | <u>Not Applicable</u> |
| 9. Obligations Outstanding per 33413 | 34176.1 (f) (9) | 6/30/2025 | | <u>None</u> |
| 10. Expenditure Targeting Requirements ⁽⁵⁾ | 34176.1 (f) (10) | from 1/1/2014 | | <u>Not Applicable</u> ⁽⁶⁾ |
| 11. Rental Housing Units Restricted for Seniors | 34176.1 (f) (11) | 6/30/2025 | | <u>Not Applicable</u> ⁽⁶⁾ |
| 12. Excess Surplus Calculation/Reporting | 34176.1 (f) (12) | 6/30/2025 | | <u>\$167,487</u> |
| 13. Homeownership Unit Inventory | 34176.1 (f) (13) | 6/30/2025 | | <u>None</u> |

(1) Amounts paid by the Successor Agency to the City; the Housing Successor only receives 20% of the loan repayment amount, which amount is included in item 2.

(2) Referred to as the Special Revenue Fund in the Comprehensive Annual Financial Report.

(3) Excluded from the fund balance shown above are loans receivable, the total of which is shown under item 5.

(4) SB 107 allows administrative costs to equal the greater of \$200,000 or 5% of the value of assets owned by the Housing Successor.

(5) Pertains to requirements for targeting expenditures towards households earning 80% or less of the median income, as outlined in Health and Safety Code 34176.1(a)(3).

(6) As the Agency has spent no money on programs since the effective date of SB 341, these requirements are not currently applicable.



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: ROBBY NESOVIC, ASSISTANT PLANNING DIRECTOR
SUBJECT: APPROVE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT

The purpose of this item is to provide the City Council with the General Plan Annual Progress Report (APR) for 2025, and to request that the City Council direct staff to forward the attached report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI). The APR is attached to this report.

Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of the General Plan and progress in its implementation to HCD and OPR. State law also requires that the APR be reviewed by the legislative body (City Council) at a public meeting. The City Council adopted the City's General Plan 2035 in March 2010 and adopted a General Plan Update in August 2022.

The General Plan APR provides City Council with an update of the City's progress in implementing its General Plan vision, and also fulfills a housing element statutory requirement that the City provide a report on its progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5).

The General Plan APR includes a review of the Housing Element ARP, a discussion of the recently adopted General Plan amendments, an update on the status of the General Plan Implementation programs, and a summary of development applications received and processed during 2025. Below are some of the highlights of our General Plan Implementation programs in 2025.

| 2025 GENERAL PLAN IMPLEMENTATION HIGHLIGHTS | |
|---|--|
| Economic Development | |
| <p>Action: The City created an internal staff team to administer the City's economic development arm in 2024. In 2025, the City has begun to explore ways to activate or revitalize existing commercial office buildings that have struggled since the pandemic. This included entering into a contract with RRM to prepare concept plans at the direction of the City Council for the area north of the government center that will be used in current and future planning efforts, and can hopefully be used as a model for other areas.</p> | <p>Policies Imple ED</p> |
| Emergency Preparedness | |

| | |
|---|--|
| <p>Action: The City improved its emergency preparedness by: 1) Promoting the County Genasys Project, including the “Know Your Zone” program to ensure timely distribution of information during emergencies; 2) Partnering with local and regional agencies and organizations, including but not limited to the Los Angeles County Fire Department and Sheriff and local Fire Safe Councils to complete the Community Wildfire Risk Assessment. Following the completion of the Community Wildfire Risk Assessment, the City and its partners began working on a comprehensive Community Wildfire Protection Plan; 3) Administering home hardening grants to local homeowners; and 4) Distributing timely information on social media before, during, and after heavy rain events, fire events, or windstorms.</p> | <p>Policies Imple Several Safety Element G</p> |
| <p>Capital Improvement Program</p> | |
| <p>Action: Significant progress has been made on several projects within the City’s Capital Improvement Program (CIP), including: 1) The Bike Master Plan, which is currently finishing environmental review; 2) The Ladyface Greenway Project, which is under construction and has made significant progress; 3) The Annual Citywide Street Resurfacing Program; 4) Utility undergrounding, particularly along Cornell Road; 5) Chumash Park restroom improvements; and 6) Progress towards 100% buildout of the Kanan Agoura Intersection Project</p> | <p>Policies Imple Several Land Use and Mobili and</p> |
| <p>Parks and Recreation</p> | |
| <p>Action: The City has continued to foster an inclusive and positive environment, and always looks to improve facilities and events to provide a benefit to the community. The Chumash Park Restroom Project was completed in 2025, and the Morrison Park project is anticipated to be completed in 2026. City coordinated and sponsored events were a huge success in 2025, which included a drone show, the Agoura Hills Film Festival, and Reyes Adobe Days, among several other popular events.</p> | <p>Policies Imple CS-1 throug</p> |
| <p>Development Process Improvement</p> | |
| <p>Action: The City has implemented a new online permitting system, MyGovernmentOnline (MGO), to facilitate the digital submission of project plans. The new system reduces paper waste, improves processing procedures and public transparency, and reduces time spent on producing development reports, among several other benefits. Building and Safety, Planning, and Public Works are currently accepting applications on MGO.</p> | <p>Policies Imple NR-25, U-29, S</p> |
| <p>Housing Programs</p> | |
| <p>Action: As required by the State Department of Housing and Community Development, the City adopted its Sixth Cycle Housing Element in 2022, which included several housing programs required to be implemented through 2029. In 2025, the City implemented several of these programs: 1) The City’s first building permit was issued for a project with deed-restricted affordable units, and the City recorded its first affordability covenant for the Regency project. We have begun to establish an affordable housing monitoring and compliance program, which will be fully implemented by the end of 2026; 2) The City has now approved building permits for 80 ADUs, already meeting the anticipated number of permits for the 2021-2019 Housing Cycle. Affordability surveys are conducted for these units, which helps the City to meet our Very Low, Low, and Moderate income RHNA allocations; and 3) The City’s pre-approved ADU plans were updated to comply with the new 2025 Building Code Cycle.</p> | <p>Policies Imple Housing Element P</p> |
| <p>Finance</p> | |
| <p>Action: The City’s Finance Department received a Certificate of Achievement for excellence in financial reporting for its annual comprehensive financial report for the fiscal year ending June 30, 2024.</p> | <p>Policies Imple</p> |

Attached you will find the complete General Plan APR with all related attachments, including the Housing Element APR, the status of the General Plan Implementation programs, and a summary of development applications received and processed during 2025.

FISCAL IMPACT

The filing of the 2025 General Plan APR will have no impact on the Fiscal Year 2025-26 Budget as it was completed by staff and there is no cost to file the report with HCD or LCI.

RECOMMENDATION

Staff respectfully recommends the City Council authorize staff to forward the 2025 General Plan Annual Progress Report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI).

Attachments

[2025 General Plan Progress Report.pdf](#)

CITY OF AGOURA HILLS

2025 GENERAL PLAN ANNUAL PROGRESS REPORT



Prepared by:

City of Agoura Hills

Community Development Department

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Agoura Hills, CA 93101

Contact: Robby Nesovic, Assistant Planning Director

818-597-7310

March 25, 2026

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I. INTRODUCTION AND PURPOSE

The City of Agoura Hills General Plan 2035 was adopted on March 24, 2010, by the City Council, and is a strategic document designed to guide the physical development of the City until the year 2035. Among other things, a General Plan sets out the pattern of land uses, including residential, commercial, and industrial. It also establishes the system of streets, bikeways, and trails. A General Plan addresses a wide variety of subject areas, including housing, traffic, natural resources, land uses, economic development, noise, and public safety.



The City of Agoura Hills General Plan functions as a valuable decision-making tool and provides the policy framework for all land use decisions made by the City. City staff, the Planning Commission, and the City Council uses it to evaluate every development project that is submitted for review and consideration within the City.

The City of Agoura Hills adopted an update to the General Plan on August 10, 2022. That update included updates to the Housing Element, Community Conservation and Development Element, Community Safety Element, Infrastructure and Community Services Element, and Natural Resources Element. In October of 2022, The California Department of Housing Community Development (HCD) certified the Housing Element.

Incorporated within each element of the General Plan is Agoura Hill's vision for the future to create an economically sound and sustainable community with a diverse economy, expanded economic opportunities, and a balanced approach to business and development while meeting the housing, recreation, and quality of life needs of its residents.

California Government Code Section 65400 mandates that cities and counties submit an Annual Progress Report (APR) on the General Plan and progress on its implementation to City Council, the Governor's Office of Land Use and Climate Innovation (LCI), and HCD each year. This document fulfills that mandate and was reviewed and approved by the City Council on March 25, 2026.

The main purpose of the APR is to provide the City Council with an update of the City's progress in implementing its General Plan vision. This annual assessment grants the City Council an opportunity to adjust or modify its policies or approach to implementation to ensure that the City meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and

65584.5(b)(5). These have separate reporting requirements and forms, which are required to be submitted electronically by the City prior to April 1st of each year.

To assist in the review of the General Plan Progress Report, this report presents the following information:

- Housing Element Annual Progress Report Summary for 2024
- General Plan Amendments
- General Plan implementation programs, including completed, in-progress and on-going activity.
- General Plan implementation programs that have not yet been initiated, but are recommended for initiation within the next year, or as City resources are available.

II. HOUSING ELEMENT PROGRESS

State law requires that each jurisdiction in California include a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its State mandated Regional Housing Needs Assessment Allocation (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles, and we are currently in Cycle 6, which covers the time period of 2021 through 2029. Every year the City prepares an annual housing element progress report that it submits to HCD and LCI by April 1. This year, the report identifies new housing unit applications, approvals, and completions in 2025, progress toward meeting the RHNA, and progress toward completing the required programs in the Housing Element.

Table 1 below shows the City’s current RHNA progress for Cycle 6. Please note that the City’s RHNA progress is determined only by units that have actually been issued a building permit. Approved applications that have not been issued a building permit do not count toward the City’s RHNA.

Table 1 – Cycle 6 RHNA Progress

| Affordability | RHNA Required # of Units | Units Issued Building Permits | # of Units Still Needed per RHNA |
|----------------------|---------------------------------|--------------------------------------|---|
| Very-Low | 127 | 44 | 83 |
| Low | 72 | 10 | 62 |
| Moderate | 55 | 6 | 49 |
| Above Moderate | 64 | 277 | 0 |
| Total | 318 | 343 | 0 |

The City is required to maintain adequate sites to meet every income category. While the City has produced more total units than required, the City still has not met its Very-Low, Low, and Moderate income allocation for the planning cycle.

For more information about the City’s Cycle 6 RHNA progress, including information about housing programs, please refer to the Housing Element Annual Progress Report (Attachment A), which will be submitted concurrently with this report to HCD and LCI.

III. GENERAL PLAN AMENDMENTS

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain a current document responsive to the community’s needs. Requests for amendments may be submitted by individuals or initiated by the City. For the time period of January 2025 through December 2025 there were no General Plan Updates adopted, but there are at least two scheduled General Plan Updates for 2026.

IV. IMPLEMENTATION PROGRAMS

The General Plan sets the foundation and policy framework for future growth and development. It addresses a range of issues and policies that directly affect every aspect of community life. The City implements its General Plan vision, goals, and policies through the use of many programs, projects, and tools. These implementation measures ensure the overall direction set forth in the General Plan is translated from general ideas into action, and the City’s vision for its future is met. The City has made significant progress in completing its implementation agenda as shown in Attachment B. Implementation programs recommended for initiation in the upcoming year are discussed.

Attachment B shows the status of the programs by “Completed,” “In-progress,” or “Implemented and On-going”. The difference between “in-progress” and “on-going” is that projects that are in-progress will be completed at some point in the future and programs that are on-going are part of the daily operations of the City. Table 2 below contains some highlights from the last year regarding General Plan Implementation Programs.

Table 2 - 2025 Highlights

| Economic Development | |
|---|---|
| <p>Action: The City created an internal staff team to administer the City’s economic development arm in 2024. In 2025, the City has begun to explore ways to activate or revitalize existing commercial office buildings that have struggled since the pandemic. This included entering into a contract with RRM to prepare concept plans at the direction of the City Council for the area north of the government center that will be used in current and future planning efforts, and can hopefully be used as a model for other areas.</p> | <p>Implemented: ED-1, ED-2</p> |

| Emergency Preparedness | |
|---|---|
| <p>Action: The City improved its emergency preparedness by: 1) Promoting the County Genasys Project, including the “Know Your Zone” program to ensure timely distribution of information during emergencies; 2) Partnering with local and regional agencies and organizations, including but not limited to the Los Angeles County Fire Department and Sheriff and local Fire Safe Councils to complete the Community Wildfire Risk Assessment. Following the completion of the Community Wildfire Risk Assessment, the City and its partners began working on a comprehensive Community Wildfire Protection Plan; 3) Administering home hardening grants to local homeowners; and 4) Distributing timely information on social media before, during, and after heavy rain events, fire events, or windstorms.</p> | <p>Implemented: Several Safety Element Goals and Policies</p> |
| Capital Improvement Program | |
| <p>Action: Significant progress has been made on several projects within the City’s Capital Improvement Program (CIP), including: 1) The Bike Master Plan, which is currently finishing environmental review; 2) The Ladyface Greenway Project, which is under construction and has made significant progress; 3) The Annual Citywide Street Resurfacing Program; 4) Utility undergrounding, particularly along Cornell Road; 5) Chumash Park restroom improvements; and 6) Progress towards 100% buildout of the Kanan Agoura Intersection Project</p> | <p>Implemented: Several Land Use and Mobility Goals and Policies</p> |
| Parks and Recreation | |
| <p>Action: The City has continued to foster an inclusive and positive environment, and always looks to improve facilities and events to provide a benefit to the community. The Chumash Park Restroom Project was completed in 2025, and the Morrison Park project is anticipated to be completed in 2026. City coordinated and sponsored events were a huge success in 2025, which included a drone show, the Agoura Hills Film Festival, and Reyes Adobe Days, among several other popular events.</p> | <p>Implemented: CS-1 through CS-19</p> |
| Development Process Improvement | |
| <p>Action: The City has implemented a new online permitting system, MyGovernmentOnline (MGO), to facilitate the digital submission of project plans. The new system reduces paper waste, improves processing procedures and public transparency, and reduces time spent on producing development reports, among several other benefits. Building and Safety, Planning, and Public Works are currently accepting applications on MGO.</p> | <p>Implemented: NR-25, U-29, State Law</p> |
| Housing Programs | |
| <p>Action: As required by the State Department of Housing and Community Development, the City adopted its Sixth Cycle Housing</p> | <p>Implemented: Housing</p> |

| | |
|---|--|
| <p>Element in 2022, which included several housing programs required to be implemented through 2029. In 2025, the City implemented several of these programs: 1) The City’s first building permit was issued for a project with deed-restricted affordable units, and the City recorded its first affordability covenant for the Regency project. We have begun to establish an affordable housing monitoring and compliance program, which will be fully implemented by the end of 2026; 2) The City has now approved building permits for 80 ADUs, already meeting the anticipated number of permits for the 2021-2019 Housing Cycle. Affordability surveys are conducted for these units, which helps the City to meet our Very Low, Low, and Moderate income RHNA allocations; and 3) The City’s pre-approved ADU plans were updated to comply with the new 2025 Building Code Cycle.</p> | <p>Element Programs</p> |
| <p>Finance</p> | |
| <p>Action: The City’s Finance Department received a Certificate of Achievement for excellence in financial reporting for its annual comprehensive financial report for the fiscal year ending June 30, 2024.</p> | <p>Implemented: Admin 3</p> |

V. 2025 DEVELOPMENT SUMMARY

Attachment C to this report is the 2025 Development Summary which the Community Development Department releases to inform the residents and interested developers of proposed development applications throughout the City. The Development Summary is posted on the City’s website quarterly and contains information regarding the proposed scope of work, the project site area, the status of the current project and a point of contact at the City who can assist with project related questions.

Attachments:

- A: 2025 Housing Element Progress Report
- B: General Plan Implementation Programs Completed, In-Progress, or Implemented and On-Going
- C: 2025 Development Summary

Attachment A
2025 Housing Element Annual Report

Summary Tables

Data is auto-populated based on data entered in Tables A, A2, C, and D

| | | |
|--|--------------|-------------------------|
| Jurisdiction | Agoura Hills | |
| Reporting Year | 2025 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 10/15/2021 - 10/15/2029 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 28 |
| | Non-Deed Restricted | 5 |
| Low | Deed Restricted | 10 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 4 |
| Above Moderate | | 249 |
| Total Units | | 296 |

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|------------|------------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 1 | 1 | 1 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 271 | 278 | 0 |
| Accessory Dwelling Unit | 20 | 17 | 5 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 292 | 296 | 6 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--|---------------|-------|
| Indicated as Infill | 19 | 296 |
| Not Indicated as Infill | 0 | 0 |

| Housing Applications Summary | |
|--|----|
| Total Housing Applications Submitted: | 20 |
| Number of Proposed Units in All Applications Received: | 73 |
| Total Housing Units Approved: | 19 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 423 Streamlining Provisions - Applications | |
|--|---|
| Number of SB 423 Streamlining Applications | 0 |
| Number of SB 423 Streamlining Applications Approved | 0 |

| Units Constructed - SB 423 Streamlining Permits | | | |
|---|----------|-----------|----------|
| Income | Rental | Ownership | Total |
| Acutely Low | 0 | 0 | 0 |
| Extremely Low | 0 | 0 | 0 |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|--|---------------|-------|
| SB 9 (2021) - Duplex in SF Zone | 1 | 1 |
| SB 9 (2021) - Residential Lot Split | 0 | 0 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 423 (2023) | 0 | 0 |

| Ministerial and Discretionary Applications | # of | Units |
|--|------|-------|
| Ministerial | 20 | 73 |
| Discretionary | 0 | 0 |

| Density Bonus Applications and Units Permitted | |
|--|-----|
| Number of Applications Submitted Requesting a Density Bonus | 1 |
| Number of Units in Applications Submitted Requesting a Density Bonus | 54 |
| Number of Projects Permitted with a Density Bonus | 1 |
| Number of Units in Projects Permitted with a Density Bonus | 278 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|--|-------|
| Programs Implemented | 17 |
| Sites Rezoned to Accommodate the RHNA | 0 |

**Table A
Housing Development Applications**

| Project Identifier | | | | Unit Types | | Date Application Submitted | Proposed Units - Affordability by Household Incomes | | | | | | | | | | | | | | |
|-------------------------------------|--------------------|---|----------------|--------------------------------|---|----------------------------|---|------------------------------------|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------------|----|----|
| 1 | | | | 2 | 3 | 4 | 5 | | | | | | | | | | | | | 6 | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH) | Tenure R=Renter O=Owner | Date Application Submitted (see instructions) | Acutely Low-Income Deed Restricted | Acutely Low-Income Non-Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non-Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non-Deed Restricted | Low-Income Deed Restricted | Low-Income Non-Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non-Deed Restricted | Above Moderate-Income | Total PROPOSED Units by Project | | |
| Summary Row: Start Data Entry Below | | | | | | | | 0 | | | | | | | | | | | | | 73 |
| 2061-006-056; -047 | 2061-006-056; -047 | N/A Vacant Property, 300 Feet East of Agoura/Kanan Road | National Core | PZ-2025-47-AHO | 5+ | R | 4/29/2025 | | | | | 32 | | 21 | | | | 1 | 19 | 54 | |
| 2053-013-027 | 2053-013-027 | 5567 Meadow Vista | ADU - Bookman | PZ-2025-5-ADU | ADU | R | 3/21/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-020-050 | 2055-020-050 | 28255 Foothill Drive | ADU - Kozaski | ADU-2025-0064 | ADU | R | 2/21/2025 | | | | | | | | | | | 1 | | 1 | |
| 2061-025-036 | 2061-025-036 | 4956 Vejar | ADU - Hilliger | PZ-2025-7-ADU | ADU | R | 2/25/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-023-046 | 2055-023-046 | 5810 Colodny | ADU - Oren | PZ-2025-119-ADU | ADU | R | 2/21/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-007-060 | 2055-007-060 | 5302 Colodny | ADU - Mehta | PZ-2025-10-ADU | ADU | R | 3/13/2025 | | | | | | | | | | | 1 | | 1 | |
| 2053-017-014 | 2053-017-014 | 5535 Softwind Way | ADU - Manthei | PZ-2025-20-ADU | ADU | R | 5/2/2025 | | | | | | | | | | | 1 | | 1 | |
| 2056-025-001 | 2056-025-001 | 6002 Dovetail Drive | ADU - Bankov | PZ-2025-28-ADU | ADU | R | 5/7/2025 | | | | | | | | | | | 1 | | 1 | |
| 2056-053-006 | 2056-053-006 | 29650 Kimberly | ADU - Leverton | PZ-2025-31-ADU | ADU | R | 5/8/2025 | | | | | | | | | | 1 | | | 1 | |
| 2056-015-005 | 2056-015-005 | 5725 Rainbow Hill Road | ADU - Williams | PZ-2025-37-ADU | ADU | R | 8/4/2025 | | | | | | | | | | | 1 | | 1 | |
| 2054-010-032 | 2054-010-032 | 5615 Mainmast Road | ADU - Zait | PZ-2025-50-ADU | ADU | R | 10/15/2025 | | | | | | | | | | | 1 | | 1 | |
| 2054-010-032 | 2054-010-032 | 5324 Cedarhaven | ADU - Spinelli | PZ-2025-69-ADU | ADU | R | 11/26/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-020-056 | 2055-020-056 | 28327 Foothill Drive | ADU - Serota | PZ-2025-78-ADU | ADU | R | 12/14/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-024-008 | 2055-024-008 | 6230 Chesebro Road | ADU - Philips | PZ-2025-83-ADU | ADU | R | 10/20/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-015-046 | 2055-015-046 | 5415 Fairview | ADU - Amrany | PZ-2025-85-ADU | ADU | R | 10/6/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-017-033 | 2055-017-033 | 5908 Dovetail Drive | ADU - Alonso | PZ-2025-80-ADU | ADU | R | 7/23/2025 | | | | | | | | | | | 1 | | 1 | |
| 2053-005-017 | 2053-005-017 | 29241 Trailway Lane | ADU - Patnode | PZ-2025-113-ADU | ADU | R | 9/2/2025 | | | | | | | | | | | 1 | | 1 | |
| 2055-017-015 | 2055-017-015 | 28437 Driver Ave | ADU - Malka | PZ-2025-133-ADU | ADU | R | 11/18/2025 | | | | | | | | | | | 1 | | 1 | |
| 2053-028-046 | 2053-028-046 | 5611 High Peak | ADU - Benrimon | PZ-2025-134-ADU | ADU | R | 9/12/2025 | | | | | | | | | | | 1 | | 1 | |
| 2053-025-056 | 2053-025-056 | 5576 Cedarhaven | ADU - Brodeur | PZ-2025-174-ADU | ADU | R | 11/24/2025 | | | | | | | | | | | 1 | | 1 | |

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | | | | | |
|-------------------------------------|----------------------------|----------------------------------|----------------|--------------------------------|--|-------------------------|--|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------|--------------------------------|
| 1 | | | | | 2 | 3 | 4 | | | | | | | | | | | 5 | 6 |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Entitlement Date Approved | # of Units issued Entitlements |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 22 | 2 | 20 | 0 | 0 | 3 | 245 | | 292 |
| 2055-025-072 | 2055-025-072 | 6441 Chesebro | ADU - Radoumis | ADU-2024-0062 | ADU | R | | | | | 1 | | | | | | | 1/9/2025 | 1 |
| 2053-013-027 | 2053-013-027 | 5567 Meadow Vista | ADU - Bookman | PZ-2025-5-ADU | ADU | R | | | | | 1 | | | | | | | 3/21/2025 | 1 |
| 2055-020-050 | 2055-020-050 | 28255 Foothill Drive | ADU - Kozaski | ADU-2025-0064 | ADU | R | | | | | | | | | | 1 | | 2/21/2025 | 1 |
| 2061-025-036 | 2061-025-036 | 4956 Vejar | ADU - Hilliger | PZ-2025-7-ADU | ADU | R | | | | | | | | | | 1 | | 2/25/2025 | 1 |
| 2055-023-046 | 2055-023-046 | 5810 Colodny | ADU - Oren | PZ-2025-119-ADU | ADU | R | | | | | | | | | | 1 | | 2/21/2025 | 1 |
| 2055-007-060 | 2055-007-060 | 5302 Colodny | ADU - Mehta | PZ-2025-10-ADU | ADU | R | | | | | | | | | 1 | | | 3/13/2025 | 1 |
| 2053-017-014 | 2053-017-014 | 5535 Softwind Way | ADU - Manthei | PZ-2025-20-ADU | ADU | R | | | | | | | | | | 1 | | 5/2/2025 | 1 |
| 2056-025-001 | 2056-025-001 | 6002 Dovetail Drive | ADU - Bankov | PZ-2025-28-ADU | ADU | R | | | | | | | | | 1 | | | 5/7/2025 | 1 |
| 2056-053-006 | 2056-053-006 | 29650 Kimberly | ADU - Leverton | PZ-2025-31-ADU | ADU | R | | | | | | | | | | 1 | | 5/8/2025 | 1 |
| 2056-015-005 | 2056-015-005 | 5725 Rainbow Hill Road | ADU - Williams | PZ-2025-37-ADU | ADU | R | | | | | | | | | 1 | | | 8/4/2025 | 1 |
| 2054-010-032 | 2054-010-032 | 5615 Mainmast Road | ADU - Zait | PZ-2025-50-ADU | ADU | R | | | | | | | | | | 1 | | 10/15/2025 | 1 |
| 2054-010-032 | 2054-010-032 | 5324 Cedarhaven | ADU - Spinelli | PZ-2025-69-ADU | ADU | R | | | | | | | | | | 1 | | 11/26/2025 | 1 |
| 2055-020-056 | 2055-020-056 | 28327 Foothill Drive | ADU - Serota | PZ-2025-78-ADU | ADU | R | | | | | | | | | | 1 | | 12/14/2025 | 1 |
| 2055-024-008 | 2055-024-008 | 6230 Chesebro Road | ADU - Phillips | PZ-2025-83-ADU | ADU | R | | | | | | | | | | 1 | | 10/20/2025 | 1 |
| 2055-015-046 | 2055-015-046 | 5415 Fairview | ADU - Amrany | PZ-2025-85-ADU | ADU | R | | | | | | | | | | 1 | | 10/6/2025 | 1 |
| 2055-017-033 | 2055-017-033 | 5908 Dovetail Drive | ADU - Alonso | PZ-2025-80-ADU | ADU | R | | | | | | | | | | 1 | | 7/23/2025 | 1 |
| 2053-005-017 | 2053-005-017 | 29241 Trailway Lane | ADU - Patnode | PZ-2025-113-ADU | ADU | R | | | | | | | | | | 1 | | 9/2/2025 | 1 |
| 2055-017-015 | 2055-017-015 | 28437 Driver Ave | ADU - Malka | PZ-2025-133-ADU | ADU | R | | | | | | | | | | 1 | | 11/18/2025 | 1 |
| 2053-028-046 | 2053-028-046 | 5611 High Peak | ADU - Benrimon | PZ-2025-134-ADU | ADU | R | | | | | | | | | | 1 | | 9/12/2025 | 1 |
| 2053-025-056 | 2053-025-056 | 5576 Cedarhaven | ADU - Brodeur | PZ-2025-174-ADU | ADU | R | | | | | | | | | | 1 | | 11/24/2025 | 1 |
| 2061-029-005; 2061-029-006 | 2061-029-005; 2061-029-006 | 28902 Agoura Road | Avi Edry | AHO-2023-0003 | 5+ | R | | | | 4 | | 2 | | | | | 27 | 8/27/2025 | 33 |
| 2061-032-021 | 2061-032-021 | SW Corner of Kanan and Agoura Rd | Agoura Village | AHO-2024-0004 | 5+ | R | | | | 18 | | 18 | | | | | 202 | 7/3/2025 | 238 |
| 2050-013-023 | 2050-013-023 | 28629 Acacia Glen Street | Lugasi SB9 | SB9-2024-0004 | SFD | O | | | | | | | | | | 1 | | 2/3/2025 | 1 |

| Project Identifier | | | | Unit Types | | | Affordability by Household Incomes - Building Permits | | | | | | | | | | | Building Permits Date Issued | # of Units Issued Building Permits |
|-------------------------------------|--------------|--------------------------|---------------------------|--------------------------------|---|-------------------------|---|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|------------------------------|------------------------------------|
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | | |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 28 | 5 | 10 | 0 | 0 | 4 | 249 | 296 | |
| 2055-017-016 | 2055-017-016 | 28433 Driver Ave | ADU - "Agoura Driver LLC" | ADU-2023-0044 | ADU | R | | | | | | 1 | | | | | | 11/25/2025 | 1 |
| 2055-005-067 | 2055-005-067 | 5352 Lewis Road | ADU - "Joshua Chynoweth" | ADU-2023-0046 | ADU | R | | | | | | | | | | 1 | | 10/22/2025 | 1 |
| 2054-013-008 | 2054-013-008 | 5450 Lake Lindero Drive | ADU - "Manfredi" | ADU-2024-0050 | ADU | R | | | | | | 1 | | | | | | 1/13/2025 | 1 |
| 2056-026-047 | 2056-026-047 | 5794 Chesebro Road | ADU - "Chrostowski" | ADU-2024-0052 | ADU | R | | | | | | 1 | | | | | | 6/5/2025 | 1 |
| 2064-017-013 | 2064-017-013 | 27388 Oak Summit | ADU - "Lemberger" | ADU-2024-0052 | ADU | R | | | | | | | | | | | 1 | 6/3/2025 | 1 |
| 2053-014-011 | 2053-014-011 | 29404 Quail Run | ADU - "Spalding" | ADU-2024-0057 | ADU | R | | | | | | | | | | | 1 | 12/18/2025 | 1 |
| 2056-041-015 | 2056-041-015 | 29239 Laro Drive | ADU - "Lehrman" | ADU-2024-0054 | ADU | R | | | | | | | | | | | 1 | 1/6/2025 | 1 |
| 2054-018-140 | 2054-018-140 | 5641 Slicers Rd | Hamid Rasool | ADU-2024-0058 | ADU | R | | | | | | | | | | | 1 | 8/11/2025 | 1 |
| 2059-014-013 | 2059-014-013 | 5540 Lake Lindero Dr | Derek Aitken | ADU-2024-0059 | ADU | R | | | | | | | | | | | 1 | 7/10/2025 | 1 |
| 2061-006-044 | 2061-006-044 | 29045 Agoura Road | Regency | AHO-2023-0002 | 5+ | R | | | | 28 | | | 10 | | | | 240 | 7/16/2025 | 278 |
| 2050-019-008 | 2050-019-008 | 5930 Calmfield | ADU - Adams | PZ-2025-170-ADU | ADU | R | | | | | | | | | | | 1 | 5/30/2025 | 1 |
| 2055-025-072 | 2055-025-072 | 6441 Chesebro | ADU - Radoumis | ADU-2024-0062 | ADU | R | | | | | | 1 | | | | | | 6/24/2025 | 1 |
| 2054-018-120 | 2054-018-120 | 30725 Mainmast | ADU - Neuman | ADU-2024-0063 | ADU | R | | | | | | | | | | 1 | | 11/26/2025 | 1 |
| 2053-013-027 | 2053-013-027 | 5567 Meadow Vista | ADU - Bookman | PZ-2025-5-ADU | ADU | R | | | | | | 1 | | | | | | 10/12/2025 | 1 |
| 2061-025-036 | 2061-025-036 | 4956 Vejar | ADU - Hilliger | PZ-2025-7-ADU | ADU | R | | | | | | | | | | | 1 | 8/8/2025 | 1 |
| 2055-007-060 | 2055-007-060 | 5302 Colodny | ADU - Mehta | PZ-2025-10-ADU | ADU | R | | | | | | | | | | 1 | | 11/24/2025 | 1 |
| 2056-053-006 | 2056-053-006 | 29650 Kimberly | ADU - Leverton | PZ-2025-31-ADU | ADU | R | | | | | | | | | | | 1 | 7/2/2025 | 1 |
| 2056-015-005 | 2056-015-005 | 5725 Rainbow Hill Road | ADU - Williams | PZ-2025-37-ADU | ADU | R | | | | | | | | | | 1 | | 10/29/2025 | 1 |
| 2050-013-023 | 2050-013-023 | 28629 Acacia Glen Street | Lugasi SB9 | SB9-2024-0004 | SFD | O | | | | | | | | | | | 1 | 9/25/2025 | 1 |

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | | | | | |
|-------------------------------------|--------------|-------------------------|--------------------------------------|--------------------------------|---|-------------------------------|--|--|--------------------------------------|--|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---|---|--|
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Certificates of Occupancy or other forms of readiness (see instructions) Date Issued | # of Units issued Certificates of Occupancy or other forms of readiness | |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 3 | 2 | 6 | | |
| 2055-019-037 | 2055-019-037 | 28425 Foothill Dr | NSFR - "Foothill" | SPR-2021-0008 | SFD | O | | | | | | | | | | | 1 | 7/17/2025 | 1 | |
| 2055-024-041 | 2055-024-041 | 27824 Blythedale Road | ADU - "Clay Wolflick" | ADU-2023-0034 | ADU | R | | | | | | | | | | | 1 | 9/18/2025 | 1 | |
| 2054-003-062 | 2054-003-062 | 30722 Davey Jones Drive | ADU - "Moghadasi Mahan & Nasar Sara" | ADU-2023-0037 | ADU | R | | | | | | | | | 1 | | | 1/14/2025 | 1 | |
| 2056-018-017 | 2056-018-017 | 5892 Wheelhouse Lane | ADU - "Ofer Segal" | ADU-2023-0038 | ADU | R | | | | | | | | | 1 | | | 1/16/2025 | 1 | |
| 2050-010-028 | 2050-010-028 | 6210 Pisces Street | ADU - "Roy Griner" | ADU-2023-0039 | ADU | R | | | | | 1 | | | | | | | 6/25/2025 | 1 | |
| 2056-053-006 | 2056-053-006 | 29650 Kimberly | ADU - Leverton | PZ-2025-31-ADU | ADU | R | | | | | | | | | 1 | | | 8/29/2025 | 1 | |

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

| | | 1 | Projection Period | 2 | | | | | | | | | 3 | 4 |
|----------------|---------------------|---------------------------------|---|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Income Level | | RHNA Allocation by Income Level | Projection Period - 06/30/2021-10/14/2021 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Acutely Low | Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Extremely Low | Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | - | - | - | 5 | 2 | 1 | - | - | - | - | - | 8 | - |
| Very Low | Deed Restricted | - | - | - | - | - | - | 28 | - | - | - | - | 44 | 83 |
| | Non-Deed Restricted | 127 | - | - | 2 | - | 1 | 5 | - | - | - | - | - | - |
| Low | Deed Restricted | 72 | - | - | - | - | - | 10 | - | - | - | - | 10 | 62 |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Moderate | Deed Restricted | 55 | - | - | - | - | - | - | - | - | - | - | 6 | 49 |
| | Non-Deed Restricted | - | - | - | 2 | - | - | 4 | - | - | - | - | - | - |
| Above Moderate | | 64 | - | - | 9 | 16 | 3 | 249 | - | - | - | - | 277 | - |
| Total RHNA | | 318 | - | - | 16 | 20 | 5 | 296 | - | - | - | - | 337 | 194 |
| Total Units | | | - | - | 16 | 20 | 5 | 296 | - | - | - | - | 337 | 194 |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|--|--|------------------|----------------------------------|---|-------------------------------|----------------------------|----------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Housing Maintenance | Monitor housing conditions throughout the City; respond to complaints. Enforce UBC and Housing Code. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: Program implementation is ongoing through code enforcement, building inspections and the building permit plan review process. Agoura Hills implements a complaint-based code enforcement program and maintains a full-time code enforcement officer. Code violations relate to aesthetic issues, outdoor storage, overcrowding and development within setback areas. Few structural issues are present. The Building Department implements the latest version of the California Building Code and will continue to adopt all of the required building codes as required and adopted by the California Building Standard Commission.</p> <p>Effectiveness: The Code Enforcement program has been effective in addressing housing and property maintenance issues in the City.</p> | Other | | None |
| Condominium Conversion Ordinance | Implement City Ordinance, and require conversions to comply with City inclusionary requirements. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The City's Zoning Ordinance continues to provide tenant protections in apartments proposed for conversion to condominium ownership. There have been no requests for condominium conversions during the planning period.</p> <p>Effectiveness: Agoura Hills' condominium conversion regulations are consistent with state law. No applications have been received.</p> | Households | | None |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|---|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Monitoring of Affordability Covenants | By 2023, develop and implement monitoring protocols for affordable rental and ownership housing. | 12/31/2023 | 6th Cycle | In Progress | <p>Progress: The City currently has no deed-restricted units and has not had the need to establish monitoring protocols. However, the first affordable housing project with deed-restricted units began construction in 2025. To prepare for this, the City has begun to establish an affordable housing monitoring and compliance program. The City applied for PLHA funds to help pay for instituting the program in January of 2025, and has awarded a contract to Many Mansions, a local affordable housing developer, to help implement the program. The first deed restriction has been created and recorded, and now we must implement the deed restriction leading up to occupancy and beyond.</p> <p>Effectiveness: The program has is still in process but has been effective. The first affordable housing regulatory agreement in the City was finalized and recorded.</p> | Other | 1 | Please reach out to rmesovic@agourahillscity.gov if you wish to view the regulatory agreement recorded for the Regency project at 29045 Agoura Road. |
| Inclusionary Housing Program and Housing Trust Fund | Continue to implement the City's Inclusionary Housing Ordinance and Prioritization of on-site provision of affordable units. By 2023, establish implementing regulations for the Inclusionary Housing Trust Fund to provide guidelines for Fund expenditure. | 12/31/2023 | 6th Cycle | Continuous | <p>Progress: The City applies its Inclusionary Housing Program to applicable projects, and our in-lieu fees were updated in 2024 to incentivize the production of affordable units on-site. With the passage of the City's Affordable Housing Overlay, the Inclusionary Housing Program is utilized less, however, the City does have one developer who has submitted two housing applications under the City's Inclusionary Housing Ordinance. Additionally, housing trust fund money is anticipated to be spent on the City-owned site on Site F prior to the end of Cycle 6.</p> <p>Effectiveness: The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects. The program is effective, however, developers are leaning toward the City's Affordable Housing Overlay as a better option.</p> | Households | | See City's website for current in-lieu fees here: https://www.agourahillscity.gov/government/departments/community_development/housing/affordable_housing_rhna.php |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|--|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Affordable Housing Development Assistance | Provide financial assistance through the Housing Trust Fund and regulatory incentives through the Affordable Housing Overlay and density bonuses for the development of affordable and mixed-income housing. Contact property owners of Housing Element sites within one year of Housing Element adoption to discuss development opportunities under the Affordable Housing Overlay and the availability of incentives. By 2023, issue a request for proposal on the City-owned site on Colodny Drive (Site F) which specifies the City's goals for the site and available development incentives, such as potential land write-down assistance, and explore the feasibility of developing a 100% affordable project, or at a minimum 20% affordable units as required under the Affordable Housing Overlay; select a development partner by 2024. | 8/10/2029 | 6th Cycle | In Progress | <p>Progress: The City conducted a Public Forum related to the development of Site F in 2024, where City staff pitched an idea of a 100% affordable project. The City will be doing a request for proposal in 2026 and is anticipating selecting a development partner by the first quarter of 2027. The City has already adopted objective standards through the affordable housing overlay which provides incentives to developers.</p> <p>Effectiveness: TBD</p> | Households | | None |
| Affordable Housing Density Bonus | Encourage the use of density bonus (including associated zoning concessions and incentives) by advertising on the City's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants. Update the City's local ordinance for consistency with the most recent state laws (2023). | 8/10/2029 | 6th Cycle | In Progress | <p>Progress: The City website contains information on Agoura Hills' density bonus program and provides applicants information regarding the state's density bonus.</p> <p>Effectiveness: The City has approved three projects with an associated density bonus, therefore the program has been effective.</p> | Other | 3 | Contact mesovic@agourahillscity.gov for any approval documents associated with density bonus applications. |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|----------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Section 8 Rental Assistance | Through the Los Angeles County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. City staff will contact owners of the major apartment complexes in town to inquire whether they participate in the Section 8 program and encourage them to register with LA County Housing Authority. The City will continue to provide information on the program on the City of Agoura Hills website. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The City continues to encourage eligible persons to participate in the HACoLA Section 8 rental assistance program. Handouts and contact information are regularly provided to requestors, and program links are provided on the City's website. The City conducted outreach to all of the apartment complexes in the City in 2025, encouraging active participation in Section 8.</p> <p>Effectiveness: The City encourages Section 8, and it can be a successful program for those who receive a voucher. The City received negative responses, if any, from apartment complexes when encouraging them to register with the LA County Housing Authority.</p> | Other | | None |
| Climate Action and Adaptation Plan | Implement the Climate Action and Adaptation Plan to achieve measurable reductions in greenhouse gas emissions. By the end of 2022, commence implementation of the CAAP. | 12/31/2022 | 6th Cycle | Continuous | <p>Progress: Program implementation is ongoing through the development application review process and updates to, and compliance with, the Green Building Code.</p> <p>Effectiveness: The City remains committed and effective in promoting and incorporating sustainable practices and programs.</p> | Other | | None |
| Facilitate Affordable Housing on Large Sites | Target production of 73 lower-income units on large sites (Sites A and B) through this program by 2029. Establish a policy to streamline land divisions and lot line adjustments on these two sites and provide for fee deferrals. | 8/10/2029 | 6th Cycle | In Progress | <p>Progress: The City has approved an application on Site B for 238 units with 38 affordable units, and has not received an application for Site A. It is still feasible to achieve the production of 73 lower income units on these sites. The application for Site B was accompanied by a lot line adjustment application, which was approved administratively with the housing application. While the project is approved, the City is in litigation with an outside party over the project approval, which has delayed the submittal of building permits by the project applicant.</p> <p>Effectiveness: Effective.</p> | Households | 38 | None |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|--|--|--|------------------|----------------------------------|--|-------------------------------|----------------------------|--|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Agoura Village Specific Plan (AVSP) | Update the Agoura Village Specific Plan to provide increased opportunities for residential development and streamlined review on Housing Element sites (2022). | 12/31/2022 | 6th Cycle | Completed | <p>Progress: The City updated the AVSP in 2024. The City also approved a 278-unit housing project in the AVSP in 2024, which will begin construction in March of 2025. Two other affordable housing applications were submitted, both within the AVSP. Those projects are anticipated to be approved sometime in 2025. There is also one potential 100% affordable project coming in 2025, depending on whether the applicant is successful in receiving grant funds.</p> <p>Effectiveness: The City has been very successful in facilitating residential development in the AVSP, although the market is leading developers to do less commercial than what the City originally anticipated. Developers have used density bonus as a tool to remove minimum commercial percentages.</p> | Other | 1 | See the updated AVSP on the City's website here: https://www.agourahillscity.gov/government/departments/community_development/planning_zoning/specific_plans.php#collapselinks-444-10b0 |
| Promote Accessory Dwelling Units | Achieve the production of an average of 10 ADUs annually, for a total of 80 ADUs over the planning period. Develop an ADU user guide, homeowner checklist and preapproved ADU construction plans to streamline the development project application and review process, and reduce up-front project costs for the homeowner (2022). Add an ADU Cost calculator to the City's website (2022). Amend the ordinance to address non-compliance issues identified by the State Department of Housing and Community Development (2022). | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The ADU Ordinance was revised in 2025. The intent of the ordinance was to comply with recent state laws and streamline the approval of ADUs. Since the adoption of the ordinance, the City has seen a dramatic increase in applications and interest from property owners in constructing ADUs. The City has utilized SB 2 grant funds to develop pre-approved ADU plans, which are now available to the public.</p> <p>Effectiveness: A total of 80 ADUs have submitted building permits as of 12/31/2025, though many of these are in varying stages of building permit approval. While 100% of these projects are not guaranteed to be completed, we can reasonably assume that we will far surpass our goal of 80 ADUs produced over the planning period. The City will continue to monitor the effectiveness of our ADU Ordinance and preapproved plans.</p> | Units | 80 | None |

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|--|--|------------------|----------------------------------|---|-------------------------------|----------------------------|--------------------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Track and Monitor Accessory Dwelling Units | Establish tracking system in 2022. Conduct mid-cycle review in 2025, and as appropriate, conduct expanded marketing and outreach within six months, or rezoning additional site(s) within one year. | 12/31/2025 | 6th Cycle | Completed | <p>Progress: The City established a tracking system in 2024 and conducted an ADU affordability survey. The City utilizes social media to promote the pre-approved ADU plans and other ADU options. No rezoning is needed as the City has surpassed our estimate for ADUs and our remaining housing sites are sufficient to accommodate our remaining RHNA allocation.</p> <p>Effectiveness: The City now accurately tracks the affordability of ADUs.</p> | Other | 1 | Non. |
| No Net Loss Monitoring | Develop a procedure to monitor the development of Housing Element sites by 2022. | 12/31/2022 | 6th Cycle | Continuous | <p>Progress: The City tracks the development of housing element sites.</p> | Other | 1 | None |
| Objective Design and Development Standards | Establish objective design and development standards to create greater certainty for developers and streamline the development review and permitting process. Create an SB 35 checklist and written procedures for processing SB 35 applications (2022). | 12/31/2022 | 6th Cycle | Completed | <p>Progress: The City adopted objective design standards for the development of affordable housing projects concurrently with the Housing Element. One SB 35 project has been received, and the City has received four AHO applications.</p> | Other | 1 | See the City's municipal code. |
| Zoning Text Amendments for Special Needs Housing | Amend the Zoning Code by 2022 to facilitate housing for Agoura Hills' special needs and extremely low income (ELI) populations. | 12/31/2022 | 6th Cycle | Completed | <p>Progress: The City amended its Zoning Ordinance in 2014 to allow congregate care housing in the Commercial Retail Service (CRS) zoning district. Additionally, the City adopted the Affordable Housing Overlay Zone in 2022 to provide for extremely low income populations.</p> <p>Effectiveness : Oakmont Senior Living (Residential Care Facility for the Elderly - Assisted Living and Memory Care) was approved in 2018 and has been constructed. Another application was submitted in 2021 for a second similar facility and is currently being processed. Three AHO projects have been approved and one more is in process.</p> <p>This program has been implemented.</p> | Other | 1 | See the City's municipal code. |

Table D

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Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|--|------------------|----------------------------------|---|-------------------------------|----------------------------|----------------------|
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Fair Housing/ Affirmatively Furthering Fair Housing | Coordinate with NLACRS to publicize info on resources. Pursue state/Federal funds for supportive housing in affordable housing projects. Review/amend the code re: reasonable accommodations and community care facilities with 6+ residents. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The City provides information about fair housing on the City website, and refers tenant/landlord issues to the Housing Rights Center. The City provided a letter of support for a 100% affordable housing developer that applied for state grant funds. The developer also provides supportive services. A webpage has been created on the City's website, educating the public on the benefits of affordable housing.</p> <p>Effectiveness: The City continues to work to affirmatively further fair housing.</p> | Other | 1 | None |
| Housing Opportunities for Persons Living with Disabilities | Continue to support a variety of housing types to help address the diverse needs of persons living with disabilities. Evaluate funds for supportive housing/ services in new affordable projects. Discuss with housing providers ability to provide for the disabled in projects. | 8/10/2029 | 6th Cycle | Continuous | <p>Progress: The City supports the provision of housing for disabled populations through zoning opportunities for transitional housing, reasonable accommodation procedures, and programs to facilitate affordable housing. All new projects comply with ADA requirements.</p> <p>Effectiveness: The City has processed reasonable accommodations and enforces ADA regulations. The program has been successful.</p> | Other | | None |

Attachment B

General Plan Implementation Programs Completed, In-Progress, or Implemented and On-Going

Completed Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-------------|--|-----------|
| LU-18 | Develop a plan to implement special design features along TO Blvd., Agoura Road, and Kanan Road and any other appropriate locations. | PW | ComDev | 2016 – 2035 | Arterial Streetscape Master Plan was completed February 6, 2017 | Completed |
| M-11 | The City shall prepare and implement an Intelligent Transportation Systems (ITS) Plan that addresses such items as the following: adaptive signal controls, centralized traffic signal control system, real-time transit, traveler, and parking availability information. The ITS Plan shall identify and prioritize specific short- and long-term needs and projects. | PW | | 2012-2015 | The City has created a Signal Synchronization program that establishes signal control systems | Completed |
| U-46 | The City shall create incentives to encourage the use of energy efficient vehicles in the City, such as preferential parking and other facilities. | ComDev, PW | | 2012-2015 | The City has implemented energy efficient vehicles into the City's fleet. Currently there are no incentives to encourage further change to the fleet | Complete |
| LU-1 | Amend AHMC, Zoning Map, and policies to be consistent with land use designations and standards in the General Plan. | ComDev | CA | 2010 - 2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| LU-31 | Adopt new Zoning Ordinance and/or guideline provisions that require business park and industrial park uses in the Business Park Office Retail (BP-OR) and Business Park-Manufacturing (BP-M) districts to minimize the visual dominance of parking areas and to include aspects of promoting pedestrian activity. The provisions shall also encourage incorporation of retail and service uses along the periphery of any parking structures that are proposed, as appropriate. | ComDev | CA | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| LU-32 | Amend the Commercial Shopping Center (CS) district in the Zoning Ordinance and/or guidelines to incorporate aspects of promoting pedestrian activity | ComDev | CA | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| LU-33 | Explore the feasibility of offering incentives to encourage commercial retail centers and major business park and industrial park centers to incorporate facilities that promote employee and customer access by bicycles, including secured storage, showers and lockers. | ComDev | | 2016-2035 | The City offers a Vehicle Miles Traveled (VMT) calculator on its website that provides incentives for commercial developments | Completed |
| LU-34 | Amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-2, to create a new district, Commercial Shopping Center Mixed Use (CS-MU), and establish standards for this district, which shall include those of the CS district, as revised, as well as standards for allowable density and the provision of housing. The district shall allow limited development of ancillary multi-family housing on the upper floors of buildings containing ground floor retail or office uses, providing the project incorporates all requirements of the CS district, as revised, as well as provides recreational and other resident-serving amenities; ensures compatibility between residential and non-residential uses in terms of design, safety, noise and privacy, including separate parking facilities for the residential uses. For existing retail shopping center uses proposing to add residential units, the existing buildings shall be required to conduct façade and other improvements to improve architectural design, and the site shall be brought up to all standards of the CS district. | ComDev | CA | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| LU-36 | The City shall amend the Zoning Ordinance and Zoning Map, in accordance with Figure LU-2, to create a Planned Development (PD) district and establish standards for this district, which shall require the preparation of a specific plan, master plan, design guidelines or other regulatory document to ensure cohesive and integrated development, and incorporate provisions for mixed use development and promote pedestrian activity. | ComDev | | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |

Completed Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|---|-----------|
| LU-39 | The City shall amend the Commercial Recreation (CR) district in the Zoning Ordinance to allow only those uses that protect and complement the area's open space character, such as active or passive open space, golf course or other non-intensive commercial recreation use. Ancillary structures, such as clubhouses, restaurants, and similar uses shall be allowed as long as they are designed to assure the visual prominence of the open space. Active recreational uses shall demonstrate compatibility with adjacent residential areas with regard to noise, lighting, traffic and other potential impacts. | ComDev | CA | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| LU-40 | The City shall amend the Zoning Ordinance and Zoning Map, consistent with Figure LU-2, to create a new district, Commercial Neighborhood (CN), and establish standards for this district, which shall include provisions for the following: allowed land uses; building and lot standards; landscaping standards; pedestrian amenities and pedestrian circulation onsite and linking to adjoining areas; and demonstrated compatibility of uses and design with the surrounding neighborhoods. | ComDev | CA | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| LU-42 | The City shall amend the Old Agoura Design Overlay District (OA) in the Zoning Ordinance to differentiate Subarea 11, as shown on Figure LU-3, from the remaining commercial areas of the district. Allowed uses in this special area shall be identified, and those primarily serving community residents, including smaller scale office and retail commercial, and emphasizing equestrian-oriented uses, shall be encouraged. | ComDev | CA | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| LU-43 | The City shall prepare design guidelines for Subarea 11, as identified on Figure LU-3, that promote the unique identity of this area, indicating standards for site development, architecture, wayfinding and public signage (including that identifying historic resources), public streetscapes, and trails and paths that reflect Old Agoura's character and semi-rural history. Streetscapes shall retain a rustic appearance, and avoid the use of formal sidewalks and curbs, street lighting, and street tree and landscape placement in favor of an eclectic but unified aesthetic that appears to have been created naturally over a period of time. | ComDev | CA | 2010-2011 | Completed - Approved by City Council on December 14, 2011 | Completed |
| M-27 | The City shall update the Transportation Demand Management (TDM) Ordinance to encourage increased participation in the TDM Program, and to include current TDM techniques. | ComDev | CA | 2012-2015 | The City has adopted a TDM Ordinance | Completed |
| M-34 | The City shall prepare and implement an urban pedestrian plan that identifies existing and proposed paths and sidewalks to connect various residential, school, commercial, open space, recreation uses, districts, and scenic routes throughout the City, as well as to connect with the system identified in the Citywide Trails and Pathways Master Plan, transit and shuttle stops, and to address Safe Routes to School programs. As part of the plan, necessary improvements to the existing path and sidewalk system and intersection crossings for greater functionality and safety shall be addressed. The needs of a wide range of uses, including compliance with the Americans with Disabilities Act, shall be addressed in the plan, as well as possible funding sources to carry out the plan. The plan shall also address any proposed amenities along the paths and sidewalks, such as landscaping and signage, if any. The distinct character of each of the City's various districts shall be considered in development of the plan. | ComDev, PW | PW | 2012-2015 | The City completed its review of an urban pedestrian plan in 2016. Many of the goals were carried out through the Safe Rides to School Program and implementation of additional shuttle stops within the City | Completed |
| NR-19 | The City shall update its Water Efficient Landscape Ordinance in accordance with state requirements to minimize the use of water in landscape irrigation. | ComDev, PW | CA | 2010-2011 | The City updated its Water Efficient Landscape Ordinance in compliance with State Law | Completed |

Completed Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-------------|--|-----------|
| M-3 | The City shall prepare a study to identify the maximum peak hour volume to capacity (V/C) ratio increases per each level of service (LOS) category allowed at intersections resulting from a development project. | PW | | 2012 – 2015 | The City has completed a Level of Service (LOS) study that identifies peak hours for traffic and capacity ratios | Completed |

In Progress Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-------------|--|--------------------|
| LU-21 | Promote LEED standard buildings and consider establishing an incentive program to encourage the retention of existing structures and promote their adaptive reuse and renovation | BS | ComDev | 2012-2015 | The City has adopted a green code that will encourage green building technologies. Staff will explore ways to incentivize adaptive reuse and make recommendations for amendments to the environmental responsibility subcommittee. Staff is continuing to monitor developments as it pertains to state law requirements. | In Progress |
| S-6 | The City shall explore the potential for state or federal funding to assist in seismic upgrades and retrofit of existing buildings. | BS | | Ongoing | Staff explored the California Earthquake Authority Brace and Bolt Program but currently the Agoura Hills area is not a part of the area where funding is available | Not Yet Started |
| S-7 | The City shall continue to implement the County Fire Department developer fee for new development. | BS | ComDev, Finance | Ongoing | As of 2014, the City no longer collects this fee. The City will look into an amendment to remove this measure | Possible Amendment |
| LU-23 | Explore the feasibility of using redevelopment tools and joint public-private partnerships to facilitate the revitalization of underutilized and obsolete parcels along the Ventura Freeway Corridor and in the Old Agoura Commercial Center (Subarea 11 on Figure LU-3), and encourage the rehabilitation of existing commercial facades and signage that are deteriorated or inconsistent with the intended character throughout the City. | CM | ComDev, CA | 2012-2015 | Staff has discussed multiple possibilities for updating standards related to Subarea 11, which could include a new specific plan or the adoption of new standards for the Old Agoura Overlay. Given budget constraints, City Council was going to revisit this topic during the next two-year budget cycle for Fiscal Years 25-26 and 26-27. | In Progress |
| HR-1 | The City shall consider creating a program to identify historic resources, including recommendations to promote and protect such resources to the extent feasible. | ComDev | | 2021-2015 | The City protects historic resources through CEQA and entitlement review. Staff has hired a consultant to prepare a windshield survey and is in the process of updating review procedures for potentially historic resources. | In Progress |
| LU-17 | Review Commercial Land uses for compatibility with residential neighborhoods and amend ordinance as necessary. | ComDev | CA | 2012 – 2015 | Completed on 8/13/14. Staff proposing further Zoning Ordinance and Subdivision Ordinance amendments FY 25-26 – FY 26-27 | In Progress |
| LU-2 | Develop a database of vacant and underutilized properties. | ComDev | | Annually | Staff plans to develop a GIS layer that provides information on vacant and underutilized property, depending on available budget resources. As part of the implementation of our new permit system, we will look to accomplish GIS integration and will explore this as part of the scope of services for our consultant. | In Progress |
| LU-22 | Amend the Zoning Ordinance and/or Architectural and Design Guidelines to encourage the use of white roofs, light-colored hardscape paving, and other methods of reducing the —heat island effect in development projects, and outline standards for their use. | ComDev | CA, BS | 2012-2015 | The City adopted a CAAP that incorporates this implementation measure. Staff is in the process of preparing an implementation plan which will implement this policy. The City's objective design standards also require certain design elements which reduce the urban heat island effect. | In Progress |
| M-28 | The City shall conduct a comprehensive update to the Parking Ordinance in the Municipal Code, including establishing new ratios of parking space requirements by land use, if warranted. | ComDev | CA | 2012-2015 | The City completed a Parking Ordinance amendment as part of the Outdoor Dining regulations, and is planning additional amendments as part of an economic development initiative. | In Progress |
| M-29 | The City shall update the Municipal Code to further expand shared parking options, and address shared parking for mixed-use projects and projects with varied peak parking demands. | ComDev | CA | 2012-2015 | Staff always encourages shared parking, and will look to expand shared parking allowances as part of future economic development initiatives. | In Progress |
| CS-24 | The City shall prepare and implement a trails and pathways signage program in conjunction with implementation of the Citywide Trails and Pathways Master Plan. | ComDev | | 2016-2035 | To be considered as part of the next budget adoption process. | Not Yet Started |

In Progress Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-------------|---|--------------------|
| LU-19 | Develop a Specific Plan for Subarea 5 | ComDev | CA | 2012 – 2015 | Not Yet Started. Staff began looking at funding sources to develop the subarea in 2013, but was not able to identify adequate sources. To be considered as part of the budget adoption process for FY 26-27 and future budget cycles. | Not Yet Started |
| ED-4 | For certain larger development projects, as determined by the City, the City shall require a fiscal impact analysis to be submitted as part of the project application review and entitlement phase. | ComDev | | Ongoing | Staff questions the feasibility of the measure and looks to Council for a recommendation to remove. | Possible Amendment |
| CS-2 | The City shall prepare an update to the Parks Master Plan, including developing facility standards. | ComServ | ComDev | 2016-2035 | Parks Master Plan was completed in September 1988. Need to consider starting the process of completing a new one as budget and staff time allows | In Progress |
| M-10 | The City shall prepare a Bikeways Master Plan, addressing existing facilities and proposed improvements and additions to the facilities to create a comprehensive and safe system for a wide range of users, as well as specific implementation measures and funding options, to facilitate the use of bicycles as an alternative to vehicles as a travel mode. The Plan shall consider connecting bikeways with other travel modes, including bus and shelter stops. | PW | ComDev | 2012-2015 | Staff is currently in the environmental review phase for the Bike Master Plan, which is anticipated to go to hearing in Spring of 2026. | In Progress |
| M-17 | The City shall investigate the feasibility of creating a special assessment district or exploring other funding sources and tools to provide improvements and maintenance for traffic calming and alternative modes of travel, including pedestrian, bicycle, and transit (e.g., local shuttle) within existing neighborhoods and along existing roadways. | PW | CA, CM | 2016-2035 | The measure is partially complete with Measure R and M. Additionally, the City is looking into funding sources to assist in the creation of the assessment district | In Progress |
| M-19 | The City shall accommodate alternative travel modes (e.g., bikeways, sidewalks/pathways; and transit shelters, stops and pullouts), as appropriate and feasible, when designing roadway and intersection improvements, and shall require private development to accommodate such facilities in their projects and along public right-of-way site frontage, pursuant to City standards, during the project review and entitlement phase. The City shall also explore the feasibility of incorporating alternative mode facilities into existing roadway and intersection infrastructure. | PW | | Ongoing | The City is in the process of adopting a Bike Master Plan which will provide alternative travel modes. Additionally, staff continue to require public right-of-way improvements with private development applications | In Progress |
| M-33 | The City shall establish a bicycle safety program, in conjunction with development of the Bikeways Master Plan, using the National Highway Traffic Safety Administration (NHTSA) or other relevant program as a guide. The program shall include education and outreach to the community regarding bicycle safety and the safe use of City bikeways. | PW | ComDev | | The City is currently working on a Bicycle Master Plan which consists of bicycle safety programs. The Master Plan is projected to be adopted in 2026 | In Progress |
| U-13 | The City shall regularly identify necessary repairs and improvements to City owned sewer lines, and include them in the Capital Improvement Program, as well as coordinate such improvements with the Las Virgenes Municipal Water District, as appropriate. | PW | | Ongoing | This will be conducted as part of the 2026 SSMP update effort described in U-10. | In Progress |
| U-15 | The City shall prepare a feasibility study for extending sewer lines into the Old Agoura area, including coordinating with the Las Virgenes Municipal Water District, Los Angeles County Public Works Department, and the Old Agoura Homeowners' Association. | PW | | 2016-2035 | This will be considered during the 2026 SSMP update described in U-10. | In Progress |
| LU-24 | Establish and implement a streetscape design improvement program identifying design features to enhance the appearance of the public right-of-way in key areas of the City, including special paving along sidewalks and at street intersections and crosswalks, street trees and landscaping, street furnishings and other pedestrian amenities, and public art, as applicable to the area. | PW | ComDev | 2016-2035 | Staff to develop an access management plan which includes a streetscape design plan. The plans will be adopted into the Municipal Code to allow it to be used with ministerial projects | Not Yet Started |
| LU-9 | Feasibility Study for establishing a water and sewer facility assessment district to address inadequacies and deficiencies. | PW | CA | 2012 – 2015 | This will be conducted as part of the 2026 SSMP update effort described in U-10. | Not Yet Started |

In Progress Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|--|-------------------------|
| U-21 | The City shall update the Storm Drain Master Plan to identify deficiencies, which should be included in the Capital Improvement Plan and coordinated with the Los Angeles County Flood Control District, as appropriate. | PW | | 2012-2015 | The City will begin looking into the intent of the policy and determine the feasibility | Not Yet Started |
| U-10 | The City shall prepare a Sewer System Management Plan to outline maintenance and repair procedures for City owned lines. | PW | | 2016-2035 | SSMP update for 2023 is on track for submittal before June. The SSMP should be updated every 3 years and the 2026 update will include a long range improvement plan and cost analysis to establish fees for sewer improvements | Implemented and Ongoing |
| M-31 | The City shall study the feasibility of connecting parks and recreational facilities with walking paths, trails, bikeways and equestrian trails, as appropriate, both within the City and from the City to adjacent facilities, and installing bicycle facilities in City park and recreation areas | PW, ComDev | | 2012-2015 | The City has an adopted Trails and Parkway Map in the General Plan and is currently working on a Bicycle Master Plan to connect area parks and bike paths together for non motor vehicle use | In Progress |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|--|-------------------------|
| S-26 | Require applicants for new and redevelopment projects in the Very High Fire Hazard Severity Zone (VHFHSZ) to prepare a project-specific fire protection plan as part of initial application submittal. The fire protection plan shall at a minimum identify site ingress/egress, evacuation routes, emergency vehicle access, visible home addressing and signage, and fuel modification zones | BS | ComDev | Ongoing | Adopted on August 10, 2022 - The City requires all new and redevelopment discretionary projects to meet/comply with the fire dept regulations. Additionally, fuel modification plans are required prior to approval | Implemented and Ongoing |
| S-27 | Provide energy efficiency education to the public, including promoting energy efficient programs and certified buildings, and promoting financing programs for retrofits and upgrades. | BS | ComDev | Ongoing | Adopted on August 10, 2022 - The City adopted a CAAP which it posts on the web site that includes energy efficient educational materials. Additionally, the building code now requires compliance with the CAAP measures | Implemented and Ongoing |
| S-28 | Encourage and explore incentives for new multi-family residential developments and commercial developments to achieve complete electrification | BS | ComDev | Ongoing | Adopted on August 10, 2022 - The City recently adopted an electrification ordinance that requires commercial and multi-family residential developments to be 100% electric | Implemented and Ongoing |
| S-29 | Encourage and explore incentives for new multi-family residential developments and commercial developments to achieve complete electrification | BS | ComDev | Ongoing | Adopted on August 10, 2022 - The City periodically reviews incentive programs to assist in the complete electrification of new developments | Implemented and Ongoing |
| S-30 | Work with owners of developed property that does not meet current fire safety standards for access, water supply and fire flow, signage and vegetation clearance in the VHFHSZ, and provide guidance on how to meet the standards | BS | ComDev | Ongoing | Adopted on August 10, 2022 - The City continues to provide guidance for owners wanting to redevelop properties that are non-compliant with existing fire codes | Implemented and Ongoing |
| S-33 | Encourage, and consider requiring, installation of electric vehicle chargers in commercial development and multi-family residential development parking facilities | BS | ComDev | Ongoing | Adopted on August 10, 2022 - The City's newly adopted CAAP encourages installation of electric charges at all commercial and multi-family residential developments | Implemented and Ongoing |
| M-8 | The City shall continue to ensure that all structures and facilities within the City, including transportation facilities and services, are in compliance with the Americans with Disabilities Act (ADA), as applicable. | BS | PW | Ongoing | Staff reviews all development applications against the ADA provisions to ensure compliance with standards | Implemented and Ongoing |
| S-10 | The City shall coordinate with relevant county, state, and federal agencies as necessary to ensure that users, producers, and transporters of hazardous materials and wastes abide by applicable laws. | BS | | Ongoing | The City refers projects with UST (Underground Storage Tank) to the County of LA PW Environmental Program Division. The City requires projects involving demolition to notify AQMD for asbestos-related work. | Implemented and Ongoing |
| S-5 | The City shall encourage existing important public facilities located in the City, including schools, to upgrade and retrofit structures that do not meet current building standards and within areas susceptible to seismic or geologic hazards, as feasible. | BS | | Ongoing | The City are working with critical public facilities, such as schools, to retrofit structures that do not currently meet the adopted building code | Implemented and Ongoing |
| U-52 | The City shall explore potential incentive programs to be established to encourage the installation of solar energy systems in development projects. | BS | | 2010-2011 | The City has reduced plan Check Fees for the installation of PV's. | Implemented and Ongoing |
| U-50 | The City shall incorporate green building standards into the Municipal Code pursuant to state requirements. | BS | ComDev | 2010-2011 | The City has adopted the 2022 CALGreen code that will encourage green building technologies. | Implemented and Ongoing |
| U-44 | The City shall create incentives to developers, residents, and businesses to incorporate energy efficient equipment, lighting and other design elements into projects, including financial incentives and permit expediting services. | BS | ComDev, PW | 2012-2015 | The City has streamlined the permitting process for PV and EV chargers are in place. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|---|-------------------------|
| CS-7 | The City shall continue to comply with state and federal laws, as well as the Agoura Hills Municipal Code, ensuring that all park and recreational facilities meet accessibility standards, including the Americans with Disabilities Act. | BS | ComServ | Ongoing | The City continues to upgrade park and recreations space when feasible with ADA features that comply with state, federal and local provisions | Implemented and Ongoing |
| U-43 | The City shall continue to assist utility and other service providers in disseminating information to City residents and potential development project applicants about reducing energy consumption and the availability of incentive and rebate programs. | BS | | Ongoing | The City posts incentive programs and rebate programs on the City website to assist the utility | Implemented and Ongoing |
| U-45 | The City shall disseminate information on available rebates and other incentives offered by service providers and other public agencies for using energy efficient products. | BS | | Ongoing | The City provides links to Rebates and Incentives are provided on AHGreen webpage | Implemented and Ongoing |
| S-4 | The City shall continue to ensure compliance with state and City seismic and geologic safety standards during the development project review and entitlement phase, requiring technical studies and investigations for ground rupture, ground shaking, liquefaction, expansive soils, subsidence, and other factors on sites, as necessary, and incorporating best management practices and protective measures into the project. | BS, ComDev | | Ongoing | The City requires development applications submit a geotechnical report as part of the application to addresses issues related to ground shaking and seismic hazards. The report is reviewed for compliance by the City's Geotechnical Consultant | Implemented and Ongoing |
| U-51 | The City shall consider implementing Leadership in Energy and Environmental Design (LEED) standards or other similar program, for new buildings and substantial renovations to existing buildings. | BS, ComDev | | 2010-2011 | The City has adopted the CAAP which highlights LEED development standards and requires new development to meet energy efficient standards | Implemented and Ongoing |
| S-24 | Continue to update the City's Building Code as necessary by incorporating structural hardening measures, such as fire rated roofing and fire resistant construction materials, and other measures to protect structures in a fire | CM | BS | Ongoing | Adopted on August 10, 2022 - The City has adopted a home hardening program that limits flammable materials in and around structures | Implemented and Ongoing |
| CS-27 | The City shall continue to ensure that the Los Angeles County Fire Department and Los Angeles County Sheriff Department maintain mutual aid and other relevant agreements with other jurisdictions and agencies, including the California Highway Patrol and Ventura County, for supplemental fire protection and law enforcement services during | CM | CA | Ongoing | The City currently has mutual aid and other relevant agreements for supplemental assistance for emergency events | Implemented and Ongoing |
| ED-1 | The City shall continue to coordinate with business owners in the City through programs, such as the Business Task Force, and coordinate with other local economic development and business interests to ensure that the City is retaining and attracting sufficient businesses to provide a solid and diversified economy and job base for the community. | CM | ComDev | Ongoing | In 2024, the City created an internal staff team to administer the City's economic development arm. The City hired a consultant to analyze local retail trends, and has been proactive in reaching out to the business community (businesses, property owners, leasing agents, commercial | Implemented and Ongoing |
| U-37 | The City shall continue to implement and review possible enhancements to its Construction and Demolition Debris Recycling Program, requiring construction and demolition projects to reduce and recycle waste. | CM | ComDev | 2016-2035 | The City currently has a C&D program in place. | Implemented and Ongoing |
| U-53 | The City shall continue to coordinate with telecommunications providers to ensure that City residents, businesses, and institutions have access to state of the art technology resources and adequate coverage, while ensuring the appropriate design and location of such facilities, pursuant to federal and state law. | CM | ComDev | Ongoing | The City has established relationships with a provider to get appropriate coverage and battery backup for the community | Implemented and Ongoing |
| U-49 | The City shall strive to incorporate energy efficient appliances, alternative energy infrastructure, and other energy conserving design elements into all new and existing City facilities. | CM | ComDev, BS, PW | Ongoing | The City currently purchases energy efficient applies for all City facilities, and is working to replace older infrastrucutre with either energy efficient products | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|--|-------------------------|
| CS-36 | The City shall continue to cooperate with the Las Virgenes Unified School District as it upgrades or expands its facilities, as deemed appropriate, and support the District's facility planning efforts. | CM | ComDev, PW | Ongoing | City has been known to meet frequently with School District officials to discuss improvements in and around schools. Examples include engaging in discussions and providing options to improve parking at the high school, offering to partner on pavement overlays of streets around schools, being a co-sponsor for the District's Foundation arm for the annual carnival in Agoura Hills that raises money to fund teachers, counselors and programs in the District. | Implemented and Ongoing |
| S-19 | Improve disaster coordination and communication with other public agencies | CM | PW | Ongoing | Adopted on August 10, 2022 - The City has adopted an emergency evacuation plan that includes a communication plan to coordinate with other public agencies. The City also hired a full time Communications Manager who is trained in crisis communications strategies. | Implemented and Ongoing |
| S-20 | Plan for emergency evacuation, including identifying standards for evacuation, and maintain adequate departure paths especially in areas that do not have at least two emergency evacuation routes (i.e., points of ingress and egress) | CM | PW | Ongoing | Adopted on August 10, 2022 - The City has adopted an emergency evacuation plan that includes a communication plan to coordinate with other public agencies. The City also promotes the County Genyses "Know Your Zone" program to ensure timely information about evacuations is available to the community during an evacuation scenario. | Implemented and Ongoing |
| S-31 | Provide organic waste collection services to all residents and businesses, in addition to waste hauling and recycling collection, to reduce organic waste disposal | CM | PW | Ongoing | Ordinance No. 21-458, Adopted on November 11, 2021 - The City added mandatory organic waste disposal to the municipal code. The City continually review options to expand its existing organic waste services throughout the City | Implemented and Ongoing |
| CS-28 | The City shall continue to provide staff and financial resources to ensure the ongoing organization and training of the City's Community Emergency Response Team (CERT). | CM | | Ongoing | The City current assigns the Administrative Analyst to assist with the City CERT. Additionally, fiscal resources for the CERT are incorporated annually into the Emergency Services budget. | Implemented and Ongoing |
| CS-29 | The City shall continue to maintain the City's Emergency Operations Center (EOC) in accordance with state and federal requirements. | CM | | Ongoing | The City EOC is reviewed and equipment is enhanced as needed. | Implemented and Ongoing |
| CS-31 | The City shall continue to cooperate with the County of Los Angeles Sheriff Department in crime prevention and safety education efforts. | CM | | Ongoing | The City currently coordinates and works with the Sheriff Department on crime prevention. The City utilizes the in-house Public Safety Liaison Officer to assist. The Deputy City Manager and Assistant City Manager also assist as needed. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|--|-------------------------|
| CS-32 | The City shall encourage citizen participation in public safety and educational programs at the neighborhood level, including Neighborhood Watch, or similar efforts, to supplement law enforcement services and facilitate safety awareness. | CM | | Ongoing | The City assists the Sheriff's Department with Neighborhood Watch Program, and works with the local Fire Safe Councils as well. The Sheriff's Department is the primary administrator for the Program. City Staff assist with coordinating installation of application program signage. | Implemented and Ongoing |
| CS-35 | The City shall continue to support the efforts of the Las Virgenes Unified School District to provide education services to all school aged children in the City, and collaborate on joint efforts between the City and District, where appropriate. | CM | | Ongoing | City officials and Councilmembers participate in an ad-hoc committee that meets regularly each month to discuss the education needs of the community. In the past, these discussions have led to the City completing capital projects or enhancing school programs such as, but not limited to, sidewalk construction, crosswalk painting, traffic signal installation, paying for crossing guards, promoting school activities via the City's podcast, annual funding of before/after school monitoring assistance for traffic congestion relief, funding of maintenance of high school tennis courts, and partnering to provide after-school enrichment opportunities. | Implemented and Ongoing |
| CS-37 | The City shall coordinate with the Agoura Hills Library Branch of the Los Angeles County 2012-2016 Annual Ongoing Public Library system to ensure that the library is adequately serving the community, and continue to collaborate on relevant joint City/library programs and special events. | CM | | Ongoing | City owns the Civic Center building and leases space to the County for the public library. The City sets aside funds each annual budget for larger maintenance repair items, and also sets aside garage space to run the "Cellar" which is a place the library sells used books. The City also supports the "Friends of the Library" volunteer program. | Implemented and Ongoing |
| ED-2 | The City shall continue to promote the use of local businesses to residents and employees working in Agoura Hills to retain businesses and strengthen the City's economy, through such programs as —Buy Local and other similar efforts. | CM | | Ongoing | In 2024, the City created an internal staff team to administer the City's economic development arm. The City hired a consultant to analyze local retail trends, and has been proactive in reaching out to the business community (businesses, property owners, leasing agents, commercial brokers, and residents) to build relationships. The City is releasing a survey to the residents to understand what the community wants. The City includes funds in the budget to assist with increased marketing and business partnerships to ensure a healthy local economy. | Implemented and Ongoing |
| ED-3 | The City shall continue to monitor the City's economic and fiscal performance as part of the regular budget process. | CM | | Ongoing | The City monitors the economic and fiscal performance of the City during annual budget analysis | Implemented and Ongoing |
| N-9 | The City shall continue to coordinate with Caltrans and the Los Angeles County Sheriff Department to promote the enforcement of state motor vehicle noise standards along the Ventura Freeway and City streets. | CM | | Ongoing | The City works closely with the LA County Sheriff's Office and Caltrans to promote monitoring and enforcement of vehicle noise standards | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|--|-------------------------|
| NR-21 | The City shall continue to utilize low-emission City vehicles, and convert existing gasoline-powered fleet vehicles to cleaner fuels as technology becomes available. | CM | | Ongoing | The City continues to utilize low-emission vehicles in the fleet and has installed battery charging stations at City Hall and the Rec and Event Center to encourage residents to and staff to use electric vehicles | Implemented and Ongoing |
| S-2 | The City shall continue to update and implement the Standardized Emergency Management System (SEMS) Plan in compliance with state and other agency requirements, and educate and train City staff, as necessary. | CM | | Ongoing | The City continues to update the emergency operations plan and requires appropriate staff to attend SIMS and NIMS training | Implemented and Ongoing |
| S-21 | Implement measures of the Las Virgenes-Malibu Council of Governments Multi-Jurisdictional Hazard Mitigation Plan relevant to the City, and work to ensure the Hazard Mitigation Plan is periodically updated | CM | | Ongoing | Adopted on March 27, 2019 - The City regularly reviews the Hazard Mitigation Plan and works closely with the Las Virgenes-Malibu Council of Governments. The COG's Hazard Mitigation Plan was updated and adopted in 2024. | Implemented and Ongoing |
| U-25 | The City shall continue to monitor the reports provided by waste collection and recycling service providers in the City to ensure that the providers operate in compliance with state and local laws, as well as comply with the requirements of their City service agreements or permits. | CM | | Ongoing | Staff and the City's Solid Waste Consultant review required reports from all haulers to ensure compliance is being achieved | Implemented and Ongoing |
| U-26 | The City shall continue to implement its Commercial Services Recycling Program, requiring businesses to have recycling programs, and all commercial trash collectors operating in the City to provide recycling services to these businesses and demonstrate diversion of wastes, consistent with state requirements. | CM | | Ongoing | The City has a mandated commercial recycling program via Resolution 06-1437, and requirements as identified under subsequent state regulations | Implemented and Ongoing |
| U-27 | The City shall continue to require residential waste haulers operating in the City to provide curbside recycling and green waste to all residents, as well as equestrian waste recycling in the Old Agoura area, and to comply with state diversion requirements. | CM | | Ongoing | The current Residential Franchise Hauler (WM) provides these services as required through the City Integrated Exclusive Residential Franchise Agreement | Implemented and Ongoing |
| U-28 | The City shall continue to comply with current state mandates for its residential curbside solid waste, recycling, green waste, its construction and demolition recycling program, and various household hazardous and electronic waste collection programs. | CM | | Ongoing | The City continues to remain compliant with all solid waste mandates from Calrecycle. This is verified through the submittal of the annual solid waste report to the State. | Implemented and Ongoing |
| U-29 | The City shall explore the feasibility of offering incentives to residents and businesses to reduce waste and recycle. | CM | | 2012-2015 | The City currently offers smaller trash containers at a reduced price as incentive to encourage more recycling and reduce waste | Implemented and Ongoing |
| U-30 | The City shall continue to require waste reduction and recycling, and the use of recycled materials, as feasible, within City government offices and facilities. | CM | | Ongoing | The City currently utilizes and purchases materials with recycled content, utilizes electronic agendas for meetings to reduce paper, and has source separated containers in its facilities to maximize recycling. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|---|-------------------------|
| U-32 | The City shall work with the Los Angeles County Sanitation District and other agencies or organizations to ensure there is landfill capacity and/or alternative means of disposal that will provide sufficient capacity for solid waste generated in the City, as well as ensure there are continued adequate solid waste recycling and green waste facilities to accommodate such materials generated in the City. | CM | | Ongoing | The City works with its residential hauler to extend the life of landfill capacity by implementing various waste reduction and recycling programs to maximize waste diversion to the landfills. | Implemented and Ongoing |
| U-33 | The City shall continue to facilitate communications between residents and businesses and the waste collection and recycling service providers to ensure that adequate services are being offered. | CM | | Ongoing | The City consistently provides recycling and other program information to residents and business. Additionally, permit haulers and the City's residential service provider (WM) are required to provide public information about programs and services to its customers | Implemented and Ongoing |
| U-34 | City shall continue to make available to the public materials promoting, and providing information about, recycling waste reduction, composting, safe use, and disposal of hazardous materials, and the dangers of unlawful dumping, and disseminate such information. | CM | | Ongoing | The City consistently provides recycling and other program information to residents and business. Additionally, permit haulers and the City's residential service provider (WM) are required to provide public information about programs and services. | Implemented and Ongoing |
| U-36 | The City shall continue to offer and promote convenient and frequent household hazardous waste and electronic waste pick up or drop off events and programs to residents, and shall explore the feasibility of developing a business electronic recycling program. | CM | | Ongoing | The City provides several several household hazardous waste and electronic waste collection events annually in the City. The City offers three Used Oil/Paint collection events per fiscal year, and a monthly Door-to-Door residential HHW/E-Waste collection events for residential customers. The City promotes Business E-Waste collection through a Newbury Park based company. There is cost for on-site collection paid by the businesses. No cost option is available for businesses that drop-off e-waste at their location. Additionally the City promotes the annual LA County Round HHW-EW Roundup at the Calabasas Landfill and has information it website about other programs available to LA County residents | Implemented and Ongoing |
| U-38 | The City shall continue to promote the various solid waste and recycling services available to business to encourage recycling in the non-residential sector. | CM | | Ongoing | The City requires haulers to educate their customers at a minimum of once per reporting year for the Commercial Hauler program, and the residential franchise hauler is required to also provide outreach via the franchise agreement. Information about the various solid waste programs are posted on the City's website. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|---|-------------------------|
| U-55 | The City shall continue to strive to provide the highest level of communications systems in City operations and services to the public. | CM | | Ongoing | The City has implemented a Communications Plan that covers transparency throughout the community and has offered outreach to the residents. The City hired a full time Communications Manager that has brought a wealth of knowledge and best practices to ensure public engagement and accurate information and updates are available and easily accessible. | Implemented and Ongoing |
| CS-26 | The City shall continue to coordinate with and support the services that the Los Angeles County Fire Department and Los Angeles Sheriff Department provide to the City, which may include ensuring adequate personnel and facilities for timely emergency response, reviewing proposed development projects for site access and design, including crime prevention design measures, and fuel modification purposes, as relevant, and conducting regular inspections as necessary. | CM, ComDev | | Ongoing | The City coordinates closely with local Fire and, where applicable, the Sheriff's Department during the review and approval state of the entitlement in order to ensure safety regulations are being met | Implemented and Ongoing |
| S-16 | Provide public outreach to educate residents regarding a flooding emergency evacuation plan | CM, PW | | Ongoing | Adopted on August 10, 2022 - The City posts the emergency evacuation plan on the City website to educate the residents and provide outreach | Implemented and Ongoing |
| LU-41 | The City shall, as part of development project review and entitlement, assess the circulation plans for the commercial retail shopping centers in the Commercial Shopping Center-Mixed Use (CS-MU) district, to ensure that vehicular and pedestrian circulation and ingress and egress points connect the adjacent centers, minimizing traffic that must travel on nearby roadways, as feasible. | ComDev | PW | Ongoing | Planning staff actively works with PW staff during the development review process to ensure ingress and egress points meet all applicable safety standards and reduce conflicts. | Implemented and Ongoing |
| NR-29 | Consider encouraging high efficiency filtration systems, buildings of varying heights, shapes and articulation, site design with open spaces between buildings, vegetation selected and arranged to alter pollutant transport and dispersion and the use of decoratively treated solid barriers, walls and screening landscaping to increase vertical dispersion of pollutants | ComDev | BS | Ongoing | Adopted on August 10, 2022 - The City is reviewing multi-family developments to ensure proper ventilation along the roadway corridor and between buildings | Implemented and Ongoing |
| S-25 | Maintain collection of maps relating to fire hazards to help educate and assist builders and homeowners in mitigating against wildfire | ComDev | BS | Ongoing | Adopted on August 10, 2022 - The City maintains a current Very High Fire Severity Zone Hazard Map which is shares with residents | Implemented and Ongoing |
| U-42 | The City shall review new development projects for design concepts and systems that increase energy efficiency by making use of the natural climate and solar access, and shall require that new developments do not preclude solar access on adjacent properties. | ComDev | BS | Ongoing | The City has adopted a CAAP which requires development projects to comply with energy saving regulations including, where applicable, the requirement to maintain or provide solar access to neighboring properties | Implemented and Ongoing |
| S-13 | The City shall continue to ensure uses in mixed-use projects do not pose significant hazardous materials health risks during the design review and entitlement phase. | ComDev | BS | Ongoing | The City conditions development projects during the entitlement phase to restrict the use of hazardous materials during construction | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-------------|--|-------------------------|
| S-11 | The City shall continue to require the preparation of soil and groundwater contamination assessments in accordance with applicable standards for development projects during the project review and entitlement phase in areas where there is the potential for hazardous materials to be present, and the City shall require that the recommendations of such assessments, including necessary remediation procedures, are implemented in compliance with relevant laws, including those of the Los Angeles County Environmental Health Division, County Department of Toxic Substances Control, and the Regional Water Quality Control Board, with the contaminated site remediated prior to grading and construction of the project. | ComDev | BS, PW | Ongoing | The City continues to require necessary reports and assessments for all development applications to ensure compliance with agency regulations | Implemented and Ongoing |
| LU-28 | Consider amending the Old Agoura Residential Design Guidelines to provide further specificity on the types of building and fencing material to be encouraged. | ComDev | CA | 2012-2015 | Staff has met with the Old Agoura Homeowner's Group and discussed potential options with the City Council. Given budget constraints, this item is to be discussed during the budget adoption process for FY 25-26 and FY 26-27. | Implemented and Ongoing |
| LU-16 | Explore feasibility of creating protective ordinances for other tree species, in addition to oaks | ComDev | CA | 2012 – 2015 | A Protected Tree Ordinance was adopted in 2025 that protects California Sycamores and Southern California black walnut. | Implemented and Ongoing |
| LU-25 | Continue to implement the Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods. | ComDev | | Ongoing | Staff continues to implement the Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods, and adopted objective standards for Senate Bill 9 Developments in 2023 to ensure those developments meet the existing community character. | Implemented and Ongoing |
| NR-28 | The City shall continue to enforce the Sign Ordinance of the Municipal Code, and shall continue the abatement of outdoor advertising displays (such as billboards) to the extent feasible. | ComDev | CM | Ongoing | The City continues to enforce the Sign Ordinance and amend the Ordinance, as need be, to help promote economic growth while maintaining the aesthetics of the City. The latest Sign Ordinance Update was adopted by the City Council in 2024. | Implemented and Ongoing |
| LU-30 | Explore the feasibility of offering regulatory and/or financial incentives to existing commercial retail centers to renovate and redevelop the properties for aesthetic, economic and environmental benefits, including to improve architectural design (e.g., façade improvements), signage and landscaping; reduce the visual prominence of parking lots; create pedestrian pathways attractively and clearly linking parking areas to businesses and pedestrian connections to adjacent uses; enhance pedestrian activity in the centers by providing appropriate ground floor uses, as well as amenities like furnishings and outdoor gathering places. | ComDev | CM, CA | 2012-2015 | Staff has worked with property owner's wishing to renovate their properties utilizing the existing ordinances and guidelines. Successes include Agoura Meadows, City Mall, and Whizins. Staff will continue to encourage shopping center redevelopment for properties that have not renovated. | Implemented and Ongoing |
| CS-3 | The City shall continue to coordinate with county, state, and federal agencies that control park lands in the region to ensure that such resources are available to and benefit local residents. | ComDev | ComServ | Ongoing | The City continues to coordinate with other agencies to ensure compliance with park land regulations | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|---|-------------------------|
| U-17 | The City shall continue to require that applicable development projects comply with the National Pollution Discharge Elimination System permit and other Regional Water Quality Control Board requirements, and show evidence of compliance in the project application review and entitlement phase, and during on-site inspections by City staff. | ComDev | PW | Ongoing | The City requires all applicable development applications to comply with the National Pollution Discharge Elimination System and Regional Water Quality Control Board requirements | Implemented and Ongoing |
| U-2 | The City shall continue to provide information and comments to the Las Virgenes Municipal Water District as part of its periodic updates to the Urban Water Management Plan, Integrated Water System Master Plan, the Recycled Water Master Plan, and other planning documents that affect the City's water supply, wastewater treatment, and availability of recycled water to ensure adequate services. | ComDev | PW | Ongoing | The City routinely provides comments and updates to the LVMWD regarding implementation measures in the Urban Water Management Plan and Recycled Water Master Plan, in addition of other water treatment studies and reports released | Implemented and Ongoing |
| U-40 | The City shall continue to route development project plans to utility providers for review and comment, as appropriate during the project review and entitlement phase to ensure that the project can be accommodated. | ComDev | PW | Ongoing | The City routes all applicable development applications to utility providers to ensure compliance with utility provisions | Implemented and Ongoing |
| LU-37 | The City shall incorporate sustainable and green building practices; a high level of architectural and structural quality; landscaping that is native or sensitive to natural areas; building and site design sensitive to its natural setting and surrounding developed areas; and other leading design standards in new civic facilities and infrastructure, to the extent practicable. | ComDev | PW, BS | Ongoing | The City adopted a Climate Action Adaptation Program (CAAP) in April of 2022 (Resolution 22-2004) that incorporated provisions to improve air quality, conserve water, increase renewable energy, improve public health, increase resiliency, increase non-motorized transportation, increase energy efficiency and provide education on sustainability and awareness | Implemented and Ongoing |
| LU-38 | The City shall continue to coordinate with school districts, utility and other service providers, and other government entities proposing development projects and conducting ongoing operations that may be exempt from City land use control and approval to encourage a high level of visual and architectural quality and compatibility of use with the surrounding neighborhood so that the character of the City neighborhood or district is maintained. | ComDev | PW, BS | Ongoing | Staff regularly works with utility and services providers to ensure there is visual compatibility of the built environment and landscaping features with neighboring communities. Staff is actively working with the Las Virgenes Municipal Water District to ensure the new project along Agoura Road is consistent with the City's architectural design standards and oak tree regulations. | Implemented and Ongoing |
| Admin 1 | HCD/OPR General Plan Annual Report to Council. | ComDev | | Annually | Reported to City Council on 3/26/25 | Implemented and Ongoing |
| Admin 2 | Review the General Plan every 5 years and update as appropriate | ComDev | | Annually | In Progress - Reviewed every 5 years and amended as appropriate | Implemented and Ongoing |
| CS-25 | The City shall require that all new development and substantial remodels adjacent to identified trail systems, either existing or proposed, provide a trail or pathway connection to such trail system in compliance with the standards in the Citywide Trails and Pathways Master Plan. | ComDev | | Ongoing | Where feasible, the City requests trail or pathway connections during the development application entitlement process | Implemented and Ongoing |
| CS-8 | The City shall continue to enforce the Zoning Code provisions requiring recreational facilities in multi-family residential developments, and shall encourage the inclusion of recreational facilities in other residential developments, as appropriate. | ComDev | | Ongoing | Staff regularly enforces the Zoning Code provisions regarding recreational facilities and established a provision requiring outdoor/recreation space for ministerial multi-family residential properties | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|--|-------------------------|
| HR-4 | The City shall continue to implement the Art in Public Places Program. | ComDev | | Ongoing | The City has established provisions for Art in Public Places and holds regular Cultural Arts Commission meetings to discuss proposals within the City | Implemented and Ongoing |
| HR-5 | The City shall assess development projects for the potential to encounter archaeological and paleontological resources during the project review and entitlement phase, and as necessary, require the project proponent to provide a cultural resources analysis, and implement all required mitigation measures. | ComDev | | Ongoing | Staff require Phase 1 Arch Reports with development applications and, where needed, a Phase 2 report. In the event resources are found, the City requires proper documentation by qualified monitors | Implemented and Ongoing |
| HR-6 | The City shall continue to ensure that any cultural resource reports, investigations and recovery activities required for development projects reviewed and entitled by the City be completed in accordance with the requirements of the California Environmental Quality Act (CEQA), with a priority for preserving the resources in-situ, if feasible, and coordinated with and monitored by a recognized Chumash representative, as necessary. | ComDev | | Ongoing | Staff enforce CEQA provisions with respect to cultural resources and condition all discretionary projects to document and preserve resources that are found on-site using a qualified monitor | Implemented and Ongoing |
| HR-7 | For any project involving the demolition, relocation, or alteration of a structure, or a change to the structure's immediate setting, in which the structure is over 45 years old, and which potentially exhibits characteristics of a historic resource pursuant to CEQA Guidelines Section 15064.5, during the project review and entitlement process, the City shall require an assessment of the potential historical significance of the structure by a professional historic resource consultant as part of the application. If the resource is considered historical per CEQA, the assessment shall make recommendations for mitigating potential impacts to the structure, or identify requirements for the proper documentation per state or federal guidelines of any significant historic structure proposed for demolition, which shall be made conditions of project approval, as approved by the Director of Planning and Community Development. | ComDev | | Ongoing | Staff require historic resource assessments for any structure that is known to exhibit characteristics of a historic resource pursuant to CEQA | Implemented and Ongoing |
| HR-8 | During project review and entitlement, the City shall require as a condition of project approval that if human remains or funerary objects are discovered during earthwork activities, applicable federal and state laws shall be adhered to, including ceasing subsurface work until the County Coroner has made the necessary findings as to origin and disposition of the human remains, and if the finds are of Native American descent, the California Native American Heritage Commission is notified, and proper procedures followed | ComDev | | Ongoing | Staff enforce CEQA provisions with respect to human remains and condition all discretionary projects to immediately stop all earthwork activities if human remains are found. Those remains must then be handled by a County Coroner | Implemented and Ongoing |
| LU-10 | Continue to enforce the Municipal Code. | ComDev | | Ongoing | Staff continues to enforce the Municipal Code on daily basis | Implemented and Ongoing |
| LU-11 | Continue to enforce the Hillside and SEA provisions of the General Plan | ComDev | | Ongoing | Staff continues to enforce the Hillside and SEA provisions of the General Plan during review of development applications | Implemented and Ongoing |
| LU-12 | Continue to implement Architectural Design Standards and Guidelines | ComDev | | Ongoing | Staff continues to implement the ADS&G during review of the development applications | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|--|-------------------------|
| LU-13 | Implement Housing Programs in the timeframes established | ComDev | | Ongoing | Staff continues to implement the Housing Programs and all associated timeframes during review of development applications | Implemented and Ongoing |
| LU-14 | City shall continue to implement the AVSP | ComDev | | Ongoing | Staff continues to implement the AVSP during review of development applications | Implemented and Ongoing |
| LU-15 | City shall continue to implement the LMSP | ComDev | | Ongoing | Staff continues to implement the LMSP during review of development applications | Implemented and Ongoing |
| LU-20 | Continue to implement Sign Ordinance | ComDev | | Ongoing | Sign Ordinance Update adopted in May of 2024. Staff continues to implement Sign regulations. | Implemented and Ongoing |
| LU-26 | Continue to maintain an active enforcement program to ensure compliance with the Municipal Code and other nuisance abatement programs that aim to keep the City's neighborhoods attractive, safe, and free from public nuisances. | ComDev | | Ongoing | Staff currently maintains an active enforcement program. | Implemented and Ongoing |
| LU-27 | Continue to implement the Old Agoura Residential Design Guidelines. | ComDev | | Ongoing | Due to recent changes in State law and the requirement to apply only Objective Standards for approving or denying residential projects, the Old Agoura Residential Design Guidelines will be continued to be used as a guiding document for discretionary projects. However, the primary regulatory provisions will become the Objective Standards, and were used to draft the SB 9 Ordinance Objective Standards. | Implemented and Ongoing |
| LU-29 | Continue to ensure, during the development project review and entitlement phase, that landscaping design and plant selection on sites adjacent to undeveloped open space areas do not conflict with, but transition to, the vegetation in the abutting natural areas, while at the same time meeting fuel modification objectives. | ComDev | | Ongoing | The adoption of more stringent fuel modification standards has reduced the ability of developers and City staff to allow extensive vegetation within the 5, 30, and 100 foot fuel modification zone for structures. Nonetheless, staff continues to encourage buffers between open spaces and buildings, as outlined in the General Plan. | Implemented and Ongoing |
| LU-3 | Continue to work with LA County and Ventura County and other adjacent communities to coordinate land use and growth policies, as well as, strengthen and promote inter-jurisdictional communication and cooperation. | ComDev | | Ongoing | Staff currently meets periodically with staff from adjacent communities to discuss land use issues and brainstorm ways to recommend value-add policies to our respective decision-making bodies. | Implemented and Ongoing |
| LU-35 | Explore the potential for using incentives to encourage ancillary retail, service, restaurant uses, and childcare facilities (as appropriate), to be integrated within business park and industrial centers. | ComDev | | 2016-2035 | The City continues to explore redevelopment incentives for commercial businesses that provide services to employees which reduce impacts to the environment and encourage reduced vehicle travel. | Implemented and Ongoing |
| M-24 | The City shall continue to require that residential developments incorporate adequate enclosed, secured space for bicycle parking. | ComDev | | Ongoing | The City continues to require multi-family and mixed-use developments to incorporate adequate bicycle parking facilities. Additionally the proposed Bicycle Master Plan will solidify many of the provisions for future development | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|---|-------------------------|
| N-1 | The City shall require the preparation of a noise study during the project review and entitlement phase, as deemed necessary by the Planning and Community Development Department, for the following: (1) New residential and other noise sensitive uses (including schools, libraries, hospitals and other similar medical facilities) along the freeway corridor and major thoroughfares and near stationary noise sources; and (2) Substantial noise generating uses proposed in and near residential and other areas where there are sensitive noise receptors in the site vicinity. Such project shall comply with the recommendations of the noise study to mitigate noise levels to the extent feasible. | ComDev | | Ongoing | The City continues to require noise studys for all applicable development applications pursuant to the General Plan | Implemented and Ongoing |
| N-2 | For substantial noise generating uses proposed in and near residential and other areas where there are sensitive noise receptors in the site vicinity (including hospitals and other similar medical facilities, libraries and schools), and for mixed use development projects that include residential uses, the City shall require that the project demonstrate during the review and entitlement phase that the structure(s) will adequately isolate noise between adjacent uses (using such methods as building orientation, window insulation, common wall separation, common floor/ceiling separation), and that such projects incorporate physical construction standards (including equipment) and site design components (locating loading areas, parking lots, primary driveways, trash enclosures, mechanical equipment and other noise sources away from the residential and other sensitive uses) to the extent feasible to reduce noise between adjacent uses. | ComDev | | Ongoing | The City reviews development applications for compliance with noise reducing measures and, where feasible, requires developers to screen equipment or other noise sources on-site to reduce impacts to neighboring properties | Implemented and Ongoing |
| N-3 | The City shall require during the project review and entitlement phase that new development incorporate all practicable measures to provide adequate sound insulation and noise protection from existing and anticipated noise sources. | ComDev | | Ongoing | The City reviews development applications for compliance with noise reducing measures and, where feasible, requires developers to screen equipment or other noise sources on-site to reduce impacts to neighboring residential properties | Implemented and Ongoing |
| N-4 | The City shall consider as part of the project review and entitlement phase for development projects considered noise sensitive land uses (including schools, libraries, hospitals and other similar medical facilities) within areas exceeding ambient noise standards for that given use if an analysis provided by the project proponent demonstrates that the health risk from locating such uses in these areas will not be significant. | ComDev | | Ongoing | The City continues to review development applications for compliance with all noise regulations, in addition to a review of possible health risks associated with the project | Implemented and Ongoing |
| N-5 | The City shall continue to require during the project review and entitlement phase that development projects be evaluated for consistency with the Noise/Land Use Compatibility Matrix (Table N-1) and the Interior and Exterior Noise Standards (Table N-2), as well as noise regulations in the Municipal Code. | ComDev | | Ongoing | The City reviews development applications for compliance with the Noise/Land Use Compatibility Matrix | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|--|-------------------------|
| N-7 | The City shall continue to require the use of noise walls, berms and other similar structures to reduce the effects of noise in residential and other noise sensitive land use projects adjacent to the freeway corridor and major thoroughfares, as recommended by required noise studies during project review and entitlement. | ComDev | | Ongoing | The City reviews development applications to ensure noise levels within the interior of the site meet the noise ordinance | Implemented and Ongoing |
| N-8 | The City shall continue to implement the City's noise regulations outlined in the Municipal Code. | ComDev | | Ongoing | The City reviews development applications for compliance with the AHMC Noise Ordinance | Implemented and Ongoing |
| NR-12 | The City shall continue to prepare and make available to the public a current list of appropriate native plants suitable to the Agoura Hills area, and encourage the use of such plants, as feasible, in private development projects during project review and entitlement. | ComDev | | Ongoing | The City provides and hand outs and directions to native plant lists such as the Santa Monica Mountains Native Plant list online. The City's Landscape Guidance Program was adopted by the City Council and implemented in 2024. | Implemented and Ongoing |
| NR-16 | The City shall continue to coordinate with and support the efforts of the Santa Monica Mountains Conservancy/Mountains Recreation Conservation Authority and other appropriate agencies and entities in restoring native habitats in and around Agoura Hills. | ComDev | | Ongoing | The City worked closely with MRCA to facilitate the purchase of Triangle Ranch. The City also works closely with MRCA with regard to native tree planting programs | Implemented and Ongoing |
| NR-20 | The City shall continue to comply with the requirements and plans of the South Coast Air Quality Management District and the Southern California Association of Governments, as well as other state and federal legislation, regarding air quality. | ComDev | | Ongoing | The City has adopted a CAAP which will ensure the City meets its required greenhouse gas reduction measures. | Implemented and Ongoing |
| NR-22 | The City shall continue to require that all construction projects comply with the mandates and recommendations, as appropriate, of the South Coast Air Quality Management District regarding fugitive dust control. | ComDev | | Ongoing | Staff continues to review all discretionary projects for compliance with the SCAQMD regulations | Implemented and Ongoing |
| NR-25 | The City shall continue to comply with all state requirements regarding climate change and greenhouse gas reduction, including preparing necessary plans and analyses. | ComDev | | Ongoing | The City has adopted a CAAP which will ensure the City meets its required greenhouse gas reduction measures. | Implemented and Ongoing |
| NR-26 | The City shall ensure that any City plans prepared related to climate change and greenhouse gas reduction are consistent with relevant regional plans addressing similar issues, and that the City coordinates and collaborates, as legally required, with other agencies and organizations to meet climate change and greenhouse gas reduction goals, required by the state and federal government. | ComDev | | Ongoing | The City continues to review all development applications for compliance with greenhouse gas reduction goals required by the state and federal government | Implemented and Ongoing |
| NR-27 | The City shall support the efforts of regional agencies and other entities to educate the public about the benefits and measures related to reducing greenhouse gases. | ComDev | | Ongoing | The City has adopted a CAAP which will ensure the City meets its required greenhouse gas reduction measures. The City continues to educate the public on the CAAP and importance of reducing greenhouse gases | Implemented and Ongoing |
| NR-4 | The City shall, as part of the review and entitlement process for development projects, continue to coordinate with relevant federal and state agencies to ensure the viability of the Liberty Canyon wildlife corridor. | ComDev | | Annual | The City reviews development application to ensure they will not impact the (newly named) Walliss Annenberg Wildlife Crossing | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|---|-------------------------|
| NR-5 | The City shall explore the potential for restoring habitat and removing existing impediments to open space lands in order to support native wildlife and plant species, and encourage wildlife movement within the open space areas. | ComDev | | 2016-2035 | The City requires the use of split-rail fencing in open space areas to encourage wildlife movement and has reviewed possible programs to help facilitate creek naturalization efforts | Implemented and Ongoing |
| S-12 | The City shall only approve projects involving sensitive land uses (including residences, schools, daycare and eldercare centers, playgrounds, medical facilities) within or adjacent to areas with land use designations that allow industrial and manufacturing facilities if an analysis provided by the project proponent during the review and entitlement phase demonstrates that the health risk from the use, transport or storage of hazardous materials will not be significant. | ComDev | | Ongoing | The City continues to only approve projects that can demonstrate there is no risk to health, safety and welfare of the residents | Implemented and Ongoing |
| S-22 | Work to minimize fuel loads, or the amount of material that can be burned, within the wildland/urban interface within the City to the extent feasible, in coordination with the County Fire Department and other relevant agencies | ComDev | | Ongoing | Adopted on August 10, 2022 - The City routes appropriate development applications to the LA County Fire Dept for review and approval with regard to fuel modification requirements | Implemented and Ongoing |
| S-8 | The City shall continue to work with the County of Los Angeles Fire Department regarding fuel modification issues on proposed development projects to encourage protection of natural resources and habitat, and to uphold the City landscaping criteria while providing wildland and urban fire protection. | ComDev | | Ongoing | The City continues to refer development applications to LA County Fire for review and approval of required fuel modification regulations | Implemented and Ongoing |
| S-9 | The City shall continue to request input regarding safety and crime prevention design issues from the Los Angeles County Sheriff Department during development project review and entitlement, as appropriate. | ComDev | | Ongoing | The City continues to route development applications to LA County Fire Department and, where applicable, to the LA County Sheriff Department where they are reviewed for compliance with crime prevention standards | Implemented and Ongoing |
| U-3 | The City shall continue to assist the Las Virgenes Municipal Water District in disseminating information to City residents about reducing water usage, use of drought tolerant landscaping, and other important water conservation measures. | ComDev | | Ongoing | The City has developed a drought-tolerant landscape program for residents interested in removing water-intensive vegetation. The City has worked closely with LVMWD to understand the water requirements and is in the process of formulating an outreach program to assist both agencies | Implemented and Ongoing |
| U-35 | The City shall continue to implement the Agoura Hills Municipal Code, requiring adequate recyclable materials storage facilities and enclosures in new development projects. | ComDev | | Ongoing | The City requires all applicable development applications to comply with the AHMC requirements for recyclable materials storage and enclosures | Implemented and Ongoing |
| U-4 | The City shall continue to reference the requirements and recommendations of the Las Virgenes Municipal Water District for using low flow fixtures, drought tolerant landscaping, irrigation timing, water conserving irrigation, and other water conservation measures, as well as emerging water conservation techniques as they become available, in City projects and in private development project conditions of approval. | ComDev | | Ongoing | The City implements drought-tolerant landscaping requirements throughout the development review process and continues to require low-flow fixtures and water-conserving irrigation provisions. | Implemented and Ongoing |
| U-6 | The City shall continue to require that all new office, retail, and industrial/manufacturing developments utilize reclaimed water for landscaping, providing there is reclaimed water service to the site. | ComDev | | Ongoing | The City facilities have converted to reclaimed water. Commercial business have begun to switch to reclaimed water; however, the capacity is limited | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|-----------------|------------------------|-----------|--|-------------------------|
| NR-1 | The City shall continue to carry out the City's Open Space Implementation Plan. | ComDev | CA, CM | Ongoing | Staff continues to regulate development using the existing Open Space provisions | Implemented and Ongoing |
| U-1 | The City shall continue to periodically update the Las Virgenes Municipal Water District (LVMWD), Southern California Edison, Southern California Gas Company, and other utility and service providers on development projects proposed in the City for planning purposes. | ComDev | PW | Ongoing | The City works closely with LVMWD, SoCal Edison, SoCal Gas and other utility companies when reviewing development applications within the City | Implemented and Ongoing |
| NR-2 | During the review and entitlement process for development projects, the City shall ensure that all projects adjacent to open space resource areas, including SEAs and lands shown on Figure NR-2, have appropriate transitions between the proposed development and the open space area, which shall be planted with native species and where structures are prohibited, and allow for inter-connection of open space areas, as appropriate. | ComDev | | Ongoing | Staff continues to implement Open Space regulations for all development applications | Implemented and Ongoing |
| NR-6 | The City shall continue to implement the City's Oak Tree Preservation Guidelines in the Zoning Code. | ComDev | | Ongoing | The City's Oak Tree Preservation Guidelines were incorporated into a new Protected Tree Ordinance in 2025, and continue to be implemented. | Implemented and Ongoing |
| U-54 | The City shall continue to require a Conditional Use Permit for review of telecommunication infrastructure, including cellular towers and sites, to ensure appropriate design and neighborhood aesthetic compatibility. | ComDev | | Ongoing | The City continues to required Conditional Use Permits for all applicable wireless/telecommunication facilities within the City that do not comply with the expedited review process of a 6409 | Implemented and Ongoing |
| CS-30 | The City shall continue to route development project plans, as appropriate, to the County Fire Department for review and comment during the review and entitlement phase, and the City shall continue to monitor development project plans during this phase to ensure that fire hazards are reduced through proper design, including incorporating fire prevention suppression systems, in accordance with relevant city, county, and state fire regulations and codes, as appropriate, and the City shall encourage the use of automatic fire sprinkler systems in multi-family residential uses where not required. | ComDev, BS | | Ongoing | The City continues to route development applications to the LACFD for review and comment prior to entitlement. Additionally, the City requires the installation of automatic fire sprinklers pursuant to the LA County Building Code and fire requirements | Implemented and Ongoing |
| CS-33 | The City shall distribute information describing Crime Prevention Through Environmental Design or other similar concepts to encourage potential development applicants to incorporate them in their projects, and utilize such concepts promoting defensible space in design in City facilities to the extent feasible. | ComDev, BS | | 2016-2035 | The City has adopted a home hardening ordinance to address defensible space in design. The City's objective standards prescribe many techniques that are used to reduce the potential for crime, which include site lighting and layout requirements. | Implemented and Ongoing |
| S-23 | Limit risk of wildfire through public education and planning, including working with community groups, including at risk populations, and other agencies to present information and training about evacuation, wildfire prevention and awareness, and defensible space | ComDev, CM | | Ongoing | Adopted on August 10, 2022 - The City works closely with LA County Fire and encourages the Fire Dept to attend and present at public events to provide education to City residents. City staff is working closely with the Fire Dept in the preparation of a Community Wildfire Risk Assessment. | Implemented and Ongoing |
| CS-20 | The City shall continue to enforce the City's Parkland Dedication and Fees Ordinance for new residential development, and shall explore other mechanisms to finance the acquisition, improvement, and maintenance of park facilities. | ComDev, ComServ | Finance | Ongoing | The City has adopted a Parkland Dedication and Fee Ordinance and implements it for all applicable development projects within the City | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|---|-------------------------|
| CS-6 | The City shall explore the potential to use excess space in private and other public facilities throughout the City for hosting recreation activities and programs to better serve local neighborhoods and reduce reliance on automobiles. | ComDev, PW | CA | Ongoing | The City offers space at public facilities for events, including such as the Clean Water Power Alliance, and allows the public to participate remotely during public meetings to reduce reliance on automobiles | Implemented and Ongoing |
| NR-8 | The City shall continue to implement the California Environmental Quality Act (CEQA). | ComDev, PW | CA | Ongoing | Staff reviews all discretionary applications and policy programs against the provision within CEQA | Implemented and Ongoing |
| M-32 | The City shall continue to ensure that bicycle racks or other comparable storage facilities are installed at existing and new City parks and community or recreation centers, and shall continue to require bicycle racks or other comparable storage facilities in all new commercial development. | ComDev, PW | ComServ | Ongoing | The City continues to require adequate bicycle parking at all parks and proposed commercial developments | Implemented and Ongoing |
| CS-22 | The City shall continue to implement the Citywide Trails and Pathways Master Plan. | ComDev, PW | | Ongoing | The City continues to implement the Trails and Pathways Master Plan and has utilized it to assist in planning/designing the Bike Master Plan | Implemented and Ongoing |
| NR-7 | The City shall continue to coordinate with relevant state and federal permit agencies with jurisdiction in and around water bodies, such as creeks and drainages, to ensure that such resources are protected and development impacts minimized. | ComDev, PW | | Ongoing | Staff continues to coordinate with CDFW, USFW, and Army Corp of Engineers for all development applications near water bodies, creeks and drainages | Implemented and Ongoing |
| S-14 | Incorporate/restore naturally occurring landscape features and ecosystem processes in development projects to mitigate flood danger, purify and store water, restore natural infrastructure as riparian buffers, wetlands, urban foresty, and permeable pavers | ComDev, PW | | Ongoing | Adopted on August 10, 2022 - The requires, where applicable, storm water retention basis and other runoff preventative measures when reviewing development applications | Implemented and Ongoing |
| S-15 | Assess properties for flooding vulnerabilities within flood zones during development review | ComDev, PW | | Ongoing | Adopted on August 10, 2022 - The City reviews all development properties to ensure adequate measures are in place to either avoid flood zones or limit vulnerabilities | Implemented and Ongoing |
| S-3 | As development projects are proposed, the City shall continue to work with applicants to preserve the floodplain as open space, and discourage channelization, if possible. | ComDev, PW | | Ongoing | The City encourages the preservation of all floodplains as open space when feasible and discourages channelizations | Implemented and Ongoing |
| U-41 | The City shall continue to coordinate with developers and with utility and other service providers during the development project application review and entitlement stage so that adequate infrastructure is available to serve new projects. | ComDev, PW | | Ongoing | The City continues to preform inspections throughout the construction phase to ensure the development matches the approved permits/entitlements | Implemented and Ongoing |
| CS-17 | The City shall continue to pursue agreements with the school district, other agencies and entities, and sports organizations and clubs to encourage the joint use of facilities for recreation and other services for residents, and shall explore opportunities for inter-community participation in City programs and facilities with surrounding businesses, cities and counties. | ComServ | CM, CA | Ongoing | Ongoing - Always. The City continues to utilize school district facilities when they are available, particularly for special events. The City also partners with neighboring agencies for access to outside organizations and their facilities. | Implemented and Ongoing |
| U-39 | The City shall continue to expand community clean up and restoration projects throughout the City and particularly in parks and recreation areas and open space areas through hosting regular City sponsored events, and encouraging private volunteer and community service organization efforts. | ComServ | ComDev, PW | Ongoing | The City continues to host volunteer and community service events to encourage residents to participate in restoration projects and City cleanup activities. Community Service Days and Creek Clean Up events continue to happen twice a year. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|---|-------------------------|
| CS-9 | The City shall continue to maintain the high quality of the City's parks and recreational facilities by scheduling regular maintenance inspections and conducting improvements as needed. | ComServ | PW | Ongoing | The City continues to upgrade park and recreations space when feasible with ADA compliant features, convenient seating areas, as well as walking paths and play equipment. Chumash Park Restroom Project to be completed April 2025. This includes new walking paths. Morrison Park Playground Renovation Project includes new accessible play equipment and path of travel. Project to be completed in FY 2025/26. | Implemented and Ongoing |
| CS-10 | The City shall regularly evaluate the types of recreation activities and programs offered to ensure that they meet the varied and changing needs of the community, including continuing to reasonably accommodate special needs individuals and groups. | ComServ | | Ongoing | The City continues to evaluate the types of recreation activities offered to meet the changing needs of the public through community outreach. Increased communication efforts provides more direct feedback from community and those with special needs with accomodations. | Implemented and Ongoing |
| CS-11 | The City shall continue to offer senior recreation activities and programs to meet the needs of the growing population. | ComServ | | Ongoing | The City maintains a variety of senior recreation activities including wellness classes, field trips, and dial-a-ride services. Activities and services have expanded to include evening and weekend classes, activities, and transportation. | Implemented and Ongoing |
| CS-12 | The City shall continue to expand youth programs, especially after school and school break activities that are conveniently located throughout the City and near schools. | ComServ | | Ongoing | The City maintains a variety of youth recreation activities including camps, recreation classes, speciality workshops, and volunteer programs. | Implemented and Ongoing |
| CS-13 | The City shall explore the feasibility of offering programs that highlight the City's natural and unique assets, such as hiking and equestrian activities, and including collaborating with other organizations, agencies, and entities to share resources. | ComServ | | Ongoing | The City continues to explore offering programs that highlight the City's unique assets. The City is working with the local equestrian groups to offer equestrian events and activities. City has increased its communicaiton efforts to the community that includes highlighting local trail maps, outdoor activities, and group hikes provided by local agencies. | Implemented and Ongoing |
| CS-14 | The City shall continue to provide, and explore further, opportunities for social recreation activities for youth and teens, including studying the potential for a youth and teen center facility. | ComServ | | 2016-2035 | The city developed a teen center inside the Agoura Hills Recreation and Event Center in 2015. Teen programs and activities are always being provided. | Implemented and Ongoing |
| CS-15 | The City shall continue to promote healthy lifestyles and activities when considering recreation programs and activities, and specifically sponsor and support health-related programs and special events in the community. | ComServ | | Ongoing | Ongoing - through the many health lectures, special events, and workshops. The City also hosts special events such as group bike rides and long runs for the community during the year. Walking programs and group fitness continue to be offered. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|--|-------------------------------------|
| CS-16 | The City shall continue to offer frequent community-wide special events, including those that promote the City's history, family activities, cultural events, and educational outreach. | ComServ | | Ongoing | The City continues to offer special events such as Reyes Adobe Days, Concerts in the Park, and Movies in the Park, that showcase the City's history and provide residents with affordable family events. The City offers art shows, literature events, and more recently a film festival that featured local and historical documentaries. | Implemented and Ongoing |
| CS-18 | The City shall continue to support the joint Agoura Hills/Calabasas Community Center facility and programs to provide a diversity of recreational opportunities to residents. | ComServ | | Ongoing | The City continues to coordinate with the joint Agoura Hills/Calabasas Community Center for recreational opportunities. The City of Calabasas recently took over the Agoura Hills/Calabasas Community Center. The City will continue to promote the activities, even though the City will not be financially supporting it. | Implemented and Ongoing |
| CS-19 | The City shall continue to expand opportunities for citizen volunteers to enhance City recreation programs and special events. | ComServ | | Ongoing | The city has a large volunteer program with many opportunities for residents to get involved. The City engages volunteers of all ages to teach new skills and activities through the senior program. | Implemented and Ongoing |
| CS-5 | The City shall continue to strive to provide park and recreational facilities that are convenient and easily accessible for City residents, and accommodate a variety of user needs. | ComServ | | Ongoing | The City continues to upgrade park and recreations space when feasible with ADA compliant features, convenient seating areas, as well as walking paths and play equipment. Chumash Park Restroom Project to be completed April 2025. Council approved next improvement project at Morrison Park to be completed in FY 2025/26. | Implemented, Completed, and Ongoing |
| HR-2 | The City shall continue to maintain and enhance the Reyes Adobe Historical site. | ComServ | | Ongoing | The City currently maintains the Reyes Adobe Historical Site and recently completed a renovation of the site | Implemented and Ongoing |
| HR-3 | The City shall continue to utilize the Reyes Adobe site as an important historic and cultural resource focal point and gathering space for the community, and shall consider utilizing other locally significant historic resources to further engage residents in cultural and civic activities. | ComServ | | Ongoing | The City holds annual Reyes Adobe Day events and provides residents with educational information that addresses the importance of the site. This event has exposed the City to more individuals and families that are direct descendants of the historical site. | Implemented and Ongoing |
| M-26 | The City shall continue to operate its specific seasonal and special service shuttles, and explore the feasibility of a regularly scheduled Citywide shuttle system connecting various areas and districts of the City, and providing a reliable means of moving within the City for the non-driving population. | ComServ | | Ongoing | The City continues to operate specific season service monitors demand of bus service throughout the City. The City has developed and implemented a program called AH Go by partnering with a company who created an app that residents can order subsidized share rides on their phones. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
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| CS-21 | The City shall continue to periodically evaluate and adjust user and service fees for park facilities and recreation programs in order to reflect City costs of providing services as well as maintaining affordability. | ComServ | | Ongoing | The City continues to assess all service fees for park facilities to ensure City costs remain affordable for area residents. The City recently completed a comprehensive fee study that included an evaluation of fees for park facilities. New fees were implemented July 2025. | Implemented and Ongoing |
| CS-4 | The City shall consider land use compatibility and neighborhood context in siting future park and recreational facilities that are convenient and easily accessible for City residents, and accommodate a variety of user needs. | ComServ, CM | ComDev | Ongoing | The last of the public facilities were complete with the construction of the Agoura Hills Recreation and Event Center in 2015. There is no public land available to develop a city park. | Implemented and Ongoing |
| CS-1 | The City shall strive to meet the goals for local park and recreation space through additional facilities, and continue to maintain open space areas in accordance with the goals. | ComServ, ComDev | | Ongoing | The City continues to upgrade park and recreation space when feasible, providing services to area residents while maintaining open space areas. The City continues to obtain open space when opportunities are present. | Implemented and Ongoing |
| NR-18 | The City shall help promote citizen participation in educational opportunities offered by community and environmental organizations and other relevant government entities to learn about the natural resources, including plants and wildlife, in the region. | ComServ, ComDev | | Ongoing | The Community Services Department provides educational opportunities and volunteer opportunities to help educate the residents on the natural resources in the region. The City increased communication and outreach efforts promoting local workshops and educational forums hosted by local environmental groups. | Implemented and Ongoing |
| Admin 3 | Annual Review as part of the budget, reviewing General Plan policies to ensure consistency with CIP and Budget | Finance, PW, CM, ComDev | | Annually | In Progress - Reviewed annually as part of the budget review process | Implemented and Ongoing |
| LU-8 | Feasibility Study for fees to recover of costs of sewer, stormwater, and other infrastructure to new development | PW | CA | 2012 – 2015 | The City has reviewed studies to address fees to recover costs for sewer, stormwater and other infrastructure development. Currently the only fee is for TIF. These fees are incorporated into the conditions of approval | Implemented and Ongoing |
| M-25 | The City shall explore the feasibility of expanding bus transit services in the City with the Metropolitan Transportation Authority (MTA or Metro) and other relevant agencies to provide a viable alternative mode of travel for residents and employees, and the City shall coordinate with such agencies to ensure that a sufficient number of bicycles can conveniently be accommodated on buses to encourage mode links. | PW | CA | 2016-2035 | The City has required buses to install bicycle transportation racks to accommodate demand. The City looked into the demand for additional buses within the City and did not see a demand to increase | Implemented and Ongoing |
| M-5 | The City shall, in conjunction with the Las Virgenes Unified School District, explore the feasibility of Transportation Demand Management (TDM) strategies (e.g., staggering class schedules or adjusting school hours to avoid periods of high traffic volumes) along the following road segments adjacent to schools: Driver Avenue between Argos Street and Chesebro Road; and Lake Lindero Road north of Thousand Oaks Boulevard. | PW | CM | 2012 – 2015 | The City continues to work with LVUSD to explore TDM strategies along the highly impacted sections of the roadways adjacent to the schools. Recently the City completed a study to analyze the region that surrounds the Kanan Road corridor. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
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| M-7 | The City shall continue to identify and pursue a variety of funding methods to ensure the continued maintenance of the City's roadway system, including grants and matching funds from county, state, and federal agencies. | PW | CM | Ongoing | Staff continue to identify grant opportunities for maintenance of roadway systems | Implemented and Ongoing |
| S-17 | Encourage the location and development of new essential public facilities outside of flood hazard zones to the extent feasible | PW | CM | Ongoing | Adopted on August 10, 2022 - The City works with local public agencies to ensure new public facilities avoid encroachments into flood zones where applicable | Implemented and Ongoing |
| S-18 | Maintain a cooperative working relationship with the County Flood Control District and other public agencies to ensure the structural and operations integrity of essential public facilities during flooding | PW | CM | Ongoing | Adopted on August 10, 2022 - The City works with local public agencies to ensure new public facilities avoid encroachments into flood zones where applicable | Implemented and Ongoing |
| U-5 | The City shall continue to consult with the Las Virgenes Municipal Water District to ensure adequate emergency water supply capacity is available to the City. | PW | CM | Ongoing | The City coordinates regularly with LVMWD, and works hand in hand to reduce water usage during drought conditions and identify and install diversion projects to develop additional local supply. | Implemented and Ongoing |
| U-48 | The City shall continue to explore the feasibility of replacing overhead electrical transmission and distribution lines with underground infrastructure. | PW | CM, ComDev | Ongoing | This effort is ongoing. Several recent projects have included this effort, specifically the Undergrounding District #2 on Cornell, the Ladyface Greenway Project, the Kanan/Agoura Intersection, and the Kanan Corridor all include undergrounding to the greatest possible extent | Implemented and Ongoing |
| LU-4 | Update, prioritize, and implement the CIP. Explore and implement a range of financing approaches including use of redevelopment funds, development impact fees, and grants. | PW | ComDev | Annually | The City has an adopted Capital Improvement Program (CIP), which consists of a variety of projects to construct, maintain, repair, and rehabilitate the City's infrastructure and facilities. The Capital Improvement Program provides an orderly plan for meeting the community's needs in a fiscally responsible manner. | Implemented and Ongoing |
| LU-6 | Continue to maintain the reciprocal agreement with Ventura County for traffic impact fees, and seek similar agreements with other neighboring jurisdictions. | PW | ComDev | Ongoing | Reciprocal agreements with Ventura County are in place and staff is currently looking into alternative programs which would benefit the City | Implemented and Ongoing |
| LU-7 | Continue to require developers to construct infrastructure necessary to serve their project and implement CEQA mitigation measures when identified. | PW | ComDev | Ongoing | Staff continues to review development applications with regard to infrastructure requirements, CEQA and potential impacts to neighboring communities | Implemented and Ongoing |
| M-2 | The City shall, during the development project review and entitlement phase, continue to evaluate traffic impact analyses and reports according to the City's minimum level of service standards for roadways and intersections. | PW | ComDev | Ongoing | Public Works Staff continue to review development applications based on provisions designed to reduce traffic impacts and provide minimum level of service standards for roadways | Implemented and Ongoing |
| M-22 | The City shall promote the use of alternative modes of travel through dissemination of information about bikeways, pedestrian pathways, and bus and shuttle services available in the City and adjacent communities, and inform the public about the benefits of utilizing alternative travel modes. The City shall collaborate and coordinate with regional transportation groups and agencies and other advocacy groups in these education efforts. | PW | ComDev | Ongoing | The City provides information regarding bicycle paths and trails throughout the City, in addition to providing information related to the Kanan Shuttle | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|------------|------------------------|-----------|--|-------------------------|
| M-23 | The City shall implement, in coordination with the Las Virgenes Unified School District and private schools, relevant measures of the federal and state Safe Routes to Schools Program, and shall coordinate with the schools to promote the use of alternative modes of transportation for students and staff. | PW | ComDev | 2016-2035 | The City has implemented Safe Routes to Schools Program through the use of the Kanan Shuttle Services | Implemented and Ongoing |
| N-6 | The City shall continue to design roadway improvement projects, and coordinate as necessary with the California Department of Transportation, so that roadway noise exposure to adjacent uses is minimized, and the City shall continue to require the incorporation of noise attenuation measures in such roadway projects. | PW | ComDev | Ongoing | The City has not recently developed any roadway projects that increase roadway noise. To the extent financially feasible rubberized asphalt is used in roadway projects to dampen noise. | Implemented and Ongoing |
| S-32 | Develop a Citywide network that ensures access to safe bicycle facilities, and connects to regional bicycle facilities | PW | ComDev | Ongoing | Adopted on August 10, 2022 - The City has developed a Bicycle Master Plan that will provide connections for bicycles and pedestrians throughout the City. The Environmental Document for the BMP is estimated for completion Spring 2026. | Implemented and Ongoing |
| S-34 | Encourage the availability of clean power to residents and businesses in the City, with the goal of total renewable energy use | PW | ComDev | Ongoing | Adopted on August 10, 2022 - The City is working closely with Las Virgenes Water District to facilitate the development of a PureWater facility in the City | Implemented and Ongoing |
| S-35 | Maintain Adequate Transportation. Maintain roadways, bridges and other transportation facilities during extreme heat events | PW | ComDev | Ongoing | Adopted on August 10, 2022 - The City works to ensure the roadway systems are adequate for traffic during all times of year and maintains street trees to assist in the cooling of urban heat islands | Implemented and Ongoing |
| U-19 | The City shall continue to comply with the Federal Emergency Management Agency (FEMA) requirements, continue to ensure that development projects be consistent with Los Angeles County Flood Control District requirements, as applicable, and ensure that there is adequate capacity in the storm drain system to accommodate the additional storm water flows. | PW | ComDev | Ongoing | The City continues to review all development applications for compliance with FEMA and LA County Flood Control District requirements | Implemented and Ongoing |
| U-22 | The City shall continue to require that new developments incorporate storm water treatment practices that maximize percolation and minimize offsite surface runoff, using methods such as pervious and semi-pervious paving material for parking, driveways, walkways, and other paved areas, as well as retention/detention basins. | PW | ComDev | Ongoing | The City continues to require adequate percolation on-site (and minimal off-site runoff) using pervious materials for public walkways, sidewalks or other paved areas. The City also requires the use of retention/detention basin where needed. | Implemented and Ongoing |
| U-56 | The City shall continue to require that all necessary improvements to infrastructure, including roadways, to accommodate new development projects or mitigate their specific impacts be completed prior to occupancy, unless otherwise agreed to by the City and project proponent under special conditions and arrangement. | PW | ComDev | Ongoing | Staff consistently requires these improvements be complete prior to signing the Certificate of Occupancy. | Implemented and Ongoing |
| NR-13 | The City shall continue to prioritize the use of native landscaping suitable to the Agoura Hills area, including plants and trees that provide a high level of wildlife habitat, in all City landscaped facilities and projects, to the extent practicable. | PW | ComDev | Ongoing | The City plants native plants in all City landscaped areas where feasible and is continually working to remove invasive species and replace with native vegetation. The City's Arterial Streetscape Master Plan was recently approved and updated in October 2025. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-------------|--|-------------------------|
| NR-10 | The City shall continue to maintain and augment as necessary trees and other landscaping in City parks. | PW | ComServ | Ongoing | The City continues to maintain city trees throughout its parks and public properties and continues to look for opportunities to plant native species. The City is in the process of completing an updated Tree Survey Report, supporting future establishment and management of more fire-resistant and native urban forest for the City in the public right-of-way and parks. | Implemented and Ongoing |
| NR-11 | The City shall minimize the application of pesticides and herbicides on all City-owned landscaped properties. | PW | ComServ | Ongoing | The City has adopted an anti-pesticide ordinance and utilizes approved products on all City-owned properties | Implemented and Ongoing |
| LU-5 | Continue to implement the Arterial Street System Development Fee (TIF) for new development and update the fee periodically, as necessary. | PW | | Ongoing | The City has adopted Traffic Impact Fee (TIF) program that analyzes the need for a transportation assessment in conformance with CEQA guidelines, and City policies, Resolution No. 20-1942. | Implemented and Ongoing |
| M-1 | The City shall establish a traffic collision monitoring program to collect and monitor collision data at major intersections on a regular basis, and identify improvements for vehicles, bicycles, and pedestrians at the most frequent collision locations to improve safety. | PW | | 2012 – 2015 | The City receives monthly traffic collision reports it uses to assess potential hazards within the City | Implemented and Ongoing |
| M-12 | The City shall evaluate intersections where traffic signal timing can be optimized and coordinated on a periodic basis, and implement such improvements. | PW | | Ongoing | Completed and ongoing with the Signal Synchronization program | Implemented and Ongoing |
| M-13 | The City shall continue to consider a variety of traffic control devices at intersections, including the use of roundabouts and traffic circles, as appropriate, when undertaking transportation improvement projects, and shall encourage the same in private development projects during the project review and entitlement phase. | PW | | Ongoing | Completed and ongoing with the Signal Synchronization program | Implemented and Ongoing |
| M-14 | The City shall require the use of the truck routes designated on Figure M-3 for ongoing commercial and industrial business operations and during construction of new development, to the extent practicable, and shall identify ways to monitor and ensure compliance. The City shall provide truck route information to commercial and industrial businesses, and shall stipulate the truck routes, and in some cases, schedules, as part of development project conditions of approval in the project review and entitlement phase. | PW | | Ongoing | The truck routes figure on M-3 is provided and enforced to the extent practicable. | Implemented and Ongoing |
| M-15 | The City shall incorporate more reliable and energy efficient mechanisms and alternative energy technologies into its traffic control systems, such as the use of light emitting diodes (LED), the use of uninterruptible power supplies (UPS), and battery backup systems, traffic signal re-timing, and other technologies as they become available, to the extent feasible. | PW | | 2012-2015 | The City has incorporated solar chargers, LED lights where feasible, and solar cameras and will continue to incorporate additional energy-efficient mechanisms/technologies were feasible | Implemented and Ongoing |
| M-16 | The City shall periodically assess the need for traffic calming measures (e.g., curb extensions, center islands) along local and collector streets in residential areas, and identify and implement such measures in coordination with input from neighborhood residents. | PW | | Ongoing | The City continues to assess the need for traffic calming measures. Recently the City restriped a street section in Lake Lindero to reduce vehicle speeds | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-------------|---|-------------------------|
| M-18 | City shall coordinate with neighborhood residents to encourage that private streets are developed in accordance with the provisions of the Municipal Code and other regulatory federal, state, and county standards used by the City, including provisions for traffic calming, as necessary. | PW | | Ongoing | Coordination with private streets is ongoing, as development of residential lots on private streets are conditioned. | Implemented and Ongoing |
| M-20 | The City shall, to the extent feasible, design roadways with sufficient flexibility for, and in anticipation of, possible future advances in technology for alternate transportation modes. | PW | | Ongoing | The City has a policy in place to require the installation of fiber and solar for new development | Implemented and Ongoing |
| M-21 | The City shall continue to implement bus stop design improvements, which shall include consideration for the following: covered bus shelters, benches, waste receptacles, public art, or special aesthetic treatment of transit amenities. The City shall also consider such design measures in shuttle stop areas. | PW | | Ongoing | The City requires improvements to park and ride benches; however bus stop design improvements were previously denied when brought to City Council - Review for a possible future General Plan amendment | Implemented and Ongoing |
| M-4 | The City shall implement the specific roadway improvements listed in the Mobility section, as shown in Figure M-3, the timing of which shall be determined by periodic monitoring of roadway traffic. | PW | | Ongoing | The City completed the Agoura Road widening project in 2011 and continues to design and plan additional roadway improvement projects listed in the Mobility section of the General Plan | Implemented and Ongoing |
| M-6 | The City shall continue to implement street beautification programs, including installation and maintenance, involving street trees and median landscaping, pavement, and street signage. | PW | | Ongoing | The City continues to design and maintain street landscaping, pavement and signage and other beautification programs | Implemented and Ongoing |
| M-9 | The City shall continue to ensure that the transportation network as a whole (roadways, bikeways, pedestrian paths, transit) accommodates the needs of a wide range of users, including adults, youth, and seniors, as feasible and applicable. | PW | | Ongoing | Staff continues to institute programs that strive to design and develop complete streets to allow all users equal access to the roadway and pedestrian pathway networks | Implemented and Ongoing |
| NR-14 | The City shall prepare informational materials regarding ways to minimize pollution in City creeks, drainages, and flood channels, including reducing the use of pesticides and herbicides on landscaping, using storm water filter mechanisms, and avoiding dumping into water bodies, to distribute to members of the public. | PW | | 2012 – 2015 | This is an ongoing effort and will be shared on the City's website. Pre Pandemic staff provided in classroom education and is hoping to reestablish these programs over the coming years. | Implemented and Ongoing |
| NR-17 | The City shall continue its efforts in improving and protecting the water quality of the City's creeks, drainages and flood control channels through periodic community clean up events; public education programs regarding pollution prevention, as well as compliance with the requirements of the National Pollution Discharge Elimination System (NPDES) Permit, and other federal and state water quality regulations, and shall include coordinating and collaborating with other jurisdictions and agencies as appropriate to achieve water quality aims. | PW | | Ongoing | Ongoing. In addition to the efforts identified in NR-15, Staff is working with the Regional Water Quality Control Board to reassess Wet weather compliance targets, and is on target to begin installation of 10 storm drain to sewer diversion installations to comply with dry weather targets as well as create water supply in the area. The City currently acts as the lead agency for the region and coordinates regularly with jurisdictions at the local, county, and state levels. | Implemented and Ongoing |
| NR-23 | The City shall continue to implement its street sweeping program. | PW | | Ongoing | The City contracts for services to clean the streets on a regular basis | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|--|-------------------------|
| NR-3 | The City shall continue to implement the requirements of the City's National Pollution Discharge Elimination System (NPDES) Permit, including Storm Water Pollution Prevention Plans and Standard Urban Storm Water Mitigation Plans, and continue efforts to be in compliance with all applicable state and federal water quality regulations. | PW | | Ongoing | Staff continues to require SWMP and SWPP plans for all development applications and reviews to ensure the proposed development is in compliance with the state and federal water quality regulations | Implemented and Ongoing |
| NR-9 | The City shall continue to install and maintain roadway medians and parkways and edges of roadways with trees and other landscaping to lessen heat island effects and to promote aesthetics and urban forestry. | PW | | Ongoing | Staff continues to maintain landscaping within the medians, right-of-ways, and parkways throughout the City | Implemented and Ongoing |
| U-11 | The City shall continue to maintain City owned sewer lines, including coordinating with the Los Angeles County Public Works Department and other entities, as necessary | PW | | Ongoing | The maintenance of our Sewer System is and has always been done by the Los Angeles County Consolidated Sewer Maintenance District. Fees are collected directly from the County and maintenance is completed as necessary. | Implemented and Ongoing |
| U-12 | The City shall continue to coordinate with the Las Virgenes Municipal Water District regarding upgrades to sewer main lines that may be required as development projects are proposed. | PW | | Ongoing | The City coordinates with LVMWD for the review of all development applications submitted to the City that have the potential to impact water usage | Implemented and Ongoing |
| U-14 | The City shall require proposed development projects to conduct sewer collection system analyses to determine if facilities are adequate to handle the proposed development during the project review and entitlement phase. | PW | | Ongoing | This effort is consistently required of proposed development. | Implemented and Ongoing |
| U-16 | The City shall require new development and substantial additions to existing businesses that may generate toxic or potentially hazardous substances to install monitoring wells to alert City staff about possible contamination. | PW | | Ongoing | Monitoring wells are required at gas stations, staff is unaware of other toxic substance uses in the City, but will require monitoring wells be installed and appropriate reporting to regulatory agencies should this use be developed in the future. | Implemented and Ongoing |
| U-18 | The City shall prepare informational materials regarding the proper use and maintenance of septic systems to distribute to members of the public. | PW | | 2012-2015 | This is an ongoing effort and will be shared on the City's website. Septic is not allowed unless connection to a Sewer Main is unfeasible. | Implemented and Ongoing |
| U-20 | The City shall continue to require that a drainage plan and study be submitted as part of a development project application, as appropriate, to demonstrate that there is adequate capacity either onsite or in the storm drain system to accommodate any additional flows. | PW | | Ongoing | The City continues to require drainage plans for all development applications and reviews to ensure adequate capacity for stormwater is implemented | Implemented and Ongoing |
| U-23 | The City shall encourage the use of bioswales and other similar mechanisms to detain and filter storm water onsite for flood control and water quality treatment to the extent feasible in new development projects. | PW | | Ongoing | Stormwater BMPs including bioswales and retention/detention are included in development and CIP project to the greatest extent feasible | Implemented and Ongoing |
| U-24 | The City shall continue to require that new development projects comply with the National Pollution Discharge Elimination System permit and incorporate best management practices, and monitor their compliance through the development project application process and site inspections. | PW | | Ongoing | The City requires all applicable development applications to comply with the National Pollution Discharge Elimination System and incorporate BMP's throughout the construction phase | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|---|------------|------------------------|-----------|---|-------------------------|
| U-7 | The City shall continue to utilize reclaimed water for landscaping in City maintained facilities, as service is available. | PW | | Ongoing | The City utilizes reclaimed water in all city medians and facilities to the extent practicable, and evaluated main line extensions where no reclaimed water mains currently exist. No additional main extensions are currently planned. | Implemented and Ongoing |
| U-8 | The City shall work with the Las Virgenes Municipal Water District to encourage the development of adequate reclaimed water infrastructure that serves the entire City. | PW | | Ongoing | The City is coordinating closely with LVMWD in the planning and development of the Pure Water facility proposed along Agoura Rd | Implemented and Ongoing |
| U-9 | The City shall explore with the Las Virgenes Municipal Water District the feasibility of providing reclaimed water for residential landscaping, as infrastructure becomes available. | PW | | 2012-2015 | The City continues to analyze provisions to require reclaimed water for residential landscaping projects without the City | Implemented and Ongoing |
| U-47 | The City shall continue to require development projects to comply with City policies and ordinances requiring the undergrounding of existing and new utilities needed to serve the project. | PW | | Ongoing | Undergrounding is encouraged to the greatest extent feasible. | Implemented and Ongoing |
| S-1 | The City shall continue to ensure that all development projects comply with federal, state and Los Angeles County requirements for floodplain management, flood hazard protection and use, and storage of hazardous materials. | PW, BS | | Ongoing | The City continues to review all development applications for compliance with state and federal flood hazard protection regulations and regulations pertaining to hazardous materials | Implemented and Ongoing |
| CS-34 | The City shall continue to maintain the City's graffiti abatement program, providing timely response to graffiti reports and adequate mitigation of graffiti. | PW, CM | | Ongoing | The City continues to respond to graffiti complaints in a timely manner assisting with the graffiti removal or assisting residents with questions related to removal on private property | Implemented and Ongoing |
| NR-24 | The City shall continue to comply with Division of Mines and Geology regulations, as applicable | PW, ComDev | BS | Ongoing | The City continues to review development applications for compliance with geological regulations as applicable | Implemented and Ongoing |
| CS-23 | The City shall use the most sustainable and environmentally sensitive design and construction methods shall be employed in trail and pathway development, and trail and pathway development projects shall undergo environmental review pursuant to the California Environmental Quality Act to ensure no significant adverse impacts result from their implementation. | PW, ComDev | | Ongoing | Staff consistently applies the most sustainable and environmentally sensitive design and construction methods to which we are knowledgeable. CEQA is followed and enforced. | Implemented and Ongoing |
| NR-15 | The City shall explore the feasibility of improving the creeks, drainages and flood channels in the City through regular removal of non-native and invasive plants and trees; planting of native species within and/or along the top of the water courses; development of adjacent bikeways and pedestrian paths, as practicable; and, in some cases, restoring developed water courses to their natural earthen and vegetated condition while still maintaining adequate flood control and protection. | PW, ComDev | | 2016-2035 | This is an ongoing effort and will be shared on the City's website. Pre Pandemic staff provided in classroom education and is hoping to reestablish these programs over the coming years. Initial studies are planned for Lake Lindero for improving water quality and Liberty Canyon Creek for naturalization. | Implemented and Ongoing |

Implemented and Ongoing Implementation Programs

| Policy/Imp Measure | Action | Department | Supporting Departments | Frequency | Status | Timeframe |
|--------------------|--|----------------|------------------------|-----------|---|-------------------------|
| M-30 | The City shall continue to coordinate with the California Department of Transportation (Caltrans), the Metropolitan Transportation Authority (MTA or Metro), the Southern California Association of Governments (SCAG), neighboring jurisdictions, and other appropriate agencies, as necessary, on City and regional transportation matters, including to: solve transportation issues affecting the City and complete transportation projects; support efforts to reduce single occupancy vehicle travel; encourage efficiency of transportation facilities; ensure efficient allocation of transit and transportation resources; support alternative modes of travel; and comply with federal, state and regional mandates. | PW, ComDev, CM | | Ongoing | The City works closely with Metro, Caltrans and SCAG to solve transportation issues affecting the City including taking part in regular meetings and attending workshops and seminars hosted by transportation partners | Implemented and Ongoing |
| U-31 | The City shall continue to conduct green waste recycling for City parks and other facilities, and to recycle tree trimmings as mulch. | PW, ComServ | CM | Ongoing | The City continues to produce mulch using tree trimmings throughout the City and continues to conduct green waste recycling in the City parks | Implemented and Ongoing |

Attachment C
2025 Development Summary

Residential Development Summary

| Project name | Project Location | Parcel No. | Case No. | Status | Project Description | City Contact |
|--|--|---|---|--------------------|--|-------------------------------|
| Avi Edry (AHO) | 28902 Agoura Road | 2061-029-005 2061-029-006 | AHO-2023-0003 | Approved | Request to build a new mixed use development with 33 dwelling units and 1,200 sq. ft. of commercial area. Env. Review: Ministerial | R. Nesovic (818) 597-7310 |
| Regency (AHO) | 29045 Agoura Road | 2061-006-044 | AHO-2023-0002 | Under Construction | Request to build new mixed use development: 278 dwelling units (313,000 sq. ft.), parking garage (140,357 sq. ft.), and commercial (5,258 sq. ft.) Env. Review: Ministerial | R. Nesovic (818) 597-7310 |
| Agoura Village (AHO) | SW corner of Agoura/Kanan Roads | 2061-032-021 2061-032-022 2061-032-028 | AHO-2024-0004 LOT-2024-0010 OAK-2024-0103 | Approved | Request to build new mixed-use development with 238 multifamily residential units, 9,000 square feet of ground floor commercial space, a parking structure, and lot line adjustment on a 7.2-acre site Env. Review: Ministerial | R. Nesovic (818) 597-7310 |
| National Core (AHO) | 300 feet east of Agoura and Kanan on North side of Agoura Road | 2061-006-056; 2061-006-047 | PZ-2025-47-AHO | In Review | 100% affordable project. 54 unit apartment development with low and very low-income units and underground parking. | A. Georgeff (818) 597-7342 |
| Arvind Aurora | 28340 Balkins Drive | 2055-021-044 | CUP-01533-2018, OAK-01534-2018 | Approved | Request to build a single-family residence. Env. Review: Catex | K. Garcia (818) 597-7339 |
| Brian Campbell for Gateway Church/Strata | 29646 Agoura Road | 2061-033-013 | CUP-01849-2020 GPA-01852-2020 SPR-01850-2020 SPA-01851-2020 TRM-01854-2020 OAK-01853-2020 SIGN-01861-2020 | In Review | Request to build 60 duplex residences and 25,826 SF church building. Parcel Map to subdivide parcel into 5 lots. Env. Review: EIR | K. Garcia (818) 597-7339 |
| Oren | 5810 Colodny Drive | 2055-023-046 | CUP-2022-0010 SPR-2022-0017 OAK-2022-0037 | Approved | Request to build a new single-family residence with an attached garage. Env. Review: Catex | R. Nesovic (818) 597-7310 |
| Dorothy Place Multi-Family Development | 28000 Dorothy Drive | 2061-013-001, 002, 003, 004, 005, 024, 025, 036, 039, 040 | CUP-2022-0009 SPR-2022-0014 OAK-2022-0032 TRM-2022-0002 COC-2022-0001 | In Review | New 60-unit multi-family townhouse development. Env. Review: TBD | A. Georgeff (818) 597-7342 |

Residential Development Summary

| Project name | Project Location | Parcel No. | Case No. | Status | Project Description | City Contact |
|---|-------------------------|--------------|---|--------------------|--|------------------------------|
| Rosen for Haffner | 6467 Chesebro Road | 2055-029-007 | CUP-2022-0016 SPR-2022-0025 OAK-2022-0046 | Under Construction | Request to build a single-family residence Env. Review: Addendum | K. Garcia (818) 597-7339 |
| Maor | 28415 Waring Place | 2055-004-029 | SPR-2022-0029 | Approved | Request to remove existing SFR and building new SFR w/ attached garage. Env. Review: Catex | K. Garcia (818) 597-7339 |
| Michael Allan | 6055 Hackers Lane | 2056-023-030 | SPR-01005-2014, VAR-01006-2014, OAK-01007-2014, 14-SPR-005 14-VAR-002 14-OTP-024 | Under Construction | Request to add 964 sqft to an existing single family residence. Env. Review: Catex | K. Garcia (818) 597-7339 |
| Mark and Kristina Clemens | 6105 Lapworth Drive | 2055-001-044 | CUP-01187-2015 OAK-01188-2015 | In Review | Request to demolish an existing residence and rebuild a 4,996 two-story, SFR with a 953 sqft. Garage. Env. Review: Catex | K. Garcia (818) 597-7339 |
| Rami Ben-Moshe (Previously Yehuda Benezra) | 28433 Driver Avenue | 2055-017-016 | SPR-01769-2020 | Under Construction | Request to build a new single family residence Env. Review: Catex | K. Garcia (818) 597-7339 |
| Phelps | 4137 Jim Bowie Road | 2064-013-007 | SPR-2023-0038 (Ref. SPR-01842-2020) | Under Construction | Amend original scope of 697 sq. ft. to 841 sq.ft. addition to first floor. Revision to 2020 SPR case. | R. Nesovic (818) 597-7310 |
| Grinbaum for Shalev | 29105 Garden Oaks Court | 2051-010-002 | SPR-2021-0011 | Under Construction | Request to build an addition on the first and second floor of an existing two-story single family residence. Env. Review: Catex | K. Garcia (818) 597-7339 |

Residential Development Summary

| Project name | Project Location | Parcel No. | Case No. | Status | Project Description | City Contact |
|---------------------------------|-----------------------|------------------------------|--|--------------------|--|------------------------------|
| Brian Gelt | 6461 Chesebro Road | 2055-029-001 | AMND-2023-0002 OAK-2023-0085 OAK-2024-0106, SPR-2024-0049, VAR-2024-0004, CUP-2024-0030 | Approved | Amend garage design from 2 stories to 1 story. Env. Review: Addendum | K. Garcia (818) 597-7339 |
| Baguio for Arcinue | 5619 Colodny Drive | 2055-013-036 | SPR-2023-0031 CUP-2023-0020 | Approved | Addition of 1,464 sq. ft. to existing 2,560 sq. ft. single-family residence Env. Review: Catex | K. Garcia (818) 597-7339 |
| Vega | 30749 Canwood Street | 2054-003-043 | SPR-2023-0033 | In Review | New 2nd story Addition of 517 sq. ft. to (e) 1,231 sq. ft. SFR. Env. Review: Catex | K. Garcia (818) 597-7339 |
| Yona for Skelton | 6511 Chesebro Road | 2055-029-005 2055-029-006 | CUP-2023-0024 SPR-2023-0043 | In Review | Request to building a new single-family residence with detached accessory structure. Env. Review: TBD | K. Garcia (818) 597-7339 |
| Rocha del Nuez for Jeff Aviezer | 23800 Balkins Dr. | 2055-021-018 | CUP-2023-0027 SPR-2023-0045 OAK-2023-0087 | In Review | Request to build new 5,865 sq. ft. SFR with attached 690 sq. ft. garage. Env. Review: TBD | R. Nesovic (818) 597-7310 |
| Radoumis | 6441 Chesebro Road | 2055-05-072 | CUP-2023-0024 SPR-2023-0042 OAK-2023-0082 | Under Construction | Request to add 1,440 sq. ft. to existing single-family residence and 94 sq. ft. of covered balcony area. Env. Review: Catex | K. Garcia (818) 597-7339 |
| SC Planners for Sheffield | 27901 Blythdale Road | 2055-001-038 | CUP-2024-0029 SPR-2024-0047 | Under Construction | Request to add 983 sq. ft. for a new garage/barn, 3,400 sq. ft. sports court, 1,221 sq. ft. for a pitching bullpen. Env. Review: Exempt | R. Nesovic (818) 597-7310 |
| Shafran | 5900 Bainbridge Court | 2058-040-003 | SPR-2024-0048 | Under Construction | Request to add 620 sq. ft. to the first story, and 568 sq. ft. to the second story. Env. Review: Exempt | R. Nesovic (818) 597-7310 |
| Menahem Addition | 6149 Palo Comado Dr | 2055-023-073 | SPR-2023-0037 | In Review | Request to add 534 sq. ft. for a new garage, and 380 sq. ft. for a new deck to an existing SFR. Env. Review: TBD | K. Garcia (818) 597-7339 |

Residential Development Summary

| Project name | Project Location | Parcel No. | Case No. | Status | Project Description | City Contact |
|-----------------------------|-------------------------|--------------|-----------------|--------------------|---|------------------------------|
| Blythedale Addition | 27934 Blythdale Road | 2055-024-007 | SPR-2024-0053 | Approved | Request to add 397 sq. ft. to the first story an existing SFR Env. Review: Exempt | E. Wang (818) 597-7328 |
| Glavin SB9 | 5914 Chesebro Road | 2055-026-042 | SB9-2024-0001 | Approved | Request to build a new 1-story 5,295.19 square-foot single-family dwelling with an attached 561.34 square-foot 3-car garage and a 575.87 square-foot barn Env. Review: Ministerial | E. Wang (818) 597-7328 |
| Sarahang Duplex | Canyon Way (Lot 14) | 2061-018-062 | SB9-2024-0002 | In Review | Request to build Two new 2-story 800 sq. ft. single family dwellings. Env. Review: Exempt | R. Nesovic (818) 597-7310 |
| Ofer SB9 | 28336 Driver Avenue | 2055-005-030 | SB9-2024-0003 | In Review | Request to build a new 1-story 1,000 sq. ft. SFR on a developed lot Env. Review: Exempt | E. Wang (818) 597-7328 |
| Lake Lindero Addition | 5819 Lake Lindero Drive | 2056-020-007 | PZ-2025-169-SPR | In Review | Addition to Second Story | E. Wang (818) 597-7328 |
| Zemach | 5370 Lewis Road | 2055-005-053 | PZ-2025-153-SPR | In Review | 700 sq ft home addition and conversion of existing kitchen and living room into new master bedroom suite. | E. Wang (818) 597-7329 |
| 6350 Chesebro Pool | 6350 Chesebro Road | 2055-001-041 | PZ-2025-145-SPR | In Review | New pool and spa, pool equipment, pool enclosure on a hillside lot. | E. Wang (818) 597-7329 |
| 5819 Lake Lindero Addition | 5819 Lake Lindero Drive | 2056-020-007 | PZ-2025-169-SPR | In Review | 276 sq. ft. addition to an existing second story | E. Wang (818) 597-7329 |
| 5748 Colodny Drive | 5748 Colodny Drive | 2055-011-038 | PZ-2025-152-CUP | In Review | New second story addition to existing home. | E. Wang (818) 597-7328 |
| 5920 Colodny Drive Addition | 5920 Colodny Drive | 2055-023-088 | PZ-2025-212-SPR | In Review | Interior remodel and garage/deck addition | E. Wang (818) 597-7328 |
| 27824 Blythedale Addition | 27824 Blythedale Rd. | 2055-024-041 | PZ-2025-159-CUP | In Review | First floor- 760 sq. ft. addition and remodel. Second floor- 329 sq. ft. addition and remodel. | |
| Lugasi SB9 | 28629 Acacia Glen Drive | 2050-013-023 | SB9-2024-0004 | Under Construction | Request to build a new 2-story 2,030 sq. ft. SFR. Env. Review: Exempt | E. Wang (818) 597-7328 |

Commercial Development Summary

| Project name | Project Location | Parcel No. | Case No. | Status | Project Description | City Contact |
|----------------------------------|---|--|---|-----------------------|--|-----------------------------|
| Antilla for Chesebro Senior Care | Northwest corner of Agoura Rd/Chesebro Rd | 2061-012-012, -014, -015, -018, -047, -048, -049 | SPR-2021-0006 CUP-2021-0003 PMAP-2021-0001 ZONE-2021-0001 OAK-2021-0007 | Scheduled for Hearing | Request to construct new senior care facility with 76 rooms/beds, merge lots, and zone change to remove OA overlay from the lot's designation. Env. Reivew: TBD | K. Garcia (818) 597-7339 |
| El Pollo Loco Drive-Thru | 5050 Kanan Road | 2061-006-053 | SPR-2022-0016 OAK-2022-0036 | In Review | Modification to parking lot and drive-thru lane. Env. Review: TBD | K. Garcia (818) 597-7339 |
| Agoura Business Center North | 28721 Canwood Street | 2048-012-032 | CUP-2022-0012, SPR-2022-0019, OAK-2022-0039, PMAP-2022-0002 | In Review | Request to build 2 industrial buildings: Building C: 35,532 sq. ft. Building D: 36,545 sq. ft. Env. Review: MND | E. Wang (818) 597-7328 |
| Korten Chesebro Office | 5066 Chesebro Road | 2061-013-033 | CUP-2022-0014, SPR-2022-0020 | Approved | New 2,545 sq. ft. two-story office building. Env. Review: TBD | K. Garcia (818) 597-7339 |
| Network Connex | 28001 Dorothy Drive | 2061-011-021 | WIRE-2025-0014 | In Review | Request to modify an existing wireless telecommunications facility Env. Review: TBD | E. Wang (818) 597-7328 |
| Ladyface Vista LP | 29541-29557 Canwood Street | 2053-001-008 | CUP-2021-0004 SPR-2021-0007 OAK-2021-0012 TRM-2021-0001 SIGN-2021-0013 | Approved | Request to build 5 new office buildings with surface parking with signage; encroach in the protected zone of 2 oak trees; subdivide the parcel. Building A: 3526 Building B: 3643 Building C: 5767 Building D: 3733 Building E: 6310 Env. Review: ND | K. Garcia (818) 597-7339 |
| Western Veterinary | 4990 Reyes Adobe Road | 2061-005-065 | SIGN-2023-0068 | In Review | New sign program to illuminate two building signs on an existing commercial building. Env. Review: Catex | K. Garcia (818) 597-7339 |
| McEvoy Landscape | 30601 Agoura Road | 2061-002-036 | SPR-2023-0035 OAK-2023-0067 | Under Construction | Exterior site improvements to an existing commercial office building to include new deck and landscaping. Env. Review: Catex | K. Garcia (818) 597-7339 |

Commercial Development Summary

| Project name | Project Location | Parcel No. | Case No. | Status | Project Description | City Contact |
|-------------------------------|--------------------------|--|---|-----------|--|-----------------------------|
| Whizin Outdoor Dining | 28912 Roadside Drive | 2061-007-041 2061-007-051 2061-007-052 2061-007-054 | AVDP-2023-0005 | Approved | Request to add outdoor dining areas to 5 eating/drinking establishments located in the Whizin Market Env. Review: TBD | K. Garcia (818) 597-7339 |
| Joni & Friends ADA Ramp | 30005 Ladyface Court | 2061-005-064 | SPR-2024-0052 OAK-2024-0117 | Approved | Request to construct a new ADA ramp that connects the second floor surface parking lot to the ground floor of an existing building. Env. Review: TBD | E. Wang (818) 597-7328 |
| Lake Lindero Country Club ABC | 5719 Lake Lindero Dr. | 2061-010-006 | PZ-2025-111-CUP | Approved | Re-classify ABC Liquor License from type 51 to type 41. | E. Wang (818) 597-7328 |
| Agoura Village Center | 29020 & 29008 Agoura Rd. | 2061-031-1028; 2061-031-024 | AVDP-2025-0007 | Approved | Rebuild and remodel fire damaged building, landscaped area, and parking lot. Renovate existing commercial storefronts. | R.Nesovic (818) 597-7310 |
| Agoura Dance Studio & Café | 29020 Agoura Road | 2061-031-024 | PZ-2025-27-CUP | Approved | Tenant Improvement: Interior fit out of tenant space. ~7,623 SF existing restaurant and outdoor space (Assembly Use Group A-2) into proposed ~ 5,351 SF Dance Studio (Assembly Use Group A-3) and ~2,272 Cafe (Assembly Use Group A-2). | R.Nesovic (818) 597-7311 |
| 7/11 Sign Program | 5000 Kanan Road | 2061-006-052 | PZ-2025-161-SIGN | In Review | Reface existing signs and proposing 2 new internally illuminated wall signs on store with a sign program. | E. Wang (818) 597-7328 |
| Home Gallery Model Display | 29219 Canwood Street | | PZ-2025-199-SPR | In Review | Prefab home installation in parking lot of 29219 Canwood Street for static display of prefab ADUs | E. Wang (818) 597-7328 |
| Schochet Barn/Arena | 6491 Chesebro Road | 2055-029-013 | PZ-2025-183-CUP | In Review | Proposed barn, covered round pen and riding arena. | K. Garcia (818) 597-7339 |
| Chesebro Canyon Ranch | 6500 Chesebro Road | 2055-001-031 | CUP-2024-0031 SPR-2024-0051 OAK-2024-0108 | In Review | Request to continue use of a private equestrian facility with modifications to existing structures, improvements, and operations, including a request to conduct year-round events and construction of two accessory structures and related site improvements. Env. Review: TBD | K. Garcia (818) 597-7339 |



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: DIEGO IBANEZ, DIRECTOR OF FINANCE
SUBJECT: RECEIVE AND FILE THE CITY OF AGOURA HILLS ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2025

The City's independent auditors from the firm Chavan & Associates LLP performed the citywide annual audit. Chavan & Associates has issued an unmodified opinion, indicating that the City's financial statements are accurate and reliable as of June 30, 2025. All reports and letters have been attached for your review.

The Finance Subcommittee met prior to the meeting to review the information with the auditors. The reports are presented to the City Council as a receive and file item and no further action is required.

FISCAL IMPACT

The recommended action to receive and file the Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2025, will not impact the City Council adopted 2025-26 Budget.

RECOMMENDATION

Staff respectfully recommends the City Council receive and file the Fiscal Year 2024-25 Annual Comprehensive Financial Report.

Attachments

[Chavon & Associates Audit Letter FY 24-25.pdf](#)
[2024-25 City of Agoura Hills ACFR C&ALLP.pdf](#)



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
of the City of Agoura Hills
Agoura Hills, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Agoura Hills (the "City"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Agoura Hills, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

City management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one



resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAGAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who consider it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements, schedules, and other information listed in the supplementary information section of the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain



additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

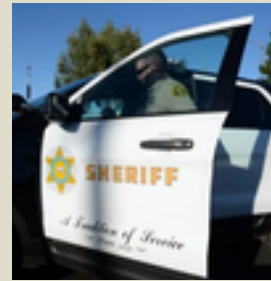
Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

C & A LLP


Chavan & Associates, LLP
Certified Public Accountants
March 9, 2026
Morgan Hill, California



City of Agoura Hills, CA

**Annual
Comprehensive
Financial Report**

For Fiscal Year Ended: June 30, 2025



CITY OF
AGGURA HILLS



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City of Agoura Hills
**Annual Comprehensive
Financial Report (ACFR)**

For the Fiscal Year Ended June 30, 2025



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CITY OF AGOURA HILLS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2025
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INTRODUCTORY SECTION

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CITY OF AGOURA HILLS
Letter of Transmittal
For the Year Ended June 30, 2025

March 9, 2026

Honorable Mayor and Members of the City Council
Citizens of the City of Agoura Hills, California

The City (City) of Agoura Hills is pleased to submit its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025. The ACFR represents a complete set of financial statements presented in conformity, with generally accepted accounting principles (GAAP), and audited, in accordance with generally accepted auditing standards, by a firm of licensed certified public accountants.

Responsibility for the accuracy of the data and the fairness of presentation, including all footnotes and disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. All material, statements, and disclosures, necessary to enable the reader to gain an understanding of the City's financial activities, have been included. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse, and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute assurance that the financial statements will be free from material misstatement. As management, we attest that, to the best of our knowledge and belief, this financial report is complete and reliable in all material aspects.

The City's financial statements have been audited by Chavan & Associates LLP, an accounting firm fully licensed and qualified to perform audits of state and local governments within the State of California. The independent audit involved: examining on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was reasonable basis for rendering an unmodified opinion that the City of Agoura Hills' financial statements for the fiscal year ended June 30, 2025, are fairly presented in conformity with GAAP.

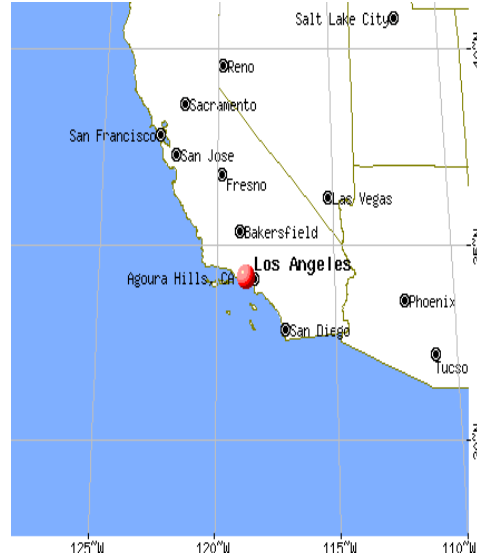
The ACFR is presented in three sections: introductory, financial, and statistical. The introductory section includes this transmittal letter, the City's organization chart, and a list of City officials. The financial section includes the independent auditor's report, the basic financial statements, notes to the financial statements, and the combining and individual fund financial statements. The statistical section, which is unaudited, contains selected financial and demographic information, generally presented on a multi-year basis.

CITY OF AGOURA HILLS
Letter of Transmittal
For the Year Ended June 30, 2025

GAAP requires that management provide a narrative introduction, overview, and analysis, to accompany the basic financial statements in the form of Management Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the City's MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

PROFILE OF THE CITY OF AGOURA HILLS

Perched on the western edge of Los Angeles County in the foothills of the Santa Monica Mountains, Agoura Hills is located just forty-five minutes from busy downtown Los Angeles but is nevertheless rich with undulating hills and inspiring canyons. Agoura Hills was incorporated December 8, 1982. It is 8.20 square miles in size and has an average climate of 65 degrees Fahrenheit. The City has an altitude of 936 feet to 2,036 feet. Agoura Hills is one of the smaller communities in Los Angeles County, with a population of only 20,269.



The City of Agoura Hills is governed by the City Council/City Manager form of government. A five-member City Council is elected by the residents to oversee City operations and to guide the future development of the community. The terms are staggered so that a measure of continuity is maintained in the transitions from one Council to the next. The mayor is selected annually by the City Council to serve a one-year term.

The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and appointing a City Manager and City Attorney. The City Council members also serve as the governing body of the following:



- ❖ Public Facilities Corporation
- ❖ Public Financing Authority
- ❖ Parking Authority
- ❖ Improvement Authority

In addition, the City Council appoints the members of the Planning Commission

and has representation on the following Boards:

CITY OF AGOURA HILLS
Letter of Transmittal
For the Year Ended June 30, 2025

- ❖ Las Virgenes/Malibu Council of Governments
- ❖ Santa Monica Mountains Conservancy
- ❖ Clean Power Alliance

The City provides a full range of services, some of which are contracted through outside agencies and/or firms. These services include law enforcement, highways, and roads, landscaping services, planning and zoning, building and environmental safety, emergency preparedness, and general administrative services. Certain services are provided by Public Facilities Corporation, the Public Financing Authority, and the Improvement Authority. The Agoura Hills City Council exercises financial accountability over each entity, and city staff manages the operations of each of these organizations. These component units' function, in essence, as departments of the City of Agoura Hills and therefore have been included as an integral part of the City of Agoura Hills financial statements. Additional information on these entities can be found in note 1.a. of these financial statements.

For many centuries, the area that would become Agoura Hills was familiar territory for Native Americans who wandered inland from their hunts along the sea in search of game and other food. The permanent arrival of the Spanish in the late 1700s banished the Indians from their homes and introduced a ranching culture that would linger into the early twentieth century. In the 1900s, vast cattle and sheep ranches conceded ground to rows of lettuce and celery, orchards, and wheat fields. Ranching and agriculture eventually diminished in importance. Ranchers began dividing their property and selling individual tracts for housing.



From the outset, ranchers and farmers had worried about water supplies and the citizens of Agoura Hills into the mid-1950s shared those concerns. At that time, provision of outside sources of water helped ensure the growth of the community, aided by the new highways, which acted as a conduit for fresh faces and commercial development and contributed to the maturation of Agoura Hills.

The City is required to adopt a final budget by no later than the close of the fiscal year. This annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund and department. The City Manager has the authority to transfer between expenditure accounts within the same department, office, agency, or program activity.

CITY OF AGOURA HILLS
Letter of Transmittal
For the Year Ended June 30, 2025

AGOURA HILLS ECONOMY AND OUTLOOK

Agoura Hills entices companies to relocate to and remain in the City by charging a low business license fee. As a result, the City enjoys a strong and diverse business and retail base, both of which contribute to revenue received through sales tax.

Agoura Hills is one of the communities in California that is fortunate to have a strong quality of life. The City has a median home value of \$1.21 million, compared to \$960,000 in Los Angeles County. The median age of Agoura Hills' residents in 2024 was 45.4.

The fiscal outlook for the City remains positive, with most revenues projected to be stable over the next two years, and staff prioritizing Capital Projects and Operational expenses to assist with unexpected costs. The City is currently reviewing new economic development opportunities with new and current businesses as a way to stimulate the local economy. With a stable property tax base and a reasonably diverse sales tax base, the City of Agoura Hills has a solid financial foundation. However, the fiscal impact of persistently elevated interest rates on loans and credit cards, slowing wage growth, declining household savings, and ongoing Federal Reserve policy actions continues to create economic uncertainty. Since early 2025, this uncertainty has been compounded by global geopolitical tensions—including conflicts in the Middle East that have driven energy price volatility—trade policy shifts and tariffs, weakening labor market signals in the United States, and fluctuations in global financial markets.

At the same time, inflation remains above central bank targets in many economies, forcing policymakers to balance potential rate cuts with inflation risks. These developments, combined with elevated government debt levels and geopolitical instability, have increased uncertainty around economic growth, consumer spending, and investment decisions both in the United States and globally.

Since early 2025, additional challenges have emerged, including the economic impacts of the January 2025 Southern California wildfires that affected communities throughout Los Angeles County and heightened concerns regarding wildfire risk and insurance availability in fire-prone areas. In response, the City has continued efforts to strengthen wildfire preparedness through initiatives such as the Community Wildfire Risk Assessment completed in 2025 and the development of a Community Wildfire Protection Plan to improve long-term resilience. The City's future economic health will depend on maintaining healthy reserves through fiscally conservative budgets and policies, while continuing to pursue economic development opportunities and monitoring important economic indicators, revenue sources, and spending levels.

LONG-TERM FINANCIAL PLANNING

In addition to managing the City's money in a manner that ensures Agoura Hills is financially stable, every year during budget season, the City Council sets, reviews, and approves City Council Goals that ensure the Council's continued commitment to support

CITY OF AGOURA HILLS
Letter of Transmittal
For the Year Ended June 30, 2025

high quality municipal services, provide for the maintenance and expansion needs of the City's infrastructure and facilities, and profile the City's economic development strategy.

This annual Goal Setting Session is designed to guide the decisions of the City Council, focus on City administration, and daily work of City staff. In December 2021, the City Council adopted a 2030 Strategic Plan which focuses and values safety, diversity, community, service, and family. Since its adoption, the City continues to abide by the strategic plan as it recognizes its own diverse community and seeks ways to maintain Agoura Hills as a safe, welcoming, connected, and active city. The City of Agoura Hills is a destination City with thriving local businesses, well-maintained parks and infrastructure, and quality programming and services.

In order to sustain fiscal responsibility, the unassigned fund balance in the General Fund (seventy-one percent of total general fund expenditures and operating transfers) falls within the policy guidelines set by the Council for budgetary and planning purposes. In June 2005, the City adopted Resolution No. 05-1378, stating the City Council and City Staff will endeavor to designate an amount equal to or greater than forty percent (40%) of each year's proposed General Fund Operating Budget as the City's unobligated General Fund Reserve.

MAJOR INITIATIVES

In March 2024, the Agoura Hills Improvement Authority issued \$14.9 million in bonds. Of this amount, \$2.6 million was issued to refund the 2013 outstanding bonds. \$12.3 million of bonds were issued for the Ladyface Greenway Project, an innovative transportation hub featuring outdoor recreational and community opportunities. Despite funding sources from Measure R sales tax, Measure M sales tax, and state grants, bonds were issued for cashflow purposes.

The City expended \$697 thousand in Measure R Sales Tax monies for the Ladyface Greenway Project. \$12.4 was spent on this project in the 2024-25 fiscal year. Additionally, \$205 thousand in Measure M Sales Tax monies were spent on street projects within the Kanan Corridor. \$376 thousand was spent on Park Restroom improvements.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers' Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Agoura Hills for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2024. This was the fifteenth year that the City achieved this prestigious award. To be awarded a Certificate of Achievement, a government entity must publish an easily readable and efficiently organized ACFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. We believe that our

CITY OF AGOURA HILLS
Letter of Transmittal
For the Year Ended June 30, 2025

current ACFR continues to meet the Certificate of Achievement Program's requirements and Finance Staff are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report could not have been accomplished without the efficient and dedicated services of the Finance Department staff along with all of the help from Directors and their teams. Sincere appreciation is also expressed to Nathan Hamburger, City Manager, the Mayor, and members of the City Council for their support in planning and conducting the operations of the City in a responsible and progressive manner. In addition, appreciation is extended to the City's independent auditors, Chavan & Associates LLP, for their expertise and advice in preparing this year's financial report.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Diego Ibanez". The signature is written in a cursive, flowing style.

J. Diego Ibanez
Director of Finance

City of Agoura Hills City Council



Mayor
Penny Sylvester



Mayor Pro Tem
Jeremy Wolf



Councilmember
Chris Anstead



Councilmember
Deborah Klein Lopez



Councilmember
Kate Anderson



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City of Agoura Hills

City Officials



Penny Sylvester, Mayor

Jeremy Wolf, Mayor Pro Tem

Chris Anstead, Councilmember

Deborah Klein Lopez, Councilmember

Kate Anderson, Councilmember

Nathan Hamburger, City Manager

Ramiro Adeva, Assistant City Manager

Amy Brink, Community Services Director

Charmaine Yambao, Public Works Director

Diego Ibanez, Finance Director

Denice Thomas, Community Development Director

Kimberly Rodrigues, City Clerk

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Organizational Chart





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Agoura Hills
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morill

Executive Director/CEO



FINANCIAL SECTION

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of the City Council
of the City of Agoura Hills
Agoura Hills, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Agoura Hills (the "City"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Agoura Hills, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

City management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one



resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAGAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who consider it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements, schedules, and other information listed in the supplementary information section of the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain



additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Chavan & Associates, LLP
Certified Public Accountants
March 9, 2026
Morgan Hill, California

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025

The following Management's Discussion and Analysis (MD&A) is presented as a supplement to the City of Agoura Hills' (City) financial statements. The MD&A offers an objective narrative of the City's financial activities based upon facts, decisions, and conditions known to management as of the auditor's report date for the fiscal year ended June 30, 2025. Readers are encouraged to utilize this report in conjunction with the information outlined in the City's financial statements and notes to the financial statements (found on subsequent pages). A summary of the fiscal year's financial picture immediately follows.

FINANCIAL HIGHLIGHTS

- ❖ On June 30, 2025, the City's net position (excess of assets and deferred outflows of resources over liabilities and deferred inflows of resources) was \$185.7 million. Of this amount, \$33.3 million is available to meet the City's ongoing operations to citizens and creditors.
- ❖ During the fiscal year ended June 30, 2025, the City's total net position increased by \$5.1 million.
- ❖ As of June 30, 2025, the unassigned fund balance for the General Fund was \$14.0 million or 73 percent of total General Fund expenditures and operating transfers.
- ❖ The City's governmental funds reported combined ending fund balances of \$51.5 million, a decrease of \$7.0 million compared with the prior fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The report also contains other supplementary information in addition to the basic financial statements themselves.

The basic financial statements include the City (primary government) and all legally separate entities for which the City is financially accountable. The City's component units consist of the following: The Public Facilities Corporation, The Improvement Authority, The Parking Authority and The Public Financing Authority. These component units have been included in the basic financial statements, as an integral part of the primary government, using the blended method.

Government-Wide Financial Statements

The Government-Wide Financial Statements are designed to provide readers with a broad overview of the City of Agoura Hills finances, in a manner similar to a private-sector business. Information contained within the government-wide statements includes the entire City government (except fiduciary funds). These statements use the accrual basis of accounting with the measurement focus on that of economic resources.

The statement of net position presents information on all the City's assets, deferred inflows/outflows of resources and liabilities, with a difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Agoura Hills is improving or deteriorating.

CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the change's underlying event occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods, i.e. the value earned but unused vacation leave maybe recorded as an expense in the current period, even though the actual use of the vacation time may not be until subsequent periods.

While some governmental agencies have governmental and business-type activities, the City of Agoura Hills records all activities under governmental activities. Typically, government-wide financial statements are distinguished between governmental activities which are principally supported by taxes or intergovernmental revenues and business-type activities which are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities of the City of Agoura Hills include general government, public safety, community development, community services, and public works. The City of Agoura Hills does not have any business-type activities.

Fund Financial Statements

The Fund Financial Statements provide detailed information about the City's major funds – not the City as a whole. Some funds are required to be established by state law (i.e., Measure R & Transit Tax) and by bond covenants. However, management establishes other funds (i.e., Other Grants) to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants, and other money.

The Fund Financial Statements include statements for governmental and fiduciary categories of activities. The governmental activities are reported using the current financial resources measurement focus and modified accrual basis of accounting. The following sections provide a more in-depth detailing of the fund groups.

Governmental funds are reported, in essentially the same way as governmental activities in the government-wide financial statements with an exception; governmental fund financial statements focus on near-term inflows and outflows of spendable resources and balances of spendable resources. This means governmental fund financial statements identify current sources and uses of money within the immediate fiscal year. Benefits derived include a detailed short-term view of the City's general government operations and the basic services it provides, which assist in determining whether there are sufficient financial resources available to meet the City's current needs.

Since the scope of the governmental funds is different than that of the government-wide financial statements, it is beneficial to comparatively examine information presented for the governmental funds with information presented for governmental activities in the government-wide financial statements. From this, readers gain a clearer picture of the long-term impacts current financial decisions might yield. When examined together, the governmental funds Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balances provide the reader with a different snapshot that identifies variances between the two different methodologies of governmental activities and governmental funds.

The major governmental funds include The General Fund, the Other Grants Fund, the Measure R Capital Projects Fund, and the Measure M Capital Projects Fund, which are reported in detail in the Governmental Fund Financial Statements. All other funds are shown in the aggregate as other non-

**CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025**

major funds. Individual fund data for other non-major governmental funds is provided in the form of supplementary information elsewhere in the report.

Fiduciary Funds – the City is the trustee, or fiduciary, for certain funds held on behalf of external parties. The City's fiduciary activities are reported in separate Statements of Fiduciary Net Position. These activities are excluded from the City's other financial statements because the resources of these funds are not available to support the City's own programs. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the Government-Wide and Fund Financial Statements.

Required Supplementary Information

In addition to the basic financial statements, this report also presents certain Required Supplementary Information, including the City's budgetary schedules.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Statement of Net Position

Net position is a good indicator of the City's financial position. For the fiscal year ended June 30, 2025, net position of the City was \$185.7 million, which is an increase of \$5.1 million from the prior year.

Following is the condensed Statement of Net Position for the fiscal years ended June 30, 2025, and 2024.

**City of Agoura Hills Net Position
As of June 30, 2025, and 2024**

| | 2025 | 2024 |
|-----------------------------------|----------------|----------------|
| Current and other assets | \$ 74,197,681 | \$ 67,308,680 |
| Capital assets | 146,969,889 | 145,321,146 |
| Total Assets | 221,167,570 | 212,629,826 |
| Deferred outflows | 3,063,830 | 4,275,898 |
| Current liabilities | 7,716,820 | 3,859,400 |
| Long-term liabilities outstanding | 28,760,157 | 31,522,264 |
| Total Liabilities | 36,476,977 | 35,381,664 |
| Deferred inflows | 687,916 | 903,428 |
| Net Position: | | |
| Net investment in capital assets | 130,826,171 | 134,221,546 |
| Restricted | 21,581,258 | 17,961,573 |
| Unrestricted | 33,294,338 | 28,437,513 |
| Total Net Position | \$ 185,701,767 | \$ 180,620,632 |

CITY OF AGOURA HILLS
Management’s Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025

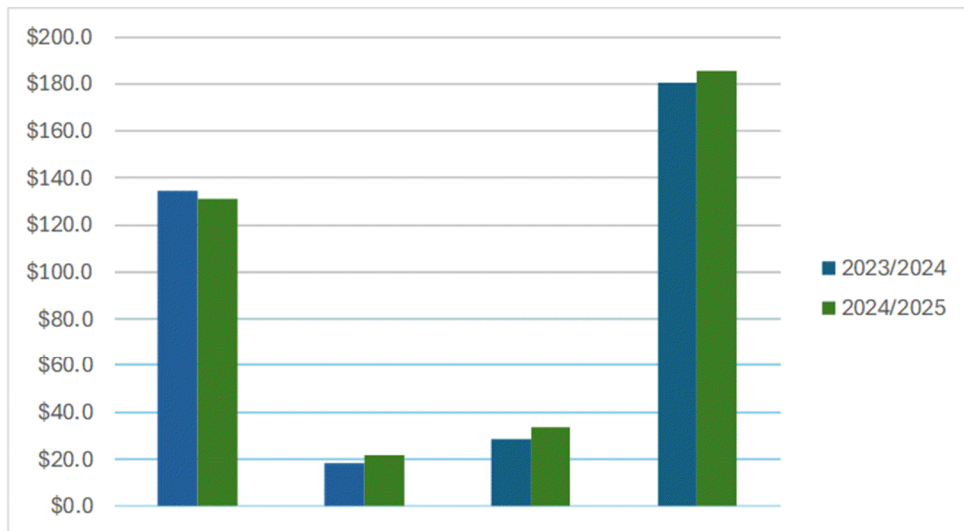
At June 30, 2025 the largest portion of net position (70 percent) consists of the City’s net investment in capital assets. This component portrays the amount of funds required to acquire those assets, less any related debt used for such acquisition that is still outstanding. The City uses these capital assets to provide services to citizens. The capital assets of the City are not sources of income for repayment of debt as most assets are not revenue generating and generally are not liquidated to repay debt. Therefore, debt service payments are funded from other sources available to the City.

An additional portion of the City’s net position (\$21.6 million) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position (\$33.3 million) may be used to meet the government’s ongoing obligations to citizens and creditors.

For the years ended June 30, 2025, and 2024 the City reported positive balances in all three of the categories of net position.

- ❖ The \$3.4 million decrease the City’s net investment in capital assets was primarily related to the increase of existing assets.
- ❖ Restricted net position increased by \$3.6 million which is a 20 percent increase, primarily related to the timing of Capital Project reimbursements.

The following chart shows the comparison of the three components of net position for fiscal years 2024/25 and 2023/24 (in millions).



| | Net Investment in Capital Assets | Restricted | Unrestricted | Total Net Position |
|---------|----------------------------------|------------|--------------|--------------------|
| 2023/24 | \$134.2 | \$17.9 | \$28.4 | \$180.5 |
| 2024/25 | \$130.8 | \$21.6 | \$33.3 | \$185.7 |

CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025

Statement of Activities

The following is the condensed Statement of Activities for the fiscal years ended June 30, 2025, and 2024.

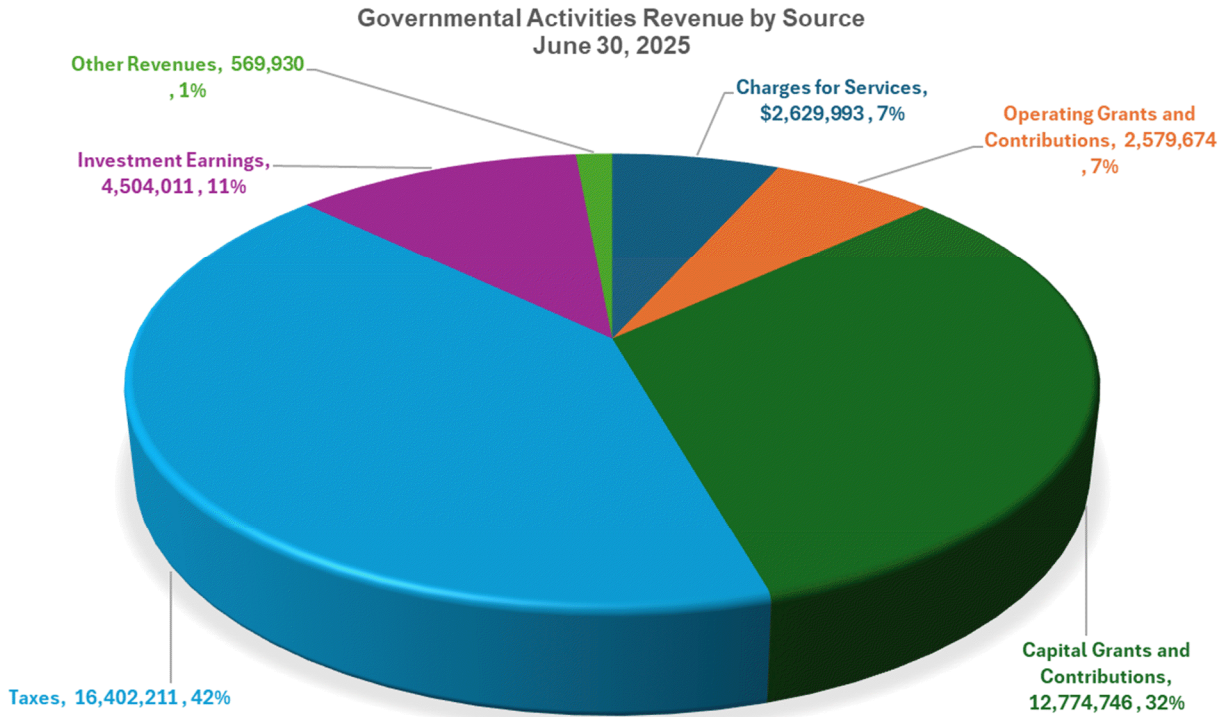
Statement of Activities Changes
For the Years Ended June 30, 2025, and 2024

| | 2025 | 2024 |
|---|----------------|----------------|
| Revenues: | | |
| Program Revenues | | |
| Charges for Services | \$ 2,629,993 | \$ 1,435,360 |
| Operating Grants and Contributions | 2,579,674 | 3,656,355 |
| Capital Grants and Contributions | 12,774,746 | 2,057,084 |
| General Revenues: | | |
| Taxes | 16,402,211 | 16,294,633 |
| Investment earnings | 4,504,011 | 2,137,140 |
| Other Revenues | 569,930 | 555,446 |
| Total Revenues | 39,460,565 | 26,136,018 |
| Expenses: | | |
| General Government | 6,560,729 | 8,822,676 |
| Public Safety | 6,025,072 | 5,707,994 |
| Public Works | 7,343,283 | 7,071,874 |
| Community Development | 2,755,115 | 2,726,821 |
| Community Services | 3,600,531 | 3,462,358 |
| Interest and Fiscal Charges | 809,700 | 871,844 |
| Total Expenses | 27,094,430 | 28,663,567 |
| Special Item - Loss on Transfer of Land | (7,285,000) | - |
| Increase/(Decrease) in Net Position | 5,081,135 | (2,527,549) |
| Net Position - Beginning of Year | 180,620,632 | 183,263,181 |
| Net Position - End of Year | \$ 178,416,767 | \$ 180,735,632 |

The City's activities increased net position by \$5.1 million which was a 3 percent increase from the prior fiscal year.

CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025

Revenues by source are shown in the chart below:



Revenue highlights:

- ❖ Charges for services increased by 83% and represent about 7% of the overall City's revenue stream, in fiscal year 2024/25. The City adopted a new User Fee Schedule in December of 2025 and the City should see new revenues at the end of FY 25/26.
- ❖ The City continues to rely on operating grants and contributions which account for 7% of all revenue streams.
- ❖ Capital grants and contributions account for 32% of total revenues as the City recognized grant revenue for the Ladyface Greenway, Kanan Corridor, and Agoura Kanan intersection projects.
- ❖ Investment earnings increased 111% due to continued high interest rates, gain on the fair values of investments held by the City and interest from the Successor Agency loan.
- ❖ Taxes continue to be the City's top revenues streams at 42% of total revenues.

**CITY OF AGOURA HILLS
Management’s Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025**

Expense highlights:

Total expenses for the City’s activities were \$27.1 million, \$1.6 million less than the prior fiscal year.

Program revenues offset total expenses as follows:

- ❖ Those who directly benefited from programs contributed \$2.6 million in charges for services.
- ❖ The City was able to fund some of its programs through grants and contributions from outside sources or other governments for a total amount of \$15.4 million.

Functional expenses (excluding interest on debt) for the years ended June 30, 2024, and 2025 were as follows (amount in millions):

| | Total Cost of Services | | Percent Change | Net (Cost) | | Percent Change |
|-----------------------|------------------------|---------------|----------------|---------------------|---------------|----------------|
| | | | | Revenue of Services | | |
| | 2025 | 2024 | 2024/25 | 2025 | 2024 | 2024/25 |
| General Government | \$6.6 | \$8.8 | -25% | \$5.7 | \$6.8 | -16% |
| Public safety | 6.0 | 5.7 | 6% | 5.7 | 4.8 | 19% |
| Public works | 7.3 | 7.1 | 3% | -6.9 | 3.2 | -315% |
| Community development | 2.8 | 2.7 | 2% | 1.1 | 2.4 | -53% |
| Community services | 3.6 | 3.5 | 3% | 2.6 | 3.4 | -233% |
| Total | \$26.3 | \$27.8 | -5% | \$8.3 | \$20.6 | -60% |

In total, the net cost of services decreased \$12.3 million. Highlights of the changes are:

- ❖ General Government decreased by 16% primarily due to timing of projects, a new fee schedule, and project priority.
- ❖ Public Safety increased by 19% due to a rise in service needs which were funded by operating grants and contributions and a decrease in charges for services.
- ❖ Public Works decreased by 315% due to the timing of grant reimbursements for the Ladyface Greenway, Kanan Corridor, and Agoura Kanan intersection projects.
- ❖ Community Development decreased by 53% due to an increase in operating grants and contributions.
- ❖ Community Services decreased by 233% due to an increase in charges for services and operating grants and contributions.

Financial Analysis of the City’s Funds

The City of Agoura Hills only has governmental fund types whose focus is to provide information on short-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City’s financing requirements.

CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025

As of the end of 2024/25, the City's funds reported ending fund balances of \$51.5 million, a decrease of \$7.0 million in comparison with the prior fiscal year. The change in fund balance primarily reflects the reimbursement of projects in the Measure M and Measure R Capital Grant projects. Of the \$51.5 million in fund balances at fiscal year-end 2024/25, \$27.2 million is Nonspendable because it represents prepaids and long-term receivables, and \$17.7 million is Restricted, Committed or Assigned to indicate that it is not available for appropriation because it had already been restricted for a variety of purposes.

The General Fund is the chief operating fund of the City. At the end of fiscal year 2024/25, the fund balance of the General Fund was \$42.1 million, with \$27.2 million Nonspendable because it was for prepaids and the receivable from the Successor Agency. As a measure of the General Fund's liquidity, it is useful to compare unassigned fund balance to total expenditures. At June 30, 2025, unassigned fund balance was 73 percent of total General Fund expenditures and operating transfers out.

In 2010/11 the General Fund received a transfer in of \$30.6 million from the Redevelopment Agency to cover a reimbursement agreement for services. In January 2011 the City executed an agreement to cover the amounts that had been advanced since April of 1988. However, due to the dissolution of the Redevelopment Agency the General Fund established an allowance for the entire amount and recorded an extraordinary loss of \$31.1 million in 2011/12. Subsequently in 2013/14 the Oversight Board to the Successor Agency approved OB Resolution No. 14-23 determining that the loan was for legitimate redevelopment purposes. In 2014/15 the California State Department of Finance (DOF) further recalculated the loan to have a balance of \$17 million. In 2015/16, with new legislation, the DOF restated the loan to \$26.2 million. For further information, see **Note 9** to the Basic Financial Statements.

The Successor Housing Agency Fund is a special revenue fund to acquire affordable housing. This fund follows guidelines established by the State of California. The fund balance increased by \$163,524 or 16.8% in 2024/25. To date, the City has \$1,167,487 in the fund. The Measure R Capital Projects fund is established to account for Measure R grant monies received from LA METRO. These monies are used for several capital projects, including Ladyface Greenway and Kanan Agoura Intersection. Fund balance decreased by \$537,895 (14%), as project reimbursements are pending. The fund has short-term borrowing from the General Fund and the Traffic Impact Fee Fund, to assist with cashflow needs (\$3.0 million). The Measure M Capital Projects fund is established to account for Measure R grant monies received from LA METRO. These monies are used for capital projects, including Kanan Corridor. Fund balance decreased by \$2.9M (8%), due to timing of project reimbursements. The fund has short-term borrowing from the General Fund to assist with cashflow needs (\$1.6 million). The City anticipates receiving the reimbursement of these expenses within the next fiscal year. For further information, see **Note 5** in the basic financial statements.

GENERAL FUND BUDGETARY HIGHLIGHTS

In preparing the budget, the City attempts to estimate its revenue using realistic, but conservative, methods to budget its expenditure appropriations and activities in a prudent manner. As a result, the City Council adopts budget adjustments during the course of the fiscal year to reflect both changed priorities and availability of additional revenues to allow for expansion of existing programs. During the course of the year, the City Council amended the originally adopted budget to reappropriate prior year approved projects and expenditures and to amend the spending plan of the City.

**CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025**

In the General Fund, amendments between the original budget and the final budget resulted in an increase to revenues of \$410,480, and no increased expenditures and transfers during the mid-year process. The increase in revenues primarily related to taxes, interest earnings, as well as licenses and permits. Expenditures and transfers increased primarily due to adjustments emergency incidents due to the storms and transfers out to other funds. These transfers related to planned capital projects and set-aside for facility improvements, CalPERS retirement costs, and open space.

The Successor Agency made a payment of \$3,868,708 to the City which included principal of \$890,050 and interest of \$2,978,658. According to General Accepted Accounting Principles (GAAP) this the principal payment is applied toward the loan receivable between the City and the Successor Agency. Finally, for budgeting purposes, the City has established a Building Fund, to set-aside monies for future capital improvements; a CalPERS set-aside Fund to account for future retirement costs; and an Open Space, to set-aside monies for future opportunities to purchase parcels. GAAP considers these funds to be a part of the General fund. Therefore, a reconciliation is included to reflect the variance between the actual and final budget amounts.

CAPITAL ASSETS

Capital assets, including infrastructure of the City, are those assets that are used in the performance of the City's functions. At June 30, 2025, net capital assets totaled \$147 million.

This investment in capital assets includes land, construction in progress, buildings, machinery and equipment, vehicles, and infrastructure. The total increase in the City's capital assets for the current fiscal year was \$1.6 million. Additions of \$12.3 million were offset by a land transfer of \$7.3 million and depreciation of \$3.4 million.

Major projects in fiscal year ended 2024/25 include:

- ❖ Construction in progress of the Ladyface Greenway Project
- ❖ Construction in progress of the Morrison Park Playground Project

**City of Agoura Hills Capital Assets
(Net of depreciation)**

| | 2025 | 2024 |
|--------------------------|---------------|---------------|
| Land | \$14,260,555 | \$21,545,555 |
| Construction in progress | 16,571,467 | 5,529,596 |
| Buildings | 17,668,741 | 17,142,158 |
| Machinery and equipment | 171,281 | 170,620 |
| Vehicles | 214,294 | 244,252 |
| Infrastructure | 98,083,551 | 100,688,965 |
| Total Capital Assets | \$146,969,889 | \$145,321,146 |

**CITY OF AGOURA HILLS
Management’s Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025**

Additional information on the City’s capital assets can be found in Note 5 in the basic Financial Statements.

LONG-TERM DEBT

At the end of the current fiscal year, the City of Agoura Hills had total debt outstanding of \$22.5 million. The City’s long-term debt as of June 30, 2025 and 2024 were as follows:

City of Agoura Hills Outstanding Debt

| | 2025 | 2024 |
|------------------------------------|--------------|--------------|
| 2016 Lease Revenue Refunding Bonds | \$8,131,479 | \$8,484,8223 |
| 2024A Lease Revenue Bonds | 11,683,214 | 12,243,697 |
| 2024B Lease Revenue Bonds | 2,640,612 | 2,755,648 |
| Total Outstanding Debt | \$22,455,305 | \$23,484,168 |

Additional information on the City’s long-term debt can be found in Note 6 of the basic Financial Statements.

ECONOMIC FACTORS AND NEXT YEAR’S BUDGET

In preparing the budget for 2024/25 the following factors were taken into consideration:

- ❖ The City employees were given a 4.3% Cost of Living Adjustment and employees who joined CalPERS prior to January 1, 2013, were budgeted to reduce their contribution towards pension costs to 4.5%.
- ❖ Several ongoing large capital projects, including the Ladyface Greenway (\$12,400,000) which will come to a conclusion during the Summer of 2026, Storm Drain Diversion (\$2,500,000). Kanan Corridor (\$1,000,000).

The City’s operating budget for 2024/25 reflects the use of Measure R, Measure M, and state grant funds for the Ladyface Greenway project and Measure W, IRWMP, and City funds for the Storm Drain Diversion Project.

It is anticipated that the City will remain in good financial condition throughout the fiscal year and beyond.

CITY OF AGOURA HILLS
Management's Discussion and Analysis (MD&A)
For the Year Ended June 30, 2025

REQUEST FOR INFORMATION

This financial report is designed to provide citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the City of Agoura Hills Finance Department, 30001 Ladyface Court, Agoura Hills, California 91301 or (818) 597-7312.

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BASIC FINANCIAL STATEMENTS

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**GOVERNMENT-WIDE
FINANCIAL STATEMENTS**

City of Agoura Hills
Statement of Net Position
June 30, 2025

| | Governmental Activities |
|---|------------------------------|
| ASSETS | |
| Current Assets: | |
| Cash and investments | \$ 23,813,019 |
| Restricted cash and investments | 6,585,809 |
| Accounts receivable | 4,191,005 |
| Accrued interest | 262,452 |
| Due from other governments | 11,866,339 |
| Prepaid items and other | 132,160 |
| Loans receivable | 269,720 |
| Loan to Successor Agency | 970,886 |
| Total Current Assets | <u>48,091,390</u> |
| Noncurrent Assets: | |
| Loan to Successor Agency | 26,106,291 |
| Capital Assets: | |
| Nondepreciable | 30,832,022 |
| Depreciable, net of accumulated depreciation | 116,137,867 |
| Total Capital Assets, Net | <u>146,969,889</u> |
| Total Noncurrent Assets | <u>173,076,180</u> |
| Total Assets | <u><u>\$ 221,167,570</u></u> |
| DEFERRED OUTFLOWS OF RESOURCES | |
| Pension Adjustments | \$ 2,484,602 |
| OPEB Adjustments | 279,076 |
| Deferred Loss on Refunding | 300,152 |
| Total Deferred Outflows of Resources | <u><u>\$ 3,063,830</u></u> |
| LIABILITIES | |
| Current Liabilities: | |
| Accounts payable | \$ 6,418,287 |
| Accrued liabilities | 3,332 |
| Accrued Interest | 67,892 |
| Deposits payable | 1,227,309 |
| Compensated absences, due within one year | 334,740 |
| Long-term debt, due within one year | 1,030,000 |
| Total Current Liabilities | <u>9,081,560</u> |
| Noncurrent Liabilities: | |
| Net pension liability | 6,823,253 |
| Net OPEB liability | 94,939 |
| Compensated absences, due in more than one year | 416,660 |
| Long-term debt, due in more than one year | 21,425,305 |
| Total Noncurrent Liabilities | <u>28,760,157</u> |
| Total Liabilities | <u><u>\$ 37,841,717</u></u> |
| DEFERRED INFLOWS OF RESOURCES | |
| Pension Adjustments | \$ 247,666 |
| OPEB Adjustments | 440,250 |
| Total Deferred Inflows of Resources | <u><u>\$ 687,916</u></u> |
| NET POSITION | |
| Net investment in capital assets | \$ 130,826,171 |
| Restricted for: | |
| Capital projects | 17,891,978 |
| Air quality improvement | 123,623 |
| Grant programs | 1,167,487 |
| Housing programs | 111 |
| Public safety | 111,878 |
| Transportation services | 2,286,181 |
| Total Restricted | <u>21,581,258</u> |
| Unrestricted | <u>33,294,338</u> |
| Total Net Position | <u><u>\$ 185,701,767</u></u> |

The accompanying notes are an integral part of these financial statements.

City of Agoura Hills
Statement of Activities
For the Year Ended June 30, 2025

| Functions/Programs | Expenses | Program Revenues | | | Total | Governmental Activities |
|---|----------------------|----------------------|------------------------------------|----------------------------------|----------------------|-------------------------|
| | | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | | |
| Primary Government: | | | | | | |
| Governmental Activities: | | | | | | |
| General Government | \$ 6,560,729 | \$ 224,247 | \$ 596,520 | \$ - | \$ 820,767 | \$ (5,739,962) |
| Public Safety | 6,025,072 | 80,763 | 242,338 | - | 323,101 | (5,701,971) |
| Public works | 7,343,283 | 198,285 | 1,497,663 | 12,523,865 | 14,219,813 | 6,876,530 |
| Community development | 2,755,115 | 1,377,393 | - | 250,881 | 1,628,274 | (1,126,841) |
| Community services | 3,600,531 | 749,305 | 243,153 | - | 992,458 | (2,608,073) |
| Interest expense | 809,700 | - | - | - | - | (809,700) |
| Total Governmental Activities | \$ 27,094,430 | \$ 2,629,993 | \$ 2,579,674 | \$12,774,746 | \$ 17,984,413 | (9,110,017) |
| General Revenues: | | | | | | |
| Taxes: | | | | | | |
| Property taxes | | | | | | 7,092,826 |
| Sales taxes | | | | | | 4,507,704 |
| Transient occupancy taxes | | | | | | 3,863,047 |
| Franchise taxes | | | | | | 938,634 |
| Total taxes | | | | | | 16,402,211 |
| Interest from Successor Agency loan | | | | | | 2,978,658 |
| Investment earnings | | | | | | 1,525,353 |
| Other revenues | | | | | | 569,930 |
| Total General Revenues | | | | | | 21,476,152 |
| Special item - loss on transfer of land | | | | | | (7,285,000) |
| Total General Revenues and Transfers | | | | | | 14,191,152 |
| Change in Net Position | | | | | | 5,081,135 |
| Net Position - Beginning of Year | | | | | | 180,620,632 |
| Net Position - End of Year | | | | | | \$185,701,767 |

The accompanying notes are an integral part of these financial statements.

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FUND FINANCIAL STATEMENTS

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GOVERNMENTAL FUND FINANCIAL STATEMENTS

General Fund

The General Fund is the general operating fund of the City. It is used to account for resources traditionally associated with the government which are not required legally or by sound financial management to be accounted for in another fund. All general tax revenue and other receipts that are not allocated by law or contractual agreement to some other fund are accounted for in this fund.

Other Grants Fund

The Other Grant Fund is used to account for various state grant funds received for street improvements and park developments.

The Measure R Capital Projects Fund

The Measure R Capital Projects Fund is used to account for grant monies received from the County and restricted for specific projects within the City.

The Measure M Capital Projects Fund

The Measure M Capital Projects Fund is used to account for grant monies received from sales tax overrides adopted by Los Angeles County and restricted for various transportation projects within the City.

City of Agoura Hills
Balance Sheet
Governmental Funds
June 30, 2025

| | Major Funds | | | | | |
|---|----------------------|---------------------|----------------------------|----------------------------|-----------------------------|--------------------------|
| | General Fund | Other Grants | Measure R Capital Projects | Measure M Capital Projects | Nonmajor Governmental Funds | Total Governmental Funds |
| ASSETS | | | | | | |
| Cash and investments | \$ 12,009,218 | \$ 1,824,988 | \$ - | \$ - | \$ 9,978,813 | \$ 23,813,019 |
| Cash with fiscal agent | - | - | - | - | 6,585,809 | 6,585,809 |
| Accounts receivable | 800,595 | 224,296 | 2,634,763 | 495,987 | 35,364 | 4,191,005 |
| Accrued interest | 153,802 | 6,976 | - | 2,023 | 99,651 | 262,452 |
| Due from other governments | 1,212,611 | 4,224,958 | 4,548,471 | 1,342,263 | 538,036 | 11,866,339 |
| Prepaid items and other | 132,160 | - | - | - | - | 132,160 |
| Loans receivable | - | - | - | - | 269,720 | 269,720 |
| Loans to Successor Agency | 27,077,177 | - | - | - | - | 27,077,177 |
| Due from other funds | 4,146,603 | - | - | - | 963,763 | 5,110,366 |
| Total assets | \$ 45,532,166 | \$ 6,281,218 | \$ 7,183,234 | \$ 1,840,273 | \$ 18,471,156 | \$ 79,308,047 |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES | | | | | | |
| Liabilities: | | | | | | |
| Accounts payable | \$ 1,970,489 | \$ 1,617,538 | \$ 173,686 | \$ 2,097,455 | \$ 559,119 | \$ 6,418,287 |
| Accrued liabilities | 3,079 | - | 221 | 32 | - | 3,332 |
| Deposits payable | 1,209,701 | - | - | - | 17,608 | 1,227,309 |
| Due to other funds | - | 5,376 | 2,995,592 | 1,578,596 | 530,802 | 5,110,366 |
| Total liabilities | 3,183,269 | 1,622,914 | 3,169,499 | 3,676,083 | 1,107,529 | 12,759,294 |
| Deferred Inflows of Resources: | | | | | | |
| Unavailable revenues | 243,411 | 5,280,524 | 7,183,215 | 1,781,976 | 551,234 | 15,040,360 |
| Total deferred inflows of resources | 243,411 | 5,280,524 | 7,183,215 | 1,781,976 | 551,234 | 15,040,360 |
| Fund Balances: | | | | | | |
| Nonspendable: | | | | | | |
| Prepaid items and other | 132,160 | - | - | - | - | 132,160 |
| Loan to Successor Agency | 27,077,177 | - | - | - | - | 27,077,177 |
| Restricted: | | | | | | |
| Capital projects | - | - | - | - | 8,939,839 | 8,939,839 |
| Air quality improvement | - | - | - | - | 123,623 | 123,623 |
| Grant programs | - | - | - | - | 1,167,487 | 1,167,487 |
| Housing programs | - | - | - | - | 111 | 111 |
| Public safety | - | - | - | - | 111,878 | 111,878 |
| Transportation services | - | - | - | - | 2,286,181 | 2,286,181 |
| Committed: | | | | | | |
| Capital projects | 621,719 | - | - | - | 1,847,808 | 2,469,527 |
| Waste management programs | - | - | - | - | 291,585 | 291,585 |
| Housing programs | - | - | - | - | 2,042,660 | 2,042,660 |
| CalPERS set aside | 193,838 | - | - | - | - | 193,838 |
| Open space | 118,456 | - | - | - | - | 118,456 |
| Assigned: | | | | | | |
| Debt service | - | - | - | - | 1,221 | 1,221 |
| Unassigned | 13,962,136 | (622,220) | (3,169,480) | (3,617,786) | - | 6,552,650 |
| Total fund balances | 42,105,486 | (622,220) | (3,169,480) | (3,617,786) | 16,812,393 | 51,508,393 |
| Total liabilities, deferred inflows of resources and fund balances | \$ 45,532,166 | \$ 6,281,218 | \$ 7,183,234 | \$ 1,840,273 | \$ 18,471,156 | \$ 79,308,047 |

The accompanying notes are an integral part of these financial statements.

City of Agoura Hills
Reconciliation of the Government Funds Balance Sheet
to the Government-Wide Statement of Net Position
June 30, 2025

Total Fund Balances - Total Governmental Funds \$ 51,508,393

Amounts reported for governmental activities in the statement of net position were different because:

Capital assets used in governmental activities were not current financial resources. Therefore, they were not reported in the Governmental Funds Balance Sheet. The capital assets were adjusted as follows:

| | |
|--------------------------------|--------------------|
| Capital assets | 222,121,808 |
| Less: accumulated depreciation | (75,151,919) |
| Total Capital Assets | <u>146,969,889</u> |

Interest payable on long-term debt did not require current financial resources. Therefore, interest payable was not reported as a liability in Governmental Funds Balance Sheet. (67,892)

The differences from benefit plan assumptions and estimates versus actuals are not included in the plan's actuarial study until the next fiscal year and are reported as deferred inflows or deferred outflows of resources in the statement of net position. 2,075,762

The difference between the carrying value of refunded debt and the reacquisition price is deferred and amortized over the shorter of the remaining life of the refunded debt or the refunding debt. 300,152

Liabilities were reported for certain revenues that were not available to pay current period expenditures and were reported as unearned in the fund statements. 15,040,360

Long-term obligations were not due and payable in the current period. Therefore, they were not reported in the Governmental Funds Balance Sheet. The long-term liabilities were adjusted as follows:

| | |
|-----------------------------|---------------------|
| Long-term debt | (22,455,305) |
| Compensated absences | (751,400) |
| Net pension liability | (6,823,253) |
| Net OPEB liability | (94,939) |
| Total Long-Term Obligations | <u>(30,124,897)</u> |

Net Position of Governmental Activities \$ 185,701,767

The accompanying notes are an integral part of these financial statements.

City of Agoura Hills
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2025

| | Major Funds | | | | | | | Total Governmental Funds |
|---|--------------------|------------------|--------------------------------|----------------------------------|----------------------------------|--|-----------------------------------|--------------------------------|
| | General Fund | Other Grants | Housing Successor Agency | Measure R Capital Projects | Measure M Capital Projects | Agoura Hills Improvement Authority | Nonmajor Governmental Funds | |
| REVENUES | | | | | | | | |
| Property taxes | \$ 7,092,826 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 7,092,826 |
| Sales taxes | 4,507,704 | - | - | - | - | - | - | 4,507,704 |
| Transient occupancy taxes | 3,863,047 | - | - | - | - | - | - | 3,863,047 |
| Franchise taxes | 902,470 | - | - | - | - | - | 36,164 | 938,634 |
| Licenses and permits | 618,988 | - | - | - | - | - | - | 618,988 |
| Intergovernmental | - | 828,934 | - | 407,840 | 209,325 | - | 3,890,723 | 5,336,822 |
| Charges for services | 1,229,844 | - | - | - | - | - | 74,986 | 1,304,830 |
| Fines and forfeitures | 43,485 | - | - | - | - | - | 37,278 | 80,763 |
| Contributions | 43,248 | - | - | - | - | - | - | 43,248 |
| Use of money and property | 4,299,027 | 28,349 | - | - | 2,234 | - | 783,452 | 5,113,062 |
| Other revenue | 308,574 | - | - | - | - | - | 261,353 | 569,927 |
| Total Revenues | 22,909,213 | 857,283 | - | 407,840 | 211,559 | - | 5,083,956 | 29,469,851 |
| EXPENDITURES | | | | | | | | |
| Current: | | | | | | | | |
| General government | 5,661,956 | 45,327 | - | 42,895 | 14,390 | - | 45,414 | 5,809,982 |
| Public safety | 5,607,778 | 69,895 | - | - | - | - | 347,399 | 6,025,072 |
| Public works | 1,863,584 | 63,120 | - | 124,137 | 41,196 | - | 2,382,711 | 4,474,748 |
| Community development | 2,539,530 | - | - | - | - | - | 145,498 | 2,685,028 |
| Community services | 3,295,532 | - | - | - | - | - | 161,697 | 3,457,229 |
| Capital outlay | 145,023 | 2,643,920 | - | 4,843,860 | 3,073,427 | - | 1,435,618 | 12,141,848 |
| Debt service | | | | | | | | |
| Principal | - | - | - | - | - | - | 985,000 | 985,000 |
| Interest | - | - | - | - | - | - | 851,613 | 851,613 |
| Total Expenditures | 19,113,403 | 2,822,262 | - | 5,010,892 | 3,129,013 | - | 6,354,950 | 36,430,520 |
| Excess (Deficiency) of | | | | | | | | |
| Revenues over Expenditures | 3,795,810 | (1,964,979) | - | (4,603,052) | (2,917,454) | - | (1,270,994) | (6,960,669) |
| OTHER FINANCING SOURCES (USES) | | | | | | | | |
| Transfers in | - | 1,718,466 | - | 4,065,157 | 22,054 | - | 1,649,623 | 7,455,300 |
| Transfers out | (1,649,623) | - | - | - | - | - | (5,805,677) | (7,455,300) |
| Total Other Financing Sources (Uses) | (1,649,623) | 1,718,466 | - | 4,065,157 | 22,054 | - | (4,156,054) | - |
| Net Change in Fund Balances | 2,146,187 | (246,513) | - | (537,895) | (2,895,400) | - | (5,427,048) | (6,960,669) |
| Fund Balances Beginning | 39,959,299 | - | 998,963 | (2,631,585) | (722,386) | 12,148,816 | 8,715,955 | 58,469,062 |
| Restatement Major/Nonmajor Fund Reclas. | - | (375,707) | (998,963) | - | - | (12,148,816) | 13,523,486 | - |
| Fund Balances Beginning, as Adjusted | 39,959,299 | (375,707) | - | (2,631,585) | (722,386) | - | 22,239,441 | 58,469,062 |
| Fund Balances Ending | \$ 42,105,486 | \$ (622,220) | \$ - | \$ (3,169,480) | \$ (3,617,786) | \$ - | \$ 16,812,393 | \$ 51,508,393 |

The accompanying notes are an integral part of these financial statements.

City of Agoura Hills
Reconciliation of the Governmental Funds Statement of Revenues,
Expenditures and Changes in Fund Balances to the Government-Wide
Statement of Activities
For the Year Ended June 30, 2025

Net Change in Fund Balances - Total Governmental Funds \$ (6,960,669)

Amounts reported for governmental activities in the Statement of Activities and Changes in net position were different because:

Governmental Funds report capital outlay as expenditures. However, in the Government-Wide Statement of Activities and Changes in net position, the cost of those assets was allocated over their estimated useful lives as depreciation expense.

| | |
|----------------------|-------------|
| Capital outlay | 12,337,623 |
| Depreciation expense | (3,403,880) |

Gains and losses related to capital assets in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures or special items in the governmental funds. (7,285,000)

Compensated absences not required to be paid with current financial resources are not reported in the governmental funds, but are accrued as noncurrent liabilities in the Government Wide Statement Net Position. The change from prior year accrued compensated absences is reported in the applicable program expense. (144,038)

Certain revenues were not recorded or were deferred inflows in the governmental funds because they did not meet the revenue recognition criteria of availability. However, they were included as revenue in the Government-Wide Statement of Activities under the full accrual basis. 9,990,714

The difference between the carrying value of refunded debt and the reacquisition price is deferred and amortized over the shorter of the remaining life of the refunded debt or the refunding debt. (3,486)

In governmental funds, actual contributions to benefit plans are reported as expenditures in the year incurred. However, in the government-wide statement of activities, only the current year benefit expense as noted in the plans' valuation reports is reported as an expense, as adjusted for deferred inflows and outflows of resources. (480,528)

Repayment of long-term debt was an expenditure in governmental funds, but the repayment reduced long-term liabilities in the Government-Wide Statement of Net Position. 985,000

Premiums from the issuance of long-term debt are amortized over the life of the bonds in the Statement of Activities and reported as proceeds when issued in governmental funds. 43,863

Interest expense on long-term debt was reported in the Government-Wide Statement of Activities and Changes in net position, but it did not require the use of current financial resources. Therefore, interest expense was not reported as expenditures in governmental funds. The following amount represented the net change in accrued interest from from prior year. 1,536

Change in Net Position of Governmental Activities \$ 5,081,135

The accompanying notes are an integral part of these financial statements.

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FIDUCIARY FUND FINANCIAL STATEMENTS

Successor Agency Private Purpose

The Successor Agency Private Purpose Trust Fund is used to account for all of the assets, liabilities, and financial activities of the Successor Agency to the City's former Redevelopment Agency that was dissolved effective February 1, 2012.

Custodial Fund

The Custodial Fund is used to account for various assets and L.A. County Fire Department fees held by the City in a trustee capacity or as a custodian for individuals, private organizations and/or other governments. The City manages funds for the Malibu Creek TMDL Monitoring Project. The City also acts as a secretary for an organization in which the money is held in the Custodial Fund.

City of Agoura Hills
Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2025

| | Successor Agency Private Purpose Trust Fund | Custodial Fund |
|---|---|-----------------------------|
| | <u> </u> | <u> </u> |
| ASSETS | | |
| Cash and investments | \$ 1,001,225 | \$ 2,498,069 |
| Restricted cash | 683,347 | - |
| Accounts receivable | - | 143,919 |
| Accrued interest | 457 | - |
| Due from other governments | - | 213,062 |
| Total assets | <u><u>\$ 1,685,029</u></u> | <u><u>\$ 2,855,050</u></u> |
| LIABILITIES | | |
| Accounts payable | \$ - | \$ 234,274 |
| Accrued liabilities | 8 | - |
| Accrued interest | 85,089 | - |
| Deposits payable | - | 75,162 |
| Long-term liabilities due in one year | 1,135,886 | - |
| Long-term liabilities due in more than one year | 31,251,291 | - |
| Total liabilities | <u><u>\$ 32,472,274</u></u> | <u><u>\$ 309,436</u></u> |
| NET POSITION (DEFICIT) | | |
| Restricted for Successor agency | \$ (30,787,245) | \$ - |
| Held in trust | - | 2,545,614 |
| Total Net Position (Deficit) | <u><u>\$ (30,787,245)</u></u> | <u><u>\$ 2,545,614</u></u> |

The accompanying notes are an integral part of these financial statements.

City of Agoura Hills
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended June 30, 2025

| | Successor Agency Private Purpose Trust Fund | Custodial Fund |
|----------------------------------|---|---------------------|
| ADDITIONS | | |
| Taxes | 1,578,890 | \$ - |
| Interest | 1,596 | - |
| Collected for other governments | - | 2,188,992 |
| Total additions | 1,580,486 | 2,188,992 |
| DEDUCTIONS | | |
| Administrative costs | 44,979 | 6,345 |
| Contractual services | - | 1,550,158 |
| Passthrough to other governments | - | 628,192 |
| Interest expense: | | |
| City of Agoura Hills | 2,978,658 | - |
| Bond intrerest | 380,937 | - |
| Total deductions | 3,404,574 | 2,184,695 |
| Change in net position | (1,824,088) | 4,297 |
| Total net position - beginning | (28,963,157) | 2,541,317 |
| Total net position - ending | \$ (30,787,245) | \$ 2,545,614 |

The accompanying notes are an integral part of these financial statements.

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NOTES TO THE BASIC FINANCIAL STATEMENTS

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Financial Reporting Entity

The City was incorporated December 8, 1982, under the general laws of the State of California and enjoys all the rights and privileges pertaining to "General Law" cities. The City operates under a Council/Manager form of government. As required by generally accepted accounting principles, these financial statements present the government and its component units for which the government is considered financially accountable. Blended component units, although legally separate entities, are in substance, part of the City's operations and data from these units are combined with data of the City of Agoura Hills, the primary government. Each component unit has a June 30th year end.

Blended Component Units

The Agoura Hills Public Facilities Corporation, Agoura Hills Public Financing Authority, Parking Authority of the City of Agoura Hills, and the Agoura Hills Improvement Authority are legally separate entities. The Agoura Hills City Council exercises financial accountability over each entity. Financial accountability is determined on the basis of budget adoption, taxing authority, funding, and the appointment of the governing board. Additionally, City staff manages the operations of each of these organizations on a contractual or reimbursement basis. A discussion of each entity follows.

The Agoura Hills Public Facilities Corporation (Corporation) was incorporated January 5, 1988 as a not-for-profit public benefit corporation and determined to be tax exempt pursuant to Revenue and Taxation Code 23701(d) of the State of California. The sole purpose of the Corporation is to provide a financing vehicle for the construction of public facilities. The members of the City Council act as the governing board of the Corporation. No financial activity is reported as the Corporation is not active.

The Agoura Hills Public Financing Authority (Financing Authority) was organized in April 2001 under a joint exercise of power agreement to provide financing for public capital improvements for the City and the Agoura Hills Redevelopment Agency. The members of the City Council act as the governing board of the Financing Authority. The Financing Authority does not issue separate financial statements.

The Parking Authority of the City of Agoura Hills (Parking Authority) was established June 26, 2013 pursuant to California Streets and Highways Code Section 32650. The members of City Council act as the Board of Directors, the governing board of the Parking Authority. The Parking Authority is considered a blended component unit due to the financial benefit or burden relationship the Parking Authority shares with the City. The Parking Authority does not issue separate financial statements.

The Agoura Hills Improvement Authority (Improvement Authority) was established June 26, 2013 under a joint exercise of power agreement with the Parking Authority and the City. The members of City Council act as the Authority Commission, the governing board of the Improvement Authority. The Improvement Authority is considered a blended component unit due to the financial benefit or burden relationship the Improvement Authority shares with the City as its financial transactions are reported in a debt service fund. The Improvement Authority does not issue separate financial statements.

B. Basis of Presentation, Accounting and Measurement Focus

The basic financial statements of the City of Agoura Hills, California, (the City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental agencies.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

The Governmental Accounting Standards Boards (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures or expenses, as appropriate. These funds are established for the purpose of carrying out specific activities or certain objectives in accordance with specific regulations, restrictions, or limitations. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Government-Wide Financial Statements

The City's government-wide financial statements include a *Statement of Net Position* and a *Statement of Activities and Changes in Net Position*. These statements present summaries of governmental activities for the City. Fiduciary activities of the City are not included in these statements. *Governmental activities* are normally supported by taxes and intergovernmental revenues.

These statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the City's assets, deferred outflows of resources, liabilities, deferred inflows of resources, are included in the accompanying *Statement of Net Position*. The *Statement of Activities* presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are clearly identifiable with a specific function or segment. Certain types of transactions are reported as program revenues for the City in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Separate financial statements are provided for governmental funds and fiduciary funds, even though the fiduciary funds are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

Certain eliminations have been made as prescribed by GASB Statement No. 34 in-regards-to interfund activities, payables, and receivables. All internal balances in the Statement of Net Position have been eliminated. In the Statement of Activities, internal fund transactions have been eliminated. The following interfund activities have been eliminated:

- Due to/from other funds
- Advances to/from other funds
- Transfers in/Transfers out

The City applies all applicable GASB Pronouncements including all Interpretations currently in effect.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

Governmental Fund Financial Statements

Governmental fund financial statements include a *Balance Sheet* and a *Statement of Revenues, Expenditures and Changes in Fund Balances* for all major governmental funds and non-major funds aggregated. An accompanying schedule is presented to reconcile and explain the differences in net position as presented in these statements to the net position presented in the government-wide financial statements. The City has presented all major funds that met the applicable criteria.

All governmental funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources are included on the balance sheets. The *Statement of Revenues, Expenditures and Changes in Fund Balances* present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets.

Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. The City considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end, except for sales tax revenues which are considered to be available if collected within ninety days after year-end. Expenditures generally are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments and compensated absences, which are recognized as an expenditure to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, charges for services, intergovernmental revenues and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following funds as major funds:

General Fund

The General Fund is the general operating fund of the City. It is used for all financial resources except those required to be accounted for in another fund.

Other Grants Fund

The Other Grant Fund is used to account for various state grant funds received for street improvements and park developments.

The Measure R Capital Projects Fund

The Measure R Capital Projects Fund is used to account for grant monies received from the County and restricted for specific projects within the City.

The Measure M Capital Projects Fund

The Measure M Capital Projects Fund is used to account for grant monies received from sales tax overrides adopted by Los Angeles County and restricted for various transportation projects within the City.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

Additionally, the City reports the following nonmajor fund types of governmental funds:

Special Revenue Funds

Special revenue funds account for and report the proceeds of specific revenue sources that are restricted, committed or assigned to specific purposes other than debt service or capital projects.

Debt Service Funds

Debt service funds are used to accumulate resources for repayment of lease arrangements.

Capital Project Funds

Capital project funds account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets in governmental funds.

Fiduciary Fund Financial Statements

Fiduciary fund financial statements consist of a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. Fiduciary funds are accounted for using the accrual basis of accounting.

The City has two types of fiduciary funds, a private-purpose trust fund and a custodial fund. Private purpose trust funds account for all other trust arrangements in which principal and income benefit individuals, private organizations, and other governments (i.e. unclaimed property/escheat property). Custodial funds are used to account for the assets held for distribution by the City as an agent for another entity for which the City has a custodial responsibility and accounts for the flow of assets. The financial activities of these funds are excluded from the Government-wide financial statements, but are presented in the separate Fiduciary Fund financial statements.

The Redevelopment Successor agency private purpose trust fund is used to account for assets, liabilities and activities of the former Redevelopment Agency of the City in a trustee capacity to pay enforceable obligations of the former Agoura Hills Redevelopment Agency. In accordance with Assembly Bill (AB) X1 26 and AB 1484, the Redevelopment Agency was dissolved February 1, 2012. The Private-Purpose Trust Fund is reported using the economic resources measurement focus and accrual basis of accounting.

The Custodial Fund is used to account for various assets and L.A. County Fire Department fees held by the City in a trustee capacity or as a custodian for individuals, private organizations and/or other governments. The City manages funds for the Malibu Creek TMDL Monitoring Project. The City also acts as a secretary for an organization in which the money is held in the Custodial Fund.

C. Cash, Cash Equivalents and Investments

The City pools cash resources from all funds in order to facilitate the management of cash. The balance in the pooled cash account is available to meet current operating requirements. Cash in excess of current requirements is invested in various interest-bearing accounts and other investments for varying terms.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturity of three months or less from the date of acquisition. Cash and cash equivalents are combined with investments and displayed as Cash and Investments. The City also considers all non-pooled cash and investments (consisting of cash with fiscal agent and restricted cash and

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

investments held by fiscal agent) as cash and cash equivalents because investments meet the criteria for cash equivalents defined above.

Deposit and Investment Risk Disclosures - In accordance with GASB Statement No. 40, *Deposit and Investment Disclosures* (Amendment of GASB Statement No. 3), certain disclosure requirements, if applicable, for Deposits and Investment Risks in the following areas: Interest Rate Risk, Overall Credit Risk, Custodial Credit Risk, Concentrations of Credit Risk, and Foreign Currency Risk.

Other disclosures are specified including use of certain methods to present deposits and investments, highly sensitive investments, credit quality at year-end and other disclosures. The City participates in an investment pool managed by the State of California titled Local Agency Investment Fund (LAIF), which has invested a portion of the pool funds in Structured Notes and Asset Backed Securities. LAIF's investments are subject to credit risk with the full faith and credit of the State of California collateralizing these investments. In addition, these Structured Notes and Asset-Backed Securities are subject to market risk as to change in interest rates.

Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income. Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction.

In determining this amount, three valuation techniques are available:

- Market approach - This approach uses prices generated for identical or similar assets or liabilities. The most common example is an investment in a public security traded in an active exchange such as the NYSE.
- Cost approach - This technique determines the amount required to replace the current asset. This approach may be ideal for valuing donations of capital assets or historical treasures.
- Income approach - This approach converts future amounts (such as cash flows) into a current discounted amount.

Each of these valuation techniques requires inputs to calculate a fair value. Observable inputs have been maximized in fair value measures, and unobservable inputs have been minimized.

D. Restricted Cash and Investments

Certain restricted cash and investments are held by fiscal agents for the redemption of bonded debt and to meet bond indenture debt reserve requirements.

E. Prepaid Items

Certain payments reflect costs applicable to future accounting periods and are recorded as prepaid items. In governmental funds, prepaid items are accounted for using the consumption method and a portion of fund balance equal to the prepaid items has been offset by nonspendable fund balance to indicate that is not available for appropriation.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

F. Interfund Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” or “advances to/from other funds.”

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable government funds to indicate that they are not available for appropriation and are not expendable available financial resources.

G. Receivables

Billed, but unpaid, services provided are recorded as accounts receivable. Revenues earned but not collected by year-end are accrued. An allowance for uncollectible accounts receivable of \$45,789 has been provided in the governmental funds as management has determined this to be the potential uncollectible accounts based on historical collections.

Property tax revenue is recognized when susceptible to accrual in the accounting period in which taxes are measurable and available. Property taxes are considered available by the City if they are collected within 60 days after year end. There is no allowance for uncollectible amounts. Assessed valuations are determined on an annual basis by the Los Angeles County Assessor. Taxes attach as an enforceable lien on property as of January 1, are levied on July 1, are due November 1 and February 1, and are delinquent if not paid by December 10 and April 10 of each year.

H. Loans Receivable

In the City’s Community Development Block Grant and Housing Successor Agency Fund, loans are made for housing rehabilitation and low-and-moderate-income housing. Repayments of the outstanding loans are classified as revenue.

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the government activities column in the government-wide financial statements. Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. When applicable, intangible right-to-use assets are amortized over the shorter of the lease term or the useful life of the underlying asset, unless the lease contains a purchase option that the City has determined is reasonably certain of being exercised, then the lease asset is amortized over the useful life of the underlying asset. Intangible right-to-use subscription assets are amortized over the shorter of the subscription term or the useful life of the underlying asset.

Capitalization threshold of capital assets is based at a minimum value as follows:

| | |
|----------------------------|----------|
| Buildings and improvements | \$25,000 |
| Vehicles | \$10,000 |
| Machinery and Equipment | \$25,000 |
| Infrastructure | \$25,000 |
| Subscriptions | \$25,000 |

City of Agoura Hills
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Depreciation is recorded on a straight-line basis over the useful lives of the assets as follows:

| | |
|----------------------------|-------------|
| Buildings and improvements | 50 Years |
| Vehicles | 7-15 Years |
| Machinery | 5-30 Years |
| Equipment | 5-15 Years |
| Infrastructure | 20-50 Years |

J. Deferred Outflows/Deferred Inflows

In addition to assets, the statement of financial position or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time.

K. Accrued Interest Payable

In the government-wide financial statements, accrued interest payable for long-term debt is recognized as an incurred liability for governmental fund types. In the fund financial statements, governmental fund types do not recognize the interest payable when the liability is incurred. Interest on long-term debt is recorded in the fund statements when payment is made.

L. Compensated Absences

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. Based on the criteria listed, two types of leave qualify for liability recognition for compensated absences – vacation and sick leave. The liability for compensated absences is reported as incurred in the government-wide financial statements. The liability for compensated absences includes salary-related taxes and benefits, where applicable.

Vacation

The City's policy permits employees to accumulate earned but unused vacation benefits, which are eligible for payment at the employee's current pay rate upon separation from employment.

Sick Leave

The City's policy permits employees to accumulate earned but unused sick leave. A liability for estimated value of sick leave that will be used by employees as time off is included in the liability for compensated absences.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

M. Long-Term Liabilities

In the government-wide and fiduciary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Debt issuance costs are expensed in year incurred. In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financial sources. Premiums received on debt issuance are reported as other financing sources while discounts on debt issuance reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

N. Benefit Plans

Pension Expense

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) plans (the Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

For this report, the following timeframes are used:

| | |
|--------------------|-------------------------------|
| Valuation Date | June 30, 2023 |
| Measurement Date | June 30, 2024 |
| Measurement Period | July 1, 2023 to June 30, 2024 |

Other Postemployment Benefits

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. Generally accepted accounting principles required that the reported results must pertain to liability and asset information within certain defined timeframes.

For this report, the following timeframes are used:

| | |
|--------------------|-------------------------------|
| Valuation Date | June 30, 2023 |
| Measurement Date | June 30, 2024 |
| Measurement Period | July 1, 2023 to June 30, 2024 |

City of Agoura Hills
Notes to the Basic Financial Statements
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O. Fund Balances

In accordance with Government Accounting Standards Board 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, the City classifies governmental fund balances as follows:

Nonspendable

Nonspendable fund balance represents balances set aside to indicate items that do not represent available, spendable resources even though they are a component of assets. Fund balances required to be maintained intact and assets not expected to be converted to cash, such as prepaids are included. However, if proceeds realized from the sale or collection of nonspendable assets are restricted, committed, or assigned, then Nonspendable amounts are required to be presented as a component of the applicable category.

Restricted

Restricted fund balances have external restrictions imposed by creditors, grantors, contributors, laws, regulations, or enabling legislation which requires the resources to be used only for specific purpose. Encumbrances and nonspendable amounts subject to restrictions are included along with spendable resources.

Committed

The City Council, as the City's highest level of decision-making authority, may commit fund balance for specific purposes pursuant to the constraints imposed by formal actions taken, such as an ordinance or resolution. These committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use through the same type of formal action taken to establish the commitment. City Council action to commit fund balance needs to occur within the fiscal reporting period; however the specific amounts can be determined subsequently.

Assigned

Assigned fund balances are amounts constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. Intent is expressed by the City Council or its designee, the Finance Director and may be changed at the discretion of the City Council or its designee.

Unassigned

Unassigned fund balance represents residual amounts that have not been restricted, committed, or assigned. This includes the residual general fund balance and residual fund deficits, if any, of other governmental funds.

Flow Assumption / Spending Order Policy

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to be spent first. When expenditures are incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to be spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the City Council has directed otherwise.

Minimum Fund Balance Policy

An amount equal to or greater than 40 percent of each fiscal year's proposed General Fund Operating Budget is to be designated as the City's unobligated General Fund Reserve pursuant to Resolution 05-1378. At June 30, 2025, the City reported unassigned fund balance of \$13.96 million pursuant to this policy and the minimum fund balance requirement was \$7.49 million.

City of Agoura Hills
Notes to the Basic Financial Statements
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P. Net Position

In the government-wide financial statements, net position is classified in the following categories:

Net Investment in Capital Assets

This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that are attributed to the acquisition, construction, or improvement of the assets. In addition, deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt also are included in the net investment in capital assets component of net position.

Restricted Net Position

This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments. These include developer fees received for use on capital projects, debt service requirements, and community development projects.

Unrestricted Net Position

This amount is all net position that does not meet the definition of "net investment in capital assets" or "restricted net position." The detail of amounts reported for each of the above defined net position categories is reported in the government-wide Statement of Net Position.

Use of Restricted/Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the City's policy is to apply restricted net position first.

Q. Interfund Transactions

Interfund services provided and used are accounted for as revenue, expenditures or expenses, as appropriate. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursed fund. All other interfund transactions, except for interfund services provided and used and reimbursements, are reported as transfers. Nonrecurring or nonroutine permanent transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as transfers.

R. Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. The City is required to adopt an annual budget resolution for the General Fund and Special Revenue Funds. All annual appropriations lapse at year end but can be carried forward at the City Manager's discretion.

The budget is prepared by fund, function and activity, and includes actual information for the past year, current year estimates and requested appropriations for the next fiscal year. The budget is a statement of the goals and objectives of the City for that fiscal year. The legal level for which expenditures are not to exceed appropriations is at the fund level for all funds except the General Fund and at the department level for the General Fund. The City Manager may authorize the transfer between expenditure accounts within the same department, office, agency or program activity. Where an appropriation requires an increase that cannot be supported by transfer guidelines, City Council authorization is required. Responsible individuals review progress against their budget each month. The City Council considers supplemental

City of Agoura Hills
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budget amendment requests during the year and reviews changes at mid-year and year end.

For the year ended June 30, 2025, the City did not adopt a budget for the Financing Authority Debt Service Fund.

S. Encumbrances

Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrance accounting is employed as an extension of formal budgetary integration in all budgeted funds. Encumbrances outstanding at year end are reported as a restriction, commitment or assignment of fund balances since they do not constitute expenditures or liabilities and are reappropriated in the following year. Unexpended appropriations lapse at year end and must be reappropriated in the following year.

T. Use of Estimates

The preparation of basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

U. Implementation of New Accounting Pronouncements

GASB Statement No. 102, Certain Risk Disclosures

This Statement requires a government to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

If a government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of the circumstances disclosed and the government's vulnerability to the risk of a substantial impact. The disclosure should include descriptions for (1) the concentration or constraint (2) each event associated with the concentration or constraint that could cause a substantial impact if the event had occurred or had begun to occur prior to the issuance of the financial statements (3) actions taken by the government prior to the issuance of the financial statements to mitigate the risk.

The implementation of this standard did not have a material impact on the City's financial statements and management determined there were no concentrations or constraints that make the City vulnerable to the risk of substantial impact.

City of Agoura Hills
Notes to the Basic Financial Statements
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V. Upcoming New Accounting Pronouncements

The City is currently analyzing its accounting practices to identify the potential impact on the financial statements of the following GASB Statements:

GASB Statement No. 103, Financial Reporting Model Improvements

This Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability.

This Statement establishes new accounting and financial reporting requirements or modifies existing requirements related to (a) Management's discussion and analysis (MD&A) (b) Unusual or infrequent items (c) Presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position (d) Information about major component units in basic financial statements (5) Budgetary comparison information (6) Financial trend information in the statistical section. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

GASB Statement No. 104, Disclosure of Certain Capital Assets

This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, Leases, and intangible right-to-use assets recognized in accordance with Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements, should be disclosed separately by major class of underlying asset in the capital as-sets note disclosures. Subscription assets recognized in accordance with Statement No. 96, Subscription-Based Information Technology Arrangements, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class.

This Statement also requires additional disclosures for capital assets held for sale. A capital asset is a capital asset held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. This Statement requires that capital assets held for sale be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

City of Agoura Hills
Notes to the Basic Financial Statements
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NOTE 2 - CASH AND INVESTMENTS

As of June 30, 2025, cash and investments were reported in the financial statements as follows:

| | Government Wide <u>Statement of Net</u> Governmental Activities | Fiduciary Funds Statement of Net Position | Total |
|--|---|---|----------------------|
| Cash and investments | \$ 23,813,019 | \$ 3,499,294 | \$ 27,312,313 |
| Restricted cash held with fiscal agent | 6,585,809 | 683,347 | 7,269,156 |
| Total cash and investments | <u>\$ 30,398,828</u> | <u>\$ 4,182,641</u> | <u>\$ 34,581,469</u> |

Cash and investments consisted of the following as of June 30, 2025:

| | |
|--------------------------------------|----------------------|
| Cash on hand | \$ 800 |
| Deposits with financial institutions | 4,114,472 |
| Cash with fiscal agents | 7,269,156 |
| Investments: | |
| Local Agency Investment Fund | <u>23,197,041</u> |
| Total cash and investments | <u>\$ 34,581,469</u> |

A. Cash Deposits

The California Government Code requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest, and places the City ahead of general creditors of the institution. The fair value of pledged securities must equal at least 110 percent of the City's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes that have a value of 150 percent of the City's total cash deposits. The City has waived the collateral requirements for cash deposits which are fully insured to \$250,000 by the Federal Deposit Insurance Corporation (FDIC).

The bank balances before reconciling items totaled \$3,344,738 at June 30, 2025 and were different from carrying amounts due to deposits in transit and outstanding checks. The amount uninsured was \$3,094,738, which was collateralized by securities held by pledging financial institutions. The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents. Interest income earned on pooled cash and investments is allocated to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

City of Agoura Hills
Notes to the Basic Financial Statements
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B. Fair Value Measurements

GASB 72 established a hierarchy of inputs to the valuation techniques with three levels:

- Level 1 inputs are quoted prices in active markets for identical assets or liabilities.
- Level 2 inputs are quoted market prices for similar assets or liabilities, quoted prices for identical or similar assets or liabilities in markets that are not active, or other than quoted prices that are not observable
- Level 3 inputs are unobservable inputs, such as a property valuation or an appraisal.

C. Investment Policies

Investments Authorized by the California Government Code and the City's Investment Policy

Under the provisions of the City's investment policy, and in accordance with California Government Code, the following investments are authorized:

| Investment Types Authorized by State Law | Maximum Maturity | Maximum Percentage of Portfolio | Maximum Investment in One Issuer |
|--|------------------|---------------------------------|----------------------------------|
| Local Agency Investment Fund (LAIF) | N/A | \$75 million | None |
| U.S. Treasuries | 5 years | 75% | 20% |
| Federal Agency Securities | 5 Years | 75% | 20% |
| Commercial Paper | 270 days | 5% | 5% |
| Negotiable Certificates of Deposit (CD) | 5 Years | 30% | 5% |
| Medium-Term Corporate Notes | 5 Years | 5% | 5% |
| Bank Deposits | 5 Years | No limit | No limit |
| Money Market Funds | None | 15% | 15% |

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by Code Section 16429 under the oversight of the Treasurer of the State of California. The City's investments with LAIF at June 30, 2025 include a portion of the pool funds invested in Structured Notes and Asset-Backed Securities. These investments included structure notes and asset-backed securities described below. Structured Notes are debt securities (other than asset-backed securities) whose cash flow characteristics (coupon rate, redemption amount, or stated maturity) depend upon one or more indices and/or have embedded forwards or options.

Asset-Backed Securities, the bulk of which are mortgage backed securities, entitle their purchasers to receive a share of the cash flows from a pool of assets such as principal and interest repayments from a pool of mortgages (such as collateralized mortgage obligations) or credit card receivables.

The LAIF fair value factor of 1.001198310 was used to calculate the fair value of the investments in LAIF. The City is also a voluntary participant in the Sonoma County Investment Pool (County Pool) that is regulated by the County's Investment Policy under the oversight of the Treasury of the County. The County does not provide the City with a fair value factor, and the City's fair value of its position in the pool is the same as the value of the pool shares.

City of Agoura Hills
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Investments Authorized by Debt Agreements

Investment of debt proceeds held by bond trustee is governed by provisions of the debt agreements rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the general investment types that are authorized for investments held by the bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk and concentration of credit risk.

| Authorized Investment Type | Maximum Maturity | Maximum Percentage of Portfolio | Maximum Investment in One Issuer |
|--|------------------|---------------------------------|----------------------------------|
| U.S. Treasury Obligations | None | None | None |
| Federal Housing Administration Debentures | None | None | None |
| U.S. Agency Securities | None | None | None |
| Unsecured CDs, time deposits, and Banker's Acceptances | 30 days | None | None |
| Collateralized or FDIC Insured Bank Deposits | None | None | None |
| Commercial Paper | 270 days | None | None |
| Money Market Funds | N/A | None | None |
| State Obligations | None | None | None |
| Pre-funded Municipal Obligations | None | None | None |
| Repurchase Agreements | 270 days | None | None |
| Investment Agreements | None | None | None |
| Local Agency Investment Fund (LAIF) | None | None | None |

D. Risk Disclosures

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the term of an investment's maturity, the greater the sensitivity to changes in market interest rates. The City's investment policy recognized the interest rate risk and therefore places maximum maturity limits (up to five years) on various types of allowable investments. At June 30, 2025, all the City's investments have maturities dates within 12 months or less.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of an investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. As of June 30, 2025, the City's investments were in compliance with the ratings required by the City's investment policy and Government Code. As of June 30, 2025, all of the City's investments are considered unrated.

Concentrations of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. As of June 30, 2025, the City were in compliance with the concentration requirements of the City's investment policy and government code.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the

City of Agoura Hills
Notes to the Basic Financial Statements
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possession of an outside party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for investments. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools (such as LAIF).

As of June 30, 2025, the City's investments included the following:

| Investment Type | 12 Months or Less | Fair Value | Fair Value Input Levels | Min. Legal Rating |
|-------------------------------|----------------------|---------------|----------------------------|----------------------|
| Local Agency Investment Funds | \$ 23,197,041 | \$ 23,197,041 | n/a | n/a |

NOTE 3 - INTERFUND TRANSACTIONS

Interfund Receivables and Payables

Amounts due to or due from other funds reflect inter-fund balances for services rendered or short-term loans expected to be repaid in the next fiscal year. Advances to or from other funds are long-term loans between funds that are to be repaid in their entirety over several years. Interfund loans between funds are long-term advances that are more formal with set repayment terms.

The following summarizes the amounts due to or due from other funds as of June 30, 2025:

| Fund | Due from Other Funds | Due to Other Funds |
|---------------------------------|-------------------------|-----------------------|
| General Fund | \$ 4,146,603 | \$ - |
| Other Grants Fund | - | 5,376 |
| Measure R Capital Projects Fund | - | 2,995,592 |
| Measure M Capital Projects Fund | - | 1,578,596 |
| Nonmajor Governmental Funds | 963,763 | 530,802 |
| Total Due From/To | \$ 5,110,366 | \$ 5,110,366 |

Loans were made from the General Fund to the Measure R Capital Projects Fund, Measure M Capital Projects Fund, and Nonmajor Governmental funds, to cover cash deficits in operations from timing differences mostly related to grants. There also were loans from Nonmajor Governmental Funds to the Measure R Capital Projects Fund to cover cash deficits in operations.

Transfers In/Out

With Council approval resources may be transferred from one fund to another.

Transfers from the General Fund to the Debt Service Fund were to regular debt service activity of the City. Transfers from the General Fund to other governmental funds were to provide funding for repair and replacement of infrastructure and funding for City programs.

Transfers were made from the General Fund transferred to Nonmajor Governmental Funds for Successor Agency loans to the City, capital asset acquisitions and debt service payments. Transfers were made from the Agoura Hills Improvement Authority fund to the Other Grants Fund, the Measure R Capital Projects Fund, and the Measure M Capital Projects Fund for capital projects and grant programs.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

The following summarizes transfers between funds during the fiscal year ended June 30, 2025:

| Fund | Transfer in | Transfer out |
|---------------------------------|---------------------|---------------------|
| General Fund | \$ - | \$ 1,649,623 |
| Other Grants Fund | 1,718,466 | - |
| Measure R Capital Projects Fund | 4,065,157 | - |
| Measure M Capital Projects Fund | 22,054 | - |
| Nonmajor Governmental Funds | 1,649,623 | 5,805,677 |
| Total Transfers | <u>\$ 7,455,300</u> | <u>\$ 7,455,300</u> |

NOTE 4 - ADVANCES TO SUCCESSOR AGENCY

The City previously loaned the former Redevelopment Agency funds prior to dissolution. The repayment of the advances has been approved by the California Department of Finance. See Note 10 for further details.

NOTE 5 - CAPITAL ASSETS

Capital assets for governmental activities consisted of the following as of June 30, 2025:

| Governmental Activities | Balance June 30, 2024 | Additions | Transfers | Adjustments/ Deletions | Balance June 30, 2025 |
|---|--------------------------|---------------------|--------------------|---------------------------|--------------------------|
| Non-depreciable: | | | | | |
| Land | \$ 21,545,555 | \$ - | \$ - | \$ (7,285,000) | \$ 14,260,555 |
| Construction in Progress | 5,529,596 | 12,113,874 | (1,072,004) | 1 | 16,571,467 |
| Total Non-Depreciable | <u>27,075,151</u> | <u>12,113,874</u> | <u>(1,072,004)</u> | <u>(7,284,999)</u> | <u>30,832,022</u> |
| Depreciable and amortizable: | | | | | |
| Buildings and improvements | 23,427,357 | - | 1,072,004 | - | 24,499,361 |
| Machinery & Equipment | 246,797 | - | - | - | 246,797 |
| Vehicles | 866,145 | - | - | 1 | 866,146 |
| Infrastructure | 165,453,735 | 223,747 | - | - | 165,677,482 |
| Total Depreciable and Amortizable | <u>189,994,034</u> | <u>223,747</u> | <u>1,072,004</u> | <u>1</u> | <u>191,289,786</u> |
| Less Accumulated Depreciation and Amortization for: | | | | | |
| Buildings and improvements | (6,285,199) | (520,749) | - | (24,672) | (6,830,620) |
| Machinery & Equipment | (76,177) | (6,011) | - | 6,672 | (75,516) |
| Vehicles | (621,893) | (29,742) | - | (217) | (651,852) |
| Infrastructure | (64,764,770) | (2,847,379) | - | 18,218 | (67,593,931) |
| Total Accumulated Deprec. And Amort. | <u>(71,748,039)</u> | <u>(3,403,881)</u> | <u>-</u> | <u>1</u> | <u>(75,151,919)</u> |
| Total Deprec/Amort Capital Assets - Net | <u>118,245,995</u> | <u>(3,180,134)</u> | <u>1,072,004</u> | <u>2</u> | <u>116,137,867</u> |
| Total Governmental Capital Assets | <u>\$ 145,321,146</u> | <u>\$ 8,933,740</u> | <u>\$ -</u> | <u>\$ (7,284,997)</u> | <u>\$146,969,889</u> |

Depreciation and amortization expense for governmental activities during the year was as follows:

| | |
|---|---------------------|
| General government | \$ 599,089 |
| Public works | 2,751,733 |
| Community service | 53,059 |
| Total depreciation and amortization expense | <u>\$ 3,403,881</u> |

Special Item – Loss on Transfer of Land

During the year, the City completed the transfer of land that was donated to the City in fiscal year 2023-24 for the specific purpose of transferring the five parcels to the Santa Monica Mountains Conservancy. As a result, the City recognized a special item loss of \$7,285,000.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

NOTE 6 - NONCURRENT LIABILITIES

The City's noncurrent liabilities consisted of the following as of June 30, 2025:

| | Balance June 30, 2024 | Adjustments/ Additions | Deletions | Balance June 30, 2025 | Due Within One Year |
|--|--------------------------|---------------------------|--------------|--------------------------|---------------------------|
| Governmental Activities Noncurrent Liabilities | | | | | |
| 2016 Lease Revenue Refunding Bonds | \$ 7,980,000 | \$ - | \$ 315,000 | \$ 7,665,000 | \$ 335,000 |
| 2024A Lease Revenue Bonds | 12,325,000 | - | 565,000 | 11,760,000 | 580,000 |
| 2024B Lease Revenue Refunding Bonds | 2,575,000 | - | 105,000 | 2,470,000 | 115,000 |
| Total Debt | 22,880,000 | - | 985,000 | 21,895,000 | 1,030,000 |
| 2016 Lease Revenue Bonds Ref. Premium | 504,823 | - | 38,344 | 466,479 | - |
| 2024A Lease Revenue Bonds Discount | (81,303) | - | (4,517) | (76,786) | - |
| 2024B Lease Revenue Ref. Bonds Premium | 180,648 | - | 10,036 | 170,612 | - |
| Total Premiums | 604,168 | - | 43,863 | 560,305 | - |
| Total Long-Term Debt | 23,484,168 | - | 1,028,863 | 22,455,305 | 1,030,000 |
| Net Pension Liabilities | 7,235,296 | 3,322,178 | 3,734,221 | 6,823,253 | - |
| Net OPEB Liability | 195,438 | 885,293 | 985,792 | 94,939 | - |
| Compensated Absences | 607,362 | 144,038 | - | 751,400 | 334,740 |
| Total Long-Term Liabilities | \$ 31,522,264 | \$ 4,351,509 | \$ 5,748,876 | \$ 30,124,897 | \$ 1,364,740 |

2016 Lease Revenue Refunding Bonds

On November 1, 2016, the Public Financing Authority issued \$10.055 million in Lease Revenue Bonds with interest rates ranging from 4 to 5 percent to current refund \$10.3 million of 2007 Lease Revenue outstanding bonds. The principal of the bonds is payable on their maturity date of June 1, of each year. Interest on the bond is payable on June 1, and December 1, each year.

For both bonds, in the event of default, the bond trustee has the right, but not the obligation to (1) by mandamus or other action or proceeding or suit at law or in equity to enforce its rights against the City, in order to compel the City to carry out its duties under the law, bond agreements, and covenants; (2) by suit in equity to enjoin any acts or things which are unlawful or violate the rights of the bond trustee; and (3) by suit in equity upon the happening of an event of default to require the City to account as the trustee of an express trust. The bond trustee has no right to declare the principal or interest on the bonds to be due and payable immediately.

The following summarizes the future debt service payments:

| Year Ending June 30 | Principal Payments | Interest Payments | Total |
|------------------------|-----------------------|----------------------|---------------|
| 2026 | \$ 335,000 | \$ 329,400 | \$ 664,400 |
| 2027 | 355,000 | 312,650 | 667,650 |
| 2028 | 365,000 | 294,900 | 659,900 |
| 2029 | 385,000 | 276,650 | 661,650 |
| 2030 | 410,000 | 257,400 | 667,400 |
| 2031-2035 | 2,330,000 | 988,500 | 3,318,500 |
| 2036-2040 | 2,845,000 | 478,200 | 3,323,200 |
| 2041-2045 | 640,000 | 25,600 | 665,600 |
| Total | \$ 7,665,000 | \$ 2,963,300 | \$ 10,628,300 |

2024A Lease Revenue Bonds

On March 1, 2024, the Improvement Authority of the City of Agoura Hills issued \$12.325 million in Lease Revenue Bonds with interest rates ranging from 3.00 to 4.00 percent to fund the construction of a linear

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greenway known as the Ladyface Greenway project. The principal of the bonds is payable on their maturity date of June 1 of each year. Interest is payable on June 1 and December 1 each year.

The following summarizes the future debt service payments:

| Year Ending June 30 | Principal Payments | Interest Payments | Total |
|------------------------|-----------------------|----------------------|----------------------|
| 2026 | \$ 580,000 | \$ 386,513 | \$ 966,513 |
| 2027 | 600,000 | 369,113 | 969,113 |
| 2028 | 615,000 | 351,113 | 966,113 |
| 2029 | 635,000 | 332,663 | 967,663 |
| 2030 | 655,000 | 313,613 | 968,613 |
| 2031-2035 | 3,570,000 | 1,261,915 | 4,831,915 |
| 2036-2040 | 4,175,000 | 657,063 | 4,832,063 |
| 2041-2045 | 930,000 | 37,200 | 967,200 |
| Total | <u>\$ 11,760,000</u> | <u>\$ 3,709,193</u> | <u>\$ 15,469,193</u> |

In the event of default, the bond trustee has the right, but not the obligation to (1) by mandamus or other action or proceeding or suit at law or in equity to enforce its rights against the City, in order to compel the City to carry out its duties under the law, bond agreements, and covenants; (2) by suit in equity to enjoin any acts or things which are unlawful or violate the rights of the bond trustee; and (3) by suit in equity upon the happening of an event of default to require the City to account as the trustee of an express trust. The bond trustee has no right to declare the principal or interest to be due and payable immediately.

2024B Lease Revenue Refunding Bonds

On March 1, 2024, the Improvement Authority of the City of Agoura Hills issued \$2.575 million in Lease Revenue Refunding Bonds with an interest rate of 4.00 percent to current refund \$2.930 million of 2013 Lease Revenue outstanding bonds. The principal of the bonds is payable on their maturity date of June 1 of each year. Interest is payable on June 1 and December 1 each year.

The following summarizes the future debt service payments:

| Year Ending June 30 | Principal Payments | Interest Payments | Total |
|------------------------|-----------------------|----------------------|---------------------|
| 2026 | \$ 115,000 | \$ 98,800 | \$ 213,800 |
| 2027 | 120,000 | 94,200 | 214,200 |
| 2028 | 125,000 | 89,400 | 214,400 |
| 2029 | 125,000 | 84,400 | 209,400 |
| 2030 | 130,000 | 79,400 | 209,400 |
| 2031-2035 | 740,000 | 314,000 | 1,054,000 |
| 2036-2040 | 910,000 | 152,800 | 1,062,800 |
| 2041-2045 | 205,000 | 8,200 | 213,200 |
| Total | <u>\$ 2,470,000</u> | <u>\$ 921,200</u> | <u>\$ 3,391,200</u> |

In the event of default, the bond trustee has the right, but not the obligation to (1) by mandamus or other action or proceeding or suit at law or in equity to enforce its rights against the City, in order to compel the City to carry out its duties under the law, bond agreements, and covenants; (2) by suit in equity to enjoin any acts or

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things which are unlawful or violate the rights of the bond trustee; and (3) by suit in equity upon the happening of an event of default to require the City to account as the trustee of an express trust. The bond trustee has no right to declare the principal or interest to be due and payable immediately.

NOTE 7 - RETIREMENT PLANS

General Information about the Pension Plans

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan) administered by the California Public Employees' Retirement System (CalPERS). The Plan consists of individual rate plans (benefit tiers) within a miscellaneous risk pool. Plan assets may be used to pay benefits for any employer rate plan of the miscellaneous risk pools. Accordingly, rate plans within the miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the miscellaneous risk pools. The City sponsors two miscellaneous rate plans. Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

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. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for each plan are applied as specified by the Public Employee's Retirement Law. The general fund typically is used to liquidate pension liabilities for governmental funds.

The Plans' provisions and benefits in effect at June 30, 2025, are summarized as follows:

| | <u>Miscellaneous</u> | |
|--|----------------------|------------------|
| | <u>Tier 1</u> | <u>PEPRA</u> |
| Benefit formula | 2% @ 55 | 2% @ 62 |
| Benefit vesting schedule | 5 Years | 5 Years |
| Benefit payments | Monthly for Life | Monthly for Life |
| Retirement age | 50-63 | 52-67 |
| Monthly benefits as a % of eligible compensation | 1.426% to 2.418% | 1% to 2.5% |
| Required employee contribution rates | 7.00% | 7.75% |
| Required employer contribution rates | 11.88% | 7.87% |

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Employees Covered

At June 30, 2025, the following employees were covered by the benefit terms for the Plans:

| | <u>Miscellaneous</u> |
|-------------|----------------------|
| Active | 35 |
| Transferred | 12 |
| Separated | 26 |
| Retired | <u>38</u> |
| Total | <u>111</u> |

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. Funding contributions for the Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rates are 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 City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. For the year ended June 30, 2025, the City's contributions were as follows:

| | <u>Miscellaneous</u> |
|--------------------------|----------------------|
| Contributions - employer | \$ 1,000,639 |

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2025, the City reported a net pension liability for its proportionate share of the net pension liability of the Plan as follows:

| | <u>Proportionate Share of Net Pension Liability/(Asset)</u> |
|---------------|--|
| Miscellaneous | \$ 6,823,253 |

The City's net pension liability for the Plans is measured as the proportionate share of the net pension liability. The net pension liability of the Plans are measured as of June 30, 2024, and the total pension liability for the Plans used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined.

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The City's proportionate share of the net pension liability for the Plans as of June 30, 2024 and 2025 was as follows:

| | <u>Miscellaneous</u> |
|------------------------------|----------------------|
| Proportion - June 30, 2024 | 0.14473% |
| Proportion - June 30, 2025 | <u>0.14108%</u> |
| Change - Increase/(Decrease) | <u>-0.00365%</u> |

For the year ended June 30, 2025, the City recognized pension expense of \$1,548,642.

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

| | <u>Deferred Outflows of Resources</u> | <u>Deferred Inflows of Resources</u> |
|--|---|--|
| Changes of Assumptions | \$ 175,372 | \$ - |
| Differences between Expected and Actual Experience | 589,933 | 23,019 |
| Differences between Projected and Actual Investment Earnings | 392,806 | - |
| Differences between Employer's Contributions and Proportionate Share of Contributions | 199,911 | 85,007 |
| Change in Employer's Proportion | 125,941 | 139,640 |
| Pension Contributions Made Subsequent to Measurement Date | <u>1,000,639</u> | <u>-</u> |
| Total | <u>\$ 2,484,602</u> | <u>\$ 247,666</u> |

The City reported \$1,000,639 as deferred outflows of resources related to contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability in the year ended June 30, 2026.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

| <u>Fiscal Year Ending June 30:</u> | <u>Deferred Outflows/ (Inflows) of Resources</u> |
|--|--|
| 2026 | \$ 443,422 |
| 2027 | 901,452 |
| 2028 | 26,033 |
| 2029 | <u>(134,610)</u> |
| Total | <u>\$ 1,236,297</u> |

City of Agoura Hills
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Actuarial Assumptions

The total pension liabilities in the June 30, 2023 actuarial valuations were determined using the following actuarial assumptions:

| | |
|---------------------------|------------------------------------|
| Valuation Date | June 30, 2023 |
| Measurement Date | June 30, 2024 |
| Actuarial Cost Method | Entry-Age Normal Cost Method |
| Actuarial Assumptions: | |
| Discount Rate | 6.90% |
| Inflation | 2.30% |
| Payroll Growth | 2.80% |
| Projected Salary Increase | (1) |
| Investment Rate of Return | 6.8% (2) |
| Mortality | (3) |

- (1) Varies by entry age and service
- (2) Net of pension plan investment expenses, including inflation
- (3) Derived using CalPERS' membership data for all funds

Discount Rate

The discount rate used to measure the total pension liability was 6.9 percent for the Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for the Plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 6.9 percent discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long-term expected discount rate of 6.9 percent will be applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained from the CalPERS website. The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

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The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These rates of return are net of administrative expenses.

| Asset Class (a) | Assumed Asset Allocation | Long-Term Expected Real Return (1)(2) |
|-------------------------------|--------------------------------|---|
| Global Equity Cap Weighted | 30.00% | 4.54% |
| Global Equity NonCap Weighted | 12.00% | 3.84% |
| Private Equity | 13.00% | 7.28% |
| Treasury | 5.00% | 0.27% |
| Mortgage-backed Securities | 5.00% | 0.50% |
| Investment Grade Corporates | 10.00% | 1.56% |
| High Yield | 5.00% | 2.27% |
| Emerging Market Debt | 5.00% | 2.48% |
| Private Debt | 5.00% | 3.57% |
| Real Assets | 15.00% | 3.21% |
| Leverage | -5.00% | -0.59% |
| Total | 100.00% | |

- (1) An expected inflation of 2.3% used for this period.
- (2) Figures are based on the 2021-22 Asset Liability Study.

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City’s proportionate share of the net pension liability for the Plans, calculated using the discount rate for the Plans, as well as what the City’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

| | Miscellaneous |
|-----------------------|----------------------|
| 1% Decrease | 5.90% |
| Net Pension Liability | \$ 11,081,171 |
| Current | 6.90% |
| Net Pension Liability | \$ 6,823,253 |
| 1% Increase | 7.90% |
| Net Pension Liability | \$ 3,318,359 |

Pension Plan Fiduciary Net Position

Detailed information about each pension plan’s fiduciary net position is available in the separately issued CalPERS financial reports. See <https://www.calpers.ca.gov/page/investments/about-investment-office/investment-financial-reports?stream=top>.

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NOTE 8 - OTHER POSTEMPLOYMENT BENEFITS

Plan Description

The City provides post-retirement health care benefits to all full-time employees in accordance with the City's contract with the Public Employees' Retirement System (PERS) for participation in the State of California Public Employees' Medical and Hospital Care Act (PEMHCA). The plan is an agent, multiple-employer plan administered by CalPERS through the California Employers' Retiree Benefit Trust (CERBT).

Benefits Provided

The City's contribution for each retiree is the same as full-time employees. Additionally, the City contributes longevity pay to a Retirement Health Savings (RHS) Trust plan of up to \$500 for those retirees with 10 years of service with the City of Agoura Hills, enrolled in a CalPERS health plan. The total of the PEMHCA minimum employer contribution and the additional benefit will not exceed \$500 per month. The RHS contribution may only be used to reimburse medical premiums. In the event of the retiree's death, the CalPERS eligible surviving spouse has the right to \$300 per month to pay for medical premiums for a maximum of 12 months. After 12 months surviving spouses will still be eligible to receive the PEMHCA minimum employer contribution.

Employees Covered by Benefit Terms

At June 30, 2023 (the valuation date), the benefit terms covered the following employees:

| | |
|------------------------|-----------|
| Active employees | 38 |
| Inactive employees | 20 |
| Total employees | <u>58</u> |

Contributions

The City makes contributions based on a pay-as-you go basis as approved by the authority of the City's Council. Total benefit payments included in the measurement period were \$119,472. The City contributed \$136,831 during the year which was 3.04% of covered employee payroll. Employees are not required to contribute to the OPEB Plan. Assets have been accumulated in a trust to provide for the benefits of this OPEB Plan.

Actuarial Assumptions

The following summarized the actuarial assumptions for the OPEB plan included in this fiscal year:

| | |
|---------------------------|--|
| Valuation Date: | June 30, 2023 |
| Measurement Date: | June 30, 2024 |
| Actuarial Cost Method: | Entry-Age Normal |
| Amortization Period: | 15 years |
| Asset Valuation Method: | Level percentage of payroll, closed |
| Actuarial Assumptions: | |
| Discount Rate | 6.25% |
| Inflation | 2.50% |
| Salary Increases | 2.75% |
| Investment Rate of Return | 6.25% |
| Healthcare Trend Rate | Non-Medicare - 8.50% for 2025, decreasing to an ultimate rate of 3.45% in 2076 Medicare (Non-Kaiser) - 7.50% for 2025, decreasing to an ultimate rate of 3.45% in 2076 Medicare (Kaiser) - 6.25% for 2025, decreasing to an ultimate rate of 3.45% in 2076 |
| Mortality | CalPERS 2000-2019 Experience Study |

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Discount Rate

The discount rate was based on the Bond Buyer 20-bond General Obligation Index.

Changes in the Net OPEB Liability

The following summarizes the changes in the net OPEB liability during the year ended June 30, 2025:

| | Total OPEB Liability | Plan Fiduciary Net Position | Net OPEB Liability (Asset) |
|----------------------------------|---------------------------------|--|---|
| Balance at June 30, 2024 | \$ 2,974,688 | \$ 2,779,250 | \$ 195,438 |
| Service cost | 121,854 | - | 121,854 |
| Interest in Total OPEB Liability | 189,800 | - | 189,800 |
| Employer contributions | - | 100,517 | (100,517) |
| Actual investment income | - | 313,388 | (313,388) |
| Administrative expenses | - | (1,752) | 1,752 |
| Benefit payments | (119,472) | (119,472) | - |
| Net changes | 192,182 | 292,681 | (100,499) |
| Balance at June 30, 2025 | \$ 3,166,870 | \$ 3,071,931 | \$ 94,939 |

Deferred Inflows and Outflows of Resources

At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|--|
| Difference between actual and expected experience | \$ - | \$ 381,095 |
| Difference between actual and expected earnings | 38,410 | - |
| Change in assumptions | 103,835 | 59,155 |
| OPEB contribution subsequent to measurement date | 136,831 | - |
| Totals | \$ 279,076 | \$ 440,250 |

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| | |
|---------------------|---------------------|
| Year Ended June 30, | |
| 2026 | \$ (116,699) |
| 2027 | 8,371 |
| 2028 | (91,773) |
| 2029 | (57,701) |
| 2030 | (30,926) |
| Thereafter | (9,277) |
| Total | \$ (298,005) |

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Rate of Return

The long-term expected rate of return on OPEB plan investments was determined using a building- block method in which expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the table below.

| Asset Class | Percentage of Portfolio | Long-Term Expected Rate of Return |
|--|--------------------------------|--|
| All Commodities | 3.00% | 1.22% |
| Fixed Income | 23.00% | 1.56% |
| All Equity | 49.00% | 4.56% |
| Real Estate Investment Trusts (REITs) | 20.00% | 4.06% |
| Treasury Inflation-Protected Securities (TIPS) | 5.00% | -0.08% |
| Total | 100.00% | |

OPEB Expense

The following summarizes the OPEB expense by source during the year ended June 30, 2025:

| | |
|---|------------------|
| Service cost | \$ 121,854 |
| Interest in TOL | 189,800 |
| Expected investment income | (179,517) |
| Other adjustments | 37,975 |
| Difference between actual and expected experience | (142,880) |
| Difference between actual and expected earnings | 13,274 |
| Change in assumptions | 26,747 |
| Administrative expenses | 1,752 |
| OPEB Expense | \$ 69,005 |

The following summarizes changes in the net OPEB liability as reconciled to OPEB expense during the year ended June 30, 2025:

| | |
|---|------------------|
| Net OPEB liability ending | \$ 94,939 |
| Net OPEB liability beginning | (195,438) |
| Change in net OPEB liability | (100,499) |
| Changes in deferred outflows | 188,790 |
| Changes in deferred inflows | (156,117) |
| Employer contributions and implicit subsidy | 136,831 |
| OPEB Expense | \$ 69,005 |

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Sensitivity to Changes in the Municipal Bond Rate

The net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a municipal bond rate (used to determine the discount rate) that is one percentage point lower or one percentage point higher, is as follows:

| | Discount Rate | | |
|--------------------|-----------------------|--------------|-----------------------|
| | (1% Decrease) | 6.25% | (1% Increase) |
| Net OPEB Liability | \$ 497,215 | \$ 94,939 | \$ (239,418) |

Sensitivity to Changes in the Healthcare Cost Trend Rates

The net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are one percentage point lower or one percentage point higher than current healthcare cost trend rates, is as follows:

| | Trend Rate | | |
|--------------------|-----------------------|----------------|-----------------------|
| | (1% Decrease) | Current | (1% Increase) |
| Net OPEB Liability | \$ (39,024) | \$ 94,939 | \$ 241,914 |

NOTE 9 - STEWARDSHIP, ACCOUNTABILITY, AND COMPLIANCE

The following funds reported deficit fund balance as of June 30, 2025:

| | Deficit |
|----------------------------|----------------|
| Other Grants | \$ 622,220 |
| Measure R Capital Projects | 3,169,480 |
| Measure M Capital Projects | 3,617,786 |

NOTE 9 - REDEVELOPMENT AGENCY DISSOLUTION AND SUCCESSOR AGENCY ACTIVITIES

A. The Dissolution Process

On December 29, 2011, the California Supreme Court upheld AB 1X 26 that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City of Agoura Hills that previously had reported a redevelopment agency as a blended component unit. The City Council elected to become the Successor Agency for the former redevelopment agency.

Successor agencies are only allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations as approved by the Successor Agency Oversight Board and the California Department of Finance.

The Bill directed the State Controller of the State of California to review the propriety of any transfers of assets between redevelopment agencies and other public bodies that occurred after January 1, 2011. If the public body that received such transfers is not contractually committed to a third party for the expenditure or encumbrance of those assets, the State Controller is required to order the available assets to be transferred to the public body designated as the successor agency by the Bill.

City of Agoura Hills
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B. Long-Term Liabilities

The following summarizes the Successor Agency’s long-term liabilities as of June 30, 2025:

| Successor Agency Noncurrent Liabilities | Balance | | | Balance June 30, 2025 | Due Within One Year |
|---|----------------------|---------------------|---------------------|--------------------------|---------------------------|
| | June 30, 2024 | Additions | Deletions | | |
| 2008 Housing Set-Aside Tax Allocation Bonds | \$ 920,000 | \$ - | \$ 30,000 | \$ 890,000 | \$ 30,000 |
| 2008 A-T Tax Allocation Bonds | 4,550,000 | - | 130,000 | 4,420,000 | 135,000 |
| Loan from the City of Agoura Hills | 24,988,569 | 2,978,658 | 890,050 | 27,077,177 | 970,886 |
| | <u>\$ 30,458,569</u> | <u>\$ 2,978,658</u> | <u>\$ 1,050,050</u> | <u>\$ 32,387,177</u> | <u>\$ 1,135,886</u> |

2008 Housing Set-Aside Tax Allocation Bonds

On June 5, 2008, the Redevelopment Agency issued \$10,000,000 in Housing Set-Aside Tax Allocation Bonds to finance low- and moderate-income housing of the Agoura Hills Redevelopment Agency. During fiscal year ended June 30, 2013, the Successor Agency defeased \$8,200,000 of this debt for a remaining bond balance of \$1,195,000 and interest rates ranging from 4.0 to 5.0 percent. The principal of the bonds is payable on their maturity date of October 1, of each year. Interest on the bond is payable on October 1, and April 1, each year. The bond is insured against events of default and acceleration of maturities, so long as the City is in compliance with the terms of the bond insurance policy. As of June 30, 2025, the City has complied with the terms of the bond insurance policy.

The following summarizes the future debt service requirements:

| Year Ending June 30 | Principal Payments | Interest Payments | Total |
|------------------------|-----------------------|----------------------|---------------------|
| 2026 | \$ 35,000 | \$ 38,737 | \$ 73,737 |
| 2027 | 35,000 | 36,624 | 71,624 |
| 2028 | 40,000 | 34,387 | 74,387 |
| 2029 | 40,000 | 31,844 | 71,844 |
| 2030 | 45,000 | 30,729 | 75,729 |
| 2031-2035 | 255,000 | 29,654 | 284,654 |
| 2036-2040 | 320,000 | 28,833 | 348,833 |
| 2041-2045 | 120,000 | 28,263 | 148,263 |
| Total | <u>\$ 890,000</u> | <u>\$ 259,071</u> | <u>\$ 1,149,071</u> |

2008 A-T Tax Allocation Bonds

On June 5, 2008, the Redevelopment Agency issued \$5,750,000 in Tax Allocation Bonds Series A-T with interest rates ranging from 4.728 to 7.842 percent to finance certain redevelopment project within the Agoura Hills Redevelopment Area. The principal of the bonds is payable on their maturity date of October 1, of each year. Interest on the bond is payable on October 1, and April 1, each year. The bond is insured against events of default and acceleration of maturities, so long as the City is in compliance with the terms of the bond insurance policy. As of June 30, 2025, the City has complied with the terms of the bond insurance policy.

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

The following summarizes the future debt service requirements:

| Year Ending June 30 | Principal Payments | Interest Payments | Total |
|------------------------|-----------------------|----------------------|---------------------|
| 2026 | \$ 135,000 | \$ 340,356 | \$ 475,356 |
| 2027 | 145,000 | 330,580 | 475,580 |
| 2028 | 155,000 | 320,079 | 475,079 |
| 2029 | 170,000 | 308,854 | 478,854 |
| 2030 | 180,000 | 296,542 | 476,542 |
| 2031-2035 | 1,135,000 | 1,253,069 | 2,388,069 |
| 2036-2040 | 1,645,000 | 741,853 | 2,386,853 |
| 2041-2045 | 855,000 | 101,946 | 956,946 |
| Total | <u>\$ 4,420,000</u> | <u>\$ 3,693,279</u> | <u>\$ 8,113,279</u> |

Advance from the City of Agoura Hills

On May 15, 2013, the City received notification that a Finding of Completion has been granted, which allows for: 1) loan agreements between the former redevelopment agency and City may be placed on the ROPS as an enforceable obligation, provided the oversight board makes a finding that the loan was for a legitimate redevelopment purpose per California Health and Safety Code (HSC) section 34191.4(b)(1), and 2) utilizing proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4(c). The Oversight Board to the Successor Agency approved OB Resolution No. 14-23 determining that the amounts advanced to the former redevelopment agency were for legitimate redevelopment purposes. California Health and Safety Code Section 34191.4(b)(2) outlines the terms for restructuring city loans to former redevelopment agencies as follows: “the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund.” The management’s position is to apply the historical Local Agency Investment Fund (LAIF) rate over the life of the loan.

The California Department of Finance (DOF) has provided information regarding the recalculation of accrued interest for city loans to redevelopment agencies. The DOF applies the LAIF rate for the quarter during which the Oversight Board makes a finding that the loan was made for legitimate redevelopment purposes to the entire life of the loan. Based on this assumption, the advance from the City is recalculated to have a June 30, 2025, balance of \$27,077,177 which is deemed to be collectible. During fiscal year ended June 30, 2025, the Successor Agency made a payment of \$3,868,708 to the City which included principal of \$890,050 and interest of \$2,978,658. The following summarizes the future debt service requirements:

| Year Ending June 30 | Principal Payments | Interest Payments | Total |
|------------------------|-----------------------|----------------------|----------------------|
| 2026 | \$ 970,886 | \$ - | \$ 970,886 |
| 2027 | 999,955 | - | 999,955 |
| 2028 | 1,054,773 | - | 1,054,773 |
| 2029 | 1,097,906 | - | 1,097,906 |
| 2030 | 1,156,077 | - | 1,156,077 |
| 2031-2035 | 5,235,903 | 1,349,860 | 6,585,763 |
| 2036-2040 | - | 8,127,579 | 8,127,579 |
| 2041-2045 | - | 7,084,238 | 7,084,238 |
| Total | <u>\$ 10,515,500</u> | <u>\$ 16,561,677</u> | <u>\$ 27,077,177</u> |

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

Pledged Revenue

The City pledged, as security for bonds issued, either directly or through the Financing Authority, a portion of tax increment revenue (including Low- and Moderate-Income Housing set-aside and pass-through allocations) that it receives. The bonds issued were to provide financing for various capital projects, accomplish Low- and Moderate-Income Housing project. Assembly Bill 1X 26 provided that upon dissolution of the Redevelopment Agency, property taxes allocated to redevelopment agencies no longer are deemed tax increment but rather property tax revenues and will be allocated first to successor agencies to make payments on the indebtedness incurred by the dissolved redevelopment agency. Total principal and interest remaining on the debt is \$9,262,350 with annual debt service requirements as indicated above. For the current year, the debt service obligation on the bonds was \$550,314 and taxes received to pay enforceable obligations was \$1,578,890.

NOTE 10 - RISK MANAGEMENT AND SELF INSURANCE

A. Description of Self-Insurance Pool Pursuant to Joint Powers Agreement

The City of Agoura Hills is a member of the California Joint Powers Insurance Authority (CJPIA or Authority). The Authority is composed of 126 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq. The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The California JPIA began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

B. Primary Self-Insurance Programs of the Authority

Primary Liability Program

Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to \$100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from \$100,000 to \$500,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from \$500,000 to \$50 million, are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is \$50 million per occurrence. Subsidence losses also have a \$50 million per occurrence limit. The coverage structure is composed of a combination of pooled self-insurance, reinsurance, and excess insurance. Additional information concerning the coverage structure is available on the Authority's website: [https://cjpia.org/coverage/risk-sharing-pools/.](https://cjpia.org/coverage/risk-sharing-pools/)

Workers' Compensation

Claims are pooled separately between public safety (police and fire) and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to \$75,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3)

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

The second layer of losses includes incurred costs from \$75,000 to \$200,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from \$200,000 to statutory limits are distributed based on the outcome of cost allocation within the first and second loss layers.

For 2024-25 the Authority's pooled retention is \$1 million per occurrence, with reinsurance to statutory limits under California Workers' Compensation Law. Employer's Liability losses are pooled among members to \$1 million. Coverage from \$1 million to \$5 million is purchased through reinsurance policies, and Employer's Liability losses from \$5 million to \$10 million are pooled among members.

C. Purchased Insurance

Pollution Legal Liability Insurance

The City participates in the pollution legal liability insurance program which is available through CJPIA. The policy covers sudden and gradual pollution of scheduled property, streets, and storm drains owned by the City. Coverage is on a claims-made basis. There is a \$250,000 deductible. CJPIA has an aggregate limit of \$20 million.

Property Insurance

The City participates in the all-risk property protection program of CJPIA. This insurance protection is underwritten by several insurance companies. City property is currently insured according to a schedule of covered property submitted by the City to CJPIA. City property currently has all-risk property insurance protection in the amount of \$52,266,348. There is a \$10,000 deductible per occurrence except for non-emergency vehicle insurance which has a \$2,500 deductible.

Crime Insurance

The City purchases crime insurance coverage in the amount of \$3,000,000 with a \$2,500 deductible. The fidelity coverage is provided through CJPIA.

D. Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2024-25.

NOTE 11 - COMMITMENTS AND CONTINGENCIES

Litigation

The City is subject to certain matters of litigation that may arise in the normal course of conducting City business. City management believes, based upon consultation with legal counsel, that these cases, in the aggregate, are not expected to result in a material adverse financial impact on the City. Additionally, City management believes that the City's insurance programs are sufficient to cover any potential losses should an unfavorable outcome materialize.

Federal and State Grant Programs

The City participates in Federal and State grant programs. These programs are audited by the City's independent accountants if required by and in accordance with the provisions of the Uniform Guidance and applicable State requirements. For Federal programs, the City did not reach the level of qualifying expenditures during the current fiscal year that would require a single audit. Expenditures which may be

City of Agoura Hills
Notes to the Basic Financial Statements
June 30, 2025

disallowed, if any, by the granting agencies, cannot be determined at this time. The City expects such amounts, if any, to be immaterial.

Redevelopment Agency Obligations

The City has received property tax revenues for specific enforceable obligations of the former redevelopment agency that are subject to review by the Department of Finance (DOF). The DOF has disallowed certain obligations listed on the Recognized Obligation Payment Schedule (ROPS) submitted by the City. The City is continuing to dispute obligations listed as enforceable, including the City-former RDA loan advances.

NOTE 12 - PRIOR PERIOD ADJUSTMENTS

During fiscal year, changes to or within the financial reporting entity resulted in adjustments to and restatements of beginning fund net position, as follows:

| | Beginning Balance Previously Reported | Changes to or Within the Financial Reporting Entity | | Beginning Balance Restated |
|--|--|--|-------------------------|----------------------------------|
| | | Major to Nonmajor | Nonmajor to Major | |
| <i>Governmental Funds</i> | | | | |
| Major Funds | | | | |
| Other Grants Fund | \$ - | \$ - | \$ (375,707) | \$ (375,707) |
| Housing Successor Agency Fund | 998,963 | (998,963) | - | - |
| Agoura Hills Improvement Authority Fur | 12,148,816 | (12,148,816) | - | - |
| Nonmajor funds | (375,707) | 13,147,779 | 375,707 | 13,147,779 |
| <i>Total Governmental Funds</i> | <u>\$ 12,772,072</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 12,772,072</u> |

NOTE 13 - SUBSEQUENT EVENTS

The City evaluated subsequent events for recognition and disclosure through March 9, 2026, the date on which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since June 30, 2025, that required recognition or disclosure in these financial statements.



**REQUIRED SUPPLEMENTARY
INFORMATION**

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City of Agoura Hills

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (GAAP Basis)

General Fund

For the Year Ended June 30, 2025

| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|--------------------|--------------------|--------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Property taxes | \$ 6,768,272 | \$ 6,891,919 | \$ 7,092,826 | \$ 200,907 |
| Sales taxes | 5,588,689 | 5,037,139 | 4,507,704 | (529,435) |
| Transient occupancy taxes | 3,891,980 | 3,826,980 | 3,863,047 | 36,067 |
| Franchise taxes | 880,000 | 926,000 | 902,470 | (23,530) |
| Licenses and permits | 530,000 | 563,000 | 618,988 | 55,988 |
| Charges for services | 1,078,300 | 872,300 | 1,229,844 | 357,544 |
| Fines and forfeitures | 41,000 | 41,000 | 43,485 | 2,485 |
| Contributions | 39,000 | 39,000 | 43,248 | 4,248 |
| Use of money and property | 764,000 | 1,399,500 | 4,299,027 | 2,899,527 |
| Other revenue | 926,058 | 1,370,441 | 308,574 | (1,061,867) |
| Total Revenues | 20,507,299 | 20,967,279 | 22,909,213 | 1,941,934 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government: | | | | |
| City Council | 131,507 | 131,507 | 128,911 | 2,596 |
| City Manager | 2,025,779 | 2,060,630 | 2,098,107 | (37,477) |
| City Clerk | 273,659 | 273,659 | 327,015 | (53,356) |
| City Attorney | 400,000 | 438,600 | 681,368 | (242,768) |
| Finance | 706,533 | 679,909 | 710,751 | (30,842) |
| Public Facilities | 342,040 | 352,040 | 378,791 | (26,751) |
| Non-Departmental | 1,185,372 | 1,285,372 | 890,569 | 394,803 |
| Automated Office System 4195 | 664,086 | 344,068 | 446,444 | (102,376) |
| Public Safety: | | | | |
| Los Agneles County Sheriff | 5,262,748 | 5,262,748 | 5,384,277 | (121,529) |
| Emergency Services | 63,521 | 63,521 | 71,645 | (8,124) |
| Animal Control | 114,000 | 114,000 | 85,755 | 28,245 |
| School Corssing Guards | 80,614 | 80,614 | 52,064 | 28,550 |
| Emergency Incident | - | 2,751 | 14,037 | (11,286) |
| Public Works: | | | | |
| Public Works | 771,473 | 1,237,074 | 1,130,215 | 106,859 |
| Traffic Safety | 55,000 | 55,000 | 50,887 | 4,113 |
| Landscape Maintenance | 291,000 | 291,000 | 241,582 | 49,418 |
| Storm Drain & Flood Control | 391,132 | 391,132 | 440,900 | (49,768) |
| Community Development: | | | | |
| Community Development | 1,637,768 | 1,857,894 | 1,484,160 | 373,734 |
| Building and Safety | 816,354 | 841,354 | 1,055,370 | (214,016) |
| Community Services: | | | | |
| Recreation | 387,900 | 331,909 | 227,726 | 104,183 |
| Reyes Adobe | 32,250 | 32,250 | 20,867 | 11,383 |
| Recreation Center | 502,138 | 550,320 | 544,931 | 5,389 |
| Community Services | 1,680,816 | 1,741,192 | 1,811,444 | (70,252) |
| Parks Maintenance | 676,635 | 626,691 | 690,564 | (63,873) |
| Capital outlay | 231,133 | 254,108 | 145,023 | 109,085 |
| Total Expenditures | 18,723,458 | 19,299,343 | 19,113,403 | 185,940 |
| Excess (Deficiency) of Revenues over Expenditures | 1,783,841 | 1,667,936 | 3,795,810 | 2,127,874 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | - | - | - | - |
| Transfers out | (1,283,600) | (1,254,556) | (1,649,623) | (395,067) |
| Total Other Financing Sources (Uses) | (1,283,600) | (1,254,556) | (1,649,623) | (395,067) |
| Net Change in Fund Balance | 500,241 | 413,380 | 2,146,187 | 1,732,807 |
| Fund Balance Beginning | 39,959,299 | 39,959,299 | 39,959,299 | - |
| Fund Balance Ending | \$ 40,459,540 | \$ 40,372,679 | \$ 42,105,486 | \$ 1,732,807 |

City of Agoura Hills

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (GAAP Basis)

Other Grants Fund

For the Year Ended June 30, 2025

| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|------------------|------------------|-------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Intergovernmental | \$ 4,524,500 | \$ 1,244,030 | \$ 828,934 | \$ (415,096) |
| Use of money and property | - | - | 28,349 | 28,349 |
| Total Revenues | 4,524,500 | 1,244,030 | 857,283 | (386,747) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government | 32,000 | 1,037,000 | 45,327 | 991,673 |
| Public Safety | - | - | 69,895 | (69,895) |
| Public Works | 35,000 | 5,174 | 63,120 | (57,946) |
| Community Services | 75,000 | - | - | - |
| Capital outlay | 4,382,500 | 201,856 | 2,643,920 | (2,442,064) |
| Total Expenditures | 4,524,500 | 1,244,030 | 2,822,262 | (1,578,232) |
| Excess (Deficiency) of Revenues over Expenditures | - | - | (1,964,979) | (1,964,979) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | - | - | 1,718,466 | 1,718,466 |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | 1,718,466 | 1,718,466 |
| Net Change in Fund Balance | - | - | (246,513) | (246,513) |
| Fund Balance Beginning | - | - | - | - |
| Prior Period Restatement | (375,707) | (375,707) | (375,707) | - |
| Fund Balance Beginning, as Adjusted | (375,707) | (375,707) | (375,707) | - |
| Fund Balance Ending | \$ (375,707) | \$ (375,707) | \$ (622,220) | \$ (246,513) |

Budgetary Information

As a General Law City, the City is not legally required to adopt a budget; however, the City Municipal Code requires the City Manager to prepare an annual budget based on projections received from all city departments, boards and commissions. Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. The City is required to adopt an annual budget resolution for the General Fund and Special Revenue Funds. All annual appropriations lapse at year end but can be carried forward at the City Manager's discretion.

The budget is prepared by fund, function and activity, and includes actual information for the past year, current year estimates and requested appropriations for the next fiscal year. The budget is a statement of the goals and objectives of the City for that fiscal year. The legal level for which expenditures are not to exceed appropriations is at the fund level for all funds except the General Fund and at the department level for the General Fund. The City Manager may authorize the transfer between expenditure accounts within the same department, office, agency or program activity. Where an appropriation requires an increase that cannot be supported by transfer guidelines, City Council authorization is required. Responsible individuals review progress against their budget each month. The City Council considers supplemental budget amendment requests during the year and reviews changes at mid-year and year end.

The following summarizes expenditures in excess of appropriations for major funds with legally adopted budgets:

| | <u>Final Budget</u> | <u>Actual</u> | <u>Excess</u> |
|--------------------|---------------------|---------------|---------------|
| General Fund: | | | |
| General Government | \$ 5,565,785 | \$ 5,661,956 | \$ (96,171) |
| Public Safety | 5,523,634 | 5,607,778 | (84,144) |
| Community Services | 3,282,362 | 3,295,532 | (13,170) |
| Other Grants Fund: | | | |
| Public Safety | - | 69,895 | (69,895) |
| Public Works | 5,174 | 63,120 | (57,946) |
| Capital Outlay | 201,856 | 2,643,920 | (2,442,064) |

City of Agoura Hills
Schedule of Pension Contributions
(Last Ten Years)

Miscellaneous Plan

| Plan Measurement Date | 2015 | 2016 | 2017 | 2018 | 2019 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Fiscal Year Ended | 2016 | 2017 | 2018 | 2019 | 2020 |
| Contractually Required Contributions | \$ 350,597 | \$ 392,645 | \$ 443,161 | \$ 525,812 | \$ 633,776 |
| Contributions in Relation to | | | | | |
| Contractually Required Contributions | 350,597 | 392,645 | 443,161 | 525,812 | 633,776 |
| Contribution Deficiency (Excess) | \$ - | \$ - | \$ - | \$ - | \$ - |
| Covered Payroll | \$ 3,109,153 | \$ 3,197,648 | \$ 3,370,827 | \$ 3,512,954 | \$ 3,823,238 |
| Contributions as a % of Covered Payroll | 11.28% | 12.28% | 13.15% | 14.97% | 16.58% |

Miscellaneous Plan

| Plan Measurement Date | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|
| Fiscal Year Ended | 2021 | 2022 | 2023 | 2024 | 2025 |
| Contractually Required Contributions | \$ 670,392 | \$ 742,201 | \$ 856,676 | \$ 872,685 | \$ 1,000,639 |
| Contributions in Relation to | | | | | |
| Contractually Required Contributions | 670,392 | 742,201 | 881,676 | 1,215,285 | 1,000,639 |
| Contribution Deficiency (Excess) | \$ - | \$ - | \$ (25,000) | \$ (342,600) | \$ - |
| Covered Payroll | \$ 3,371,342 | \$ 3,699,344 | \$ 4,329,754 | \$ 4,439,842 | \$ 3,703,680 |
| Contributions as a % of Covered Payroll | 19.89% | 20.06% | 20.36% | 27.37% | 27.02% |

Notes to Schedule:

Valuation Date: June 30, 2023
Assumptions Used: Entry Age Method used for Actuarial Cost Method
Level Percentage of Payroll and Direct Rate Smoothing
Remaining Amortization Period no more than 26 years
Inflation Assumed at 2.30%
Investment Rate of Returns set at 6.8%
The mortality table was developed based on CalPERS-specific data. The rates incorporate Generational Mortality to capture ongoing mortality improvement using 80% of Scale MP 2020 published by the Society of Actuaries. For more details, please refer to the 2021 experience study report that can be found on the CalPERS website.

The CalPERS discount rate was increased from 7.50% to 7.65% in FY2016, to 7.15% in FY2018, and then decreased to 6.90% in FY2022.

The CalPERS mortality assumptions was adjusted in fiscal year 2021.

City of Agoura Hills
Schedule of Proportionate Share of Net Pension Liability
(Last Ten Years)

Miscellaneous Plan

| Plan Measurement Date | 2015 | 2016 | 2017 | 2018 | 2019 |
|--|--------------|--------------|--------------|--------------|--------------|
| Fiscal Year Ended | 2016 | 2017 | 2018 | 2019 | 2020 |
| Proportion of Net Pension Liability | 0.03983% | 0.04331% | 0.04517% | 0.04529% | 0.04781% |
| Proportionate Share of Net Pension Liability | \$ 2,733,736 | \$ 3,747,628 | \$ 4,479,822 | \$ 4,364,714 | \$ 4,899,474 |
| Covered Payroll | \$ 3,104,821 | \$ 3,109,153 | \$ 3,197,648 | \$ 3,370,827 | \$ 3,512,954 |
| Proportionate Share of NPL as a % of Covered Payroll | 88.05% | 120.54% | 140.10% | 129.48% | 139.47% |
| Plan's Fiduciary Net Position as a % of the TPL | 78.40% | 78.55% | 77.49% | 79.09% | 78.36% |

Miscellaneous Plan

| Plan Measurement Date | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|--------------|--------------|--------------|--------------|--------------|
| Fiscal Year Ended | 2021 | 2022 | 2023 | 2024 | 2025 |
| Proportion of Net Pension Liability | 0.04984% | 0.04977% | 0.05745% | 0.05800% | 0.05626% |
| Proportionate Share of Net Pension Liability | \$ 5,422,335 | \$ 2,691,618 | \$ 6,636,241 | \$ 7,235,296 | \$ 6,823,253 |
| Covered Payroll | \$ 3,823,238 | \$ 3,371,342 | \$ 3,699,344 | \$ 4,329,754 | \$ 4,439,842 |
| Proportionate Share of NPL as a % of Covered Payroll | 141.83% | 79.84% | 179.39% | 167.11% | 153.68% |
| Plan's Fiduciary Net Position as a % of the TPL | 77.49% | 89.59% | 76.04% | 75.38% | 78.38% |

The CalPERS discount rate was increased from 7.50% to 7.65% in FY2016, to 7.15% in FY2018, and then decreased to 6.90% in FY2022.

The CalPERS mortality assumptions was adjusted in fiscal year 2021.

**City of Agoura Hills
Schedule of OPEB Contributions
(Last Ten Years)**

| <u>Fiscal Year Ended</u> | <u>2018</u> | <u>2019</u> | <u>2020</u> | <u>2021</u> |
|--|--------------------|--------------------|--------------------|--------------------|
| Actuarially determined contribution (ADC) | \$ 189,000 | \$ 195,000 | \$ 201,000 | \$ 176,760 |
| Less: actual contribution in relation to ADC | (197,000) | (208,093) | (219,000) | (195,142) |
| Contribution deficiency (excess) | \$ (8,000) | \$ (13,093) | \$ (18,000) | \$ (18,382) |
| | | | | |
| Covered employee payroll | \$ 3,370,827 | \$ 3,512,954 | \$ 3,823,238 | \$ 3,371,342 |
| Contrib. as a % of covered employee payroll | 5.84% | 5.92% | 5.73% | 5.79% |
| | | | | |
| <u>Fiscal Year Ended</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> |
| Actuarially determined contribution (ADC) | \$ 181,331 | \$ 141,843 | \$ 138,492 | \$ 136,831 |
| Less: actual contribution in relation to ADC | (181,331) | (147,419) | (138,492) | (136,831) |
| Contribution deficiency (excess) | \$ - | \$ (5,576) | \$ - | \$ - |
| | | | | |
| Covered employee payroll | \$ 3,401,850 | \$ 4,000,146 | \$ 4,128,429 | \$ 4,502,170 |
| Contrib. as a % of covered employee payroll | 5.33% | 3.69% | 3.35% | 3.04% |

Notes to Schedule:

Assumptions and Methods

| | |
|---------------------------|--|
| Valuation Date: | June 30, 2023 |
| Measurement Date: | June 30, 2024 |
| Actuarial Cost Method: | Entry-Age Normal Cost Method |
| Amortization Period: | 15 years |
| Asset Valuation Method: | Level percentage of payroll, closed |
| Actuarial Assumptions: | |
| Discount Rate | 6.25% |
| Inflation | 2.50% |
| Salary Increases | 2.75% |
| Investment Rate of Return | 6.25% |
| Healthcare Trend Rate | Non-Medicare - 8.50% for 2025, decreasing to an ultimate rate of 3.45% in 2076 Medicare (Non-Kaiser) - 7.50% for 2025, decreasing to an ultimate rate of 3.45% in 2076 Medicare (Kaiser) - 6.25% for 2025, decreasing to an ultimate rate of 3.45% in 2076 |
| Mortality | CalPERS 2000-2019 Experience Study |

Other Notes

GASB 75 requires a schedule of contributions for the last ten fiscal years, or for as many years as are available if less than ten years are available. GASB 75 was adopted as of June 30, 2018.

There were no changes in benefit terms.

There were no changes in discount rates, trend rates or assumptions.

City of Agoura Hills
Schedule of Changes in Net OPEB Liability
(Last Ten Years)

| Fiscal Year Ended | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Total OPEB liability | | | | | | | | |
| Service cost | \$ 105,000 | \$ 108,282 | \$ 111,530 | \$ 120,459 | \$ 123,154 | \$ 121,398 | \$ 124,736 | \$ 121,854 |
| Interest | 157,000 | 171,706 | 186,801 | 180,971 | 194,591 | 178,384 | 191,284 | 189,800 |
| Changes of benefit terms | - | - | 55,287 | (23,322) | 223,632 | - | (72,303) | - |
| Diff. between expected/actual experience | - | - | (381,914) | - | (479,837) | - | (153,456) | - |
| Benefit payments | (56,000) | (56,966) | (62,265) | (71,745) | (86,301) | (90,639) | (102,779) | (119,472) |
| Net change in Total OPEB Liability | 206,000 | 223,022 | (90,561) | 206,363 | (24,761) | 209,143 | (12,518) | 192,182 |
| Total OPEB Liability - beginning | 2,258,000 | 2,464,000 | 2,687,022 | 2,596,461 | 2,802,824 | 2,778,063 | 2,987,206 | 2,974,688 |
| Total OPEB Liability - ending | 2,464,000 | 2,687,022 | 2,596,461 | 2,802,824 | 2,778,063 | 2,987,206 | 2,974,688 | 3,166,870 |
| Plan fiduciary net position | | | | | | | | |
| Employer contributions | \$ 175,000 | \$ 197,000 | \$ 208,093 | \$ 219,000 | \$ 195,142 | \$ 181,331 | \$ 147,419 | \$ 100,517 |
| Net investment income | 135,000 | 124,567 | 113,860 | 74,350 | 622,558 | (414,086) | 170,580 | 313,388 |
| Benefit payments | (56,000) | (56,966) | (62,265) | (71,745) | (86,301) | (90,639) | (102,779) | (119,472) |
| Administrative expense | (1,000) | (3,152) | (798) | (1,516) | (1,459) | (1,402) | (1,542) | (1,752) |
| Net change in plan fiduciary net position | 253,000 | 261,449 | 258,890 | 220,089 | 729,940 | (324,796) | 213,678 | 292,681 |
| Plan fiduciary net position - beginning | 1,167,000 | 1,420,000 | 1,681,449 | 1,940,339 | 2,160,428 | 2,890,368 | 2,565,572 | 2,779,250 |
| Plan fiduciary net position - ending | 1,420,000 | 1,681,449 | 1,940,339 | 2,160,428 | 2,890,368 | 2,565,572 | 2,779,250 | 3,071,931 |
| Net OPEB liability (asset) | \$ 1,044,000 | 1,005,573 | 656,122 | 642,396 | (112,305) | 421,634 | 195,438 | 94,939 |
| Plan fiduciary net position as a % of the total OPEB liability | 57.63% | 62.58% | 74.73% | 77.08% | 104.04% | 85.89% | 93.43% | 97.00% |
| Covered Employee Payroll | \$ 3,197,648 | \$ 3,370,827 | \$ 3,512,954 | \$ 3,823,238 | \$ 3,371,342 | \$ 3,401,850 | \$ 4,000,146 | \$ 4,614,724 |
| NOL as a % of covered employee payroll | 32.65% | 29.83% | 18.68% | 16.80% | -3.33% | 12.39% | 4.89% | 2.06% |

Other Notes

GASB 75 requires a schedule of contributions for the last ten fiscal years, or for as many years as are available if less than ten years are available. GASB 75 was adopted as of June

There were no changes in benefit terms.

There were no changes in discount rates, trend rates or assumptions.

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SUPPLEMENTARY INFORMATION

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City of Agoura Hills

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (GAAP Basis)

Measure R Capital Projects Fund

For the Year Ended June 30, 2025

| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|-----------------------|-----------------------|-----------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Intergovernmental | \$ 5,622,000 | \$ 643,800 | \$ 407,840 | \$ (235,960) |
| Total Revenues | 5,622,000 | 643,800 | 407,840 | (235,960) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government | 132,853 | 68,191 | 42,895 | 25,296 |
| Public Works | 262,593 | 149,629 | 124,137 | 25,492 |
| Capital outlay | 5,594,000 | 640,580 | 4,843,860 | (4,203,280) |
| Total Expenditures | 5,989,446 | 858,400 | 5,010,892 | (4,152,492) |
| Excess (Deficiency) of Revenues over Expenditures | (367,446) | (214,600) | (4,603,052) | (4,388,452) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | - | - | 4,065,157 | 4,065,157 |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | 4,065,157 | 4,065,157 |
| Net Change in Fund Balance | (367,446) | (214,600) | (537,895) | (323,295) |
| Fund Balance Beginning | (2,631,585) | (2,631,585) | (2,631,585) | - |
| Fund Balance Ending | <u>\$ (2,999,031)</u> | <u>\$ (2,846,185)</u> | <u>\$ (3,169,480)</u> | <u>\$ (323,295)</u> |

City of Agoura Hills

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual (GAAP Basis)

Measure M Capital Projects Fund

For the Year Ended June 30, 2025

| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|---------------------|---------------------|-----------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Intergovernmental | \$ 4,393,250 | \$ 252,425 | \$ 209,325 | \$ (43,100) |
| Use of money and property | - | - | 2,234 | 2,234 |
| Total Revenues | 4,393,250 | 252,425 | 211,559 | (40,866) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General Government | 72,843 | 30,710 | 14,390 | 16,320 |
| Public Works | 240,292 | 51,512 | 41,196 | 10,316 |
| Capital outlay | 3,974,250 | 185,185 | 3,073,427 | (2,888,242) |
| Total Expenditures | 4,287,385 | 267,407 | 3,129,013 | (2,861,606) |
| Excess (Deficiency) of Revenues over Expenditures | 105,865 | (14,982) | (2,917,454) | (2,902,472) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | - | - | 22,054 | 22,054 |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | 22,054 | 22,054 |
| Net Change in Fund Balance | 105,865 | (14,982) | (2,895,400) | (2,880,418) |
| Fund Balance Beginning | (722,386) | (722,386) | (722,386) | - |
| Fund Balance Ending | \$ (616,521) | \$ (737,368) | \$ (3,617,786) | \$ (2,880,418) |

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

State Gas Tax – To account for funds allocated to the City by the State which may only be used for street maintenance, construction, right of way acquisition and/or reconstruction.

Road Rehab – To account for funds allocated to the City for road maintenance and rehabilitation.

Traffic Safety – To account of traffic fines which may only be used for traffic safety purposes.

Transit Tax (Prop A) – To account for Proposition A funds received from the County of Los Angeles which may only be used to provide transportation services.

Public Transit (Prop C) – To account for Proposition C funds received from the County of Los Angeles which may only be used to provide transportation services.

Measure R – To account for public transit tax received under Measure R. These funds are paid by the County of Los Angeles.

Measure M – To account for funds allocated to the City for transit projects.

Measure W – To account for funds collected from a parcel of tax of 2.5 cents per square foot impermeable area. Tax receipts will be used to improve water quality, increase local supply, and enhance the community.

Air Quality Management – To account for funds received from the South Coast Air Quality Management District which may only be used for air quality improvement.

Traffic Improvement – To account for traffic improvement and arterial street system fees paid by developers which may only be used for constructing traffic impacted arterial streets.

Utility Undergrounding – To account for the undergrounding of utility lines within the City undergrounding district.

Supplemental Law Enforcement – To account for Brulte funds received from the state for the use of Public Safety (COPS) programs.

Community Development Block Grant – To account for restricted housing rehabilitation loans administered with Community Development Block Grant (CDBG) funds.

Inclusionary Housing – To account for in-lieu fees that are committed for the development or maintenance of housing that is affordable to low to moderate income households.

Other Grants – is used to account for various state grant funds received for street improvements and park developments.

Solid Waste Management – To account for the funds relating to collection, transportation and recycling of refuse materials for City residents and businesses.

The Housing Successor Agency – To account for restricted revenues and expenditures for the housing activities of the former Redevelopment Agency's Low- and Moderate-Income Fund activities. Revenues received relate to contributions for new housing and loan repayments.

NONMAJOR GOVERNMENTAL FUNDS

Debt Service Fund

Financing Authority Debt Service – To account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest.

Agoura Hills Improvement Authority – To account for debt service payments for funding of the City's capital projects.

Capital Projects Funds

Capital Projects – To account for funds that are to be used for various capital projects throughout the City.

Recreation Center Capital Projects – To account for the funds to be used for that are assigned for the development or maintenance of the City's recreation center.

Storm Water Capital Projects – To account for the funds to be used for the development or maintenance of the City's storm water program

City of Agoura Hills
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

| | Special Revenue Funds | | | | |
|--|-----------------------|-------------------|------------------|-------------------------|----------------------------|
| | State Gas Tax | Road Rehab | Traffic Safety | Transit Tax (Prop A) | Public Transit (Prop C) |
| ASSETS | | | | | |
| Cash and investments | \$ 179,312 | \$ 494,441 | \$ 30,189 | \$ 1,461,632 | \$ 879,200 |
| Cash with fiscal agent | - | - | - | - | - |
| Accounts receivable | - | - | - | - | - |
| Accrued interest | 1,675 | 4,583 | 279 | 15,090 | 8,993 |
| Due from other governments | 48,064 | 97,294 | 3,754 | 85,164 | - |
| Loans receivable | - | - | - | - | - |
| Due from other funds | - | - | - | - | - |
| Total assets | \$ 229,051 | \$ 596,318 | \$ 34,222 | \$ 1,561,886 | \$ 888,193 |
| LIABILITIES AND FUND BALANCES | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ 49,834 | \$ 8,287 | \$ - | \$ 97,958 | \$ 33,040 |
| Deposits payable | - | - | - | - | - |
| Due to other funds | - | - | - | - | - |
| Total liabilities | 49,834 | 8,287 | - | 97,958 | 33,040 |
| Deferred Inflows of Resources: | | | | | |
| Unavailable revenues | - | - | - | 85,638 | - |
| Fund Balances: | | | | | |
| Restricted: | | | | | |
| Capital projects | 179,217 | 588,031 | - | - | - |
| Air quality improvement | - | - | - | - | - |
| Grant programs | - | - | - | - | - |
| Housing programs | - | - | - | - | - |
| Public safety | - | - | - | - | - |
| Transportation services | - | - | - | 1,378,290 | 855,153 |
| Committed | | | | | |
| Capital projects | - | - | 34,222 | - | - |
| Waste management programs | - | - | - | - | - |
| Housing programs | - | - | - | - | - |
| Assigned: | | | | | |
| Debt service | - | - | - | - | - |
| Total fund balances | 179,217 | 588,031 | 34,222 | 1,378,290 | 855,153 |
| Total liabilities and fund balances | \$ 229,051 | \$ 596,318 | \$ 34,222 | \$ 1,561,886 | \$ 888,193 |

Continued

City of Agoura Hills
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

| | Special Revenue Funds | | | | |
|--|-----------------------|-------------------|-------------------|---------------------------|------------------------|
| | Measure R | Measure M | Measure W | Air Quality Management | Traffic Improvement |
| ASSETS | | | | | |
| Cash and investments | \$ 106,033 | \$ 122,458 | \$ 767,325 | \$ 122,419 | \$ 359,422 |
| Cash with fiscal agent | - | - | - | - | - |
| Accounts receivable | - | - | - | - | - |
| Accrued interest | 1,314 | 793 | 7,809 | 1,203 | 3,659 |
| Due from other governments | - | - | - | 1 | - |
| Loans receivable | - | - | - | - | - |
| Due from other funds | - | - | - | - | 963,763 |
| Total assets | \$ 107,347 | \$ 123,251 | \$ 775,134 | \$ 123,623 | \$ 1,326,844 |
| LIABILITIES AND FUND BALANCES | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ 68,858 | \$ 109,002 | \$ - | \$ - | \$ - |
| Deposits payable | - | - | - | - | 17,608 |
| Due to other funds | - | - | - | - | - |
| Total liabilities | 68,858 | 109,002 | - | - | 17,608 |
| Deferred Inflows of Resources: | | | | | |
| Unavailable revenues | - | - | - | - | - |
| Fund Balances: | | | | | |
| Restricted: | | | | | |
| Capital projects | - | - | 775,134 | - | 1,309,236 |
| Air quality improvement | - | - | - | 123,623 | - |
| Grant programs | - | - | - | - | - |
| Housing programs | - | - | - | - | - |
| Public safety | - | - | - | - | - |
| Transportation services | 38,489 | 14,249 | - | - | - |
| Committed | | | | | |
| Capital projects | - | - | - | - | - |
| Waste management programs | - | - | - | - | - |
| Housing programs | - | - | - | - | - |
| Assigned: | | | | | |
| Debt service | - | - | - | - | - |
| Total fund balances | 38,489 | 14,249 | 775,134 | 123,623 | 1,309,236 |
| Total liabilities and fund balances | \$ 107,347 | \$ 123,251 | \$ 775,134 | \$ 123,623 | \$ 1,326,844 |

Continued

City of Agoura Hills
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

| | Special Revenue Funds | | | | |
|--|---------------------------|------------------------------------|---|-------------------------|--------------|
| | Utility Undergrounding | Supplemental Law Enforcement | Community Development Block Grant | Inclusionary Housing | Other Grants |
| ASSETS | | | | | |
| Cash and investments | \$ 59,829 | \$ 183,919 | \$ - | \$ 2,022,075 | \$ - |
| Cash with fiscal agent | - | - | - | - | - |
| Accounts receivable | - | - | 11,138 | - | - |
| Accrued interest | 609 | 1,958 | - | 20,585 | - |
| Due from other governments | - | - | 24,021 | - | - |
| Loans receivable | - | - | 197,289 | - | - |
| Due from other funds | - | - | - | - | - |
| Total assets | \$ 60,438 | \$ 185,877 | \$ 232,448 | \$ 2,042,660 | \$ - |
| LIABILITIES AND FUND BALANCES | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ - | \$ 73,999 | \$ 1,316 | \$ - | \$ - |
| Deposits payable | - | - | - | - | - |
| Due to other funds | - | - | 22,594 | - | - |
| Total liabilities | - | 73,999 | 23,910 | - | - |
| Deferred Inflows of Resources: | | | | | |
| Unavailable revenues | - | - | 208,427 | - | - |
| Fund Balances: | | | | | |
| Restricted: | | | | | |
| Capital projects | - | - | - | - | - |
| Air quality improvement | - | - | - | - | - |
| Grant programs | - | - | - | - | - |
| Housing programs | - | - | 111 | - | - |
| Public safety | - | 111,878 | - | - | - |
| Transportation services | - | - | - | - | - |
| Committed | | | | | |
| Capital projects | 60,438 | - | - | - | - |
| Waste management programs | - | - | - | - | - |
| Housing programs | - | - | - | 2,042,660 | - |
| Assigned: | | | | | |
| Debt service | - | - | - | - | - |
| Total fund balances | 60,438 | 111,878 | 111 | 2,042,660 | - |
| Total liabilities and fund balances | \$ 60,438 | \$ 185,877 | \$ 232,448 | \$ 2,042,660 | \$ - |

Continued

City of Agoura Hills
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

| | Special Revenue Funds | | Debt Service Funds | |
|--|------------------------|--------------------------|----------------------------------|------------------------------------|
| | Solid Waste Management | Housing Successor Agency | Financing Authority Debt Service | Agoura Hills Improvement Authority |
| ASSETS | | | | |
| Cash and investments | \$ 266,883 | \$ 1,155,661 | \$ 1,208 | \$ - |
| Cash with fiscal agent | - | - | 1 | 6,585,808 |
| Accounts receivable | 24,226 | - | - | - |
| Accrued interest | 3,012 | 11,826 | 12 | - |
| Due from other governments | - | - | - | - |
| Loans receivable | - | 72,431 | - | - |
| Due from other funds | - | - | - | - |
| Total assets | \$ 294,121 | \$ 1,239,918 | \$ 1,221 | \$ 6,585,808 |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 2,536 | \$ - | \$ - | \$ - |
| Deposits payable | - | - | - | - |
| Due to other funds | - | - | - | 497,587 |
| Total liabilities | 2,536 | - | - | 497,587 |
| Deferred Inflows of Resources: | | | | |
| Unavailable revenues | - | 72,431 | - | - |
| Fund Balances: | | | | |
| Restricted: | | | | |
| Capital projects | - | - | - | 6,088,221 |
| Air quality improvement | - | - | - | - |
| Grant programs | - | 1,167,487 | - | - |
| Housing programs | - | - | - | - |
| Public safety | - | - | - | - |
| Transportation services | - | - | - | - |
| Committed | | | | |
| Capital projects | - | - | - | - |
| Waste management programs | 291,585 | - | - | - |
| Housing programs | - | - | - | - |
| Assigned: | | | | |
| Debt service | - | - | 1,221 | - |
| Total fund balances | 291,585 | 1,167,487 | 1,221 | 6,088,221 |
| Total liabilities and fund balances | \$ 294,121 | \$ 1,239,918 | \$ 1,221 | \$ 6,585,808 |

Continued

City of Agoura Hills
Combining Balance Sheet
Nonmajor Governmental Funds
June 30, 2025

| | Capital Projects Funds | | | Total Nonmajor Governmental Funds |
|--|------------------------|-------------------|---------------------------------|--------------------------------------|
| | Capital Projects | Recreation Center | Storm Water Capital Projects | |
| ASSETS | | | | |
| Cash and investments | \$ 154,892 | \$ 104,000 | \$ 1,507,915 | \$ 9,978,813 |
| Cash with fiscal agent | - | - | - | 6,585,809 |
| Accounts receivable | - | - | - | 35,364 |
| Accrued interest | 887 | 14 | 15,350 | 99,651 |
| Due from other governments | - | 41,443 | 238,295 | 538,036 |
| Loans receivable | - | - | - | 269,720 |
| Due from other funds | - | - | - | 963,763 |
| Total assets | \$ 155,779 | \$ 145,457 | \$ 1,761,560 | \$ 18,471,156 |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 19,289 | \$ - | \$ 95,000 | \$ 559,119 |
| Deposits payable | - | - | - | 17,608 |
| Due to other funds | - | 10,621 | - | 530,802 |
| Total liabilities | 19,289 | 10,621 | 95,000 | 1,107,529 |
| Deferred Inflows of Resources: | | | | |
| Unavailable revenues | - | 41,443 | 143,295 | 551,234 |
| Fund Balances: | | | | |
| Restricted: | | | | |
| Capital projects | - | - | - | 8,939,839 |
| Air quality improvement | - | - | - | 123,623 |
| Grant programs | - | - | - | 1,167,487 |
| Housing programs | - | - | - | 111 |
| Public safety | - | - | - | 111,878 |
| Transportation services | - | - | - | 2,286,181 |
| Committed | | | | |
| Capital projects | 136,490 | 93,393 | 1,523,265 | 1,847,808 |
| Waste management programs | - | - | - | 291,585 |
| Housing programs | - | - | - | 2,042,660 |
| Assigned: | | | | |
| Debt service | - | - | - | 1,221 |
| Total fund balances | 136,490 | 93,393 | 1,523,265 | 16,812,393 |
| Total liabilities and fund balances | \$ 155,779 | \$ 145,457 | \$ 1,761,560 | \$ 18,471,156 |

Concluded

City of Agoura Hills
Combining Statement of Revenues, Expenditures
and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Special Revenue Funds | | | | |
|---|-----------------------|-------------------|------------------|-------------------------|----------------------------|
| | State Gas Tax | Road Rehab | Traffic Safety | Transit Tax (Prop A) | Public Transit (Prop C) |
| REVENUES | | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 567,170 | 552,113 | - | 561,260 | 430,281 |
| Charges for services | - | - | - | - | - |
| Fines and forfeitures | - | - | 37,278 | - | - |
| Use of money and property | 10,525 | 12,982 | 1,407 | 72,851 | 42,135 |
| Other revenue | - | - | - | - | - |
| Total Revenues | 577,695 | 565,095 | 38,685 | 634,111 | 472,416 |
| EXPENDITURES | | | | | |
| Current: | | | | | |
| General government | - | - | - | 12,626 | - |
| Public safety | 58,901 | - | 55,143 | - | - |
| Public works | 526,961 | - | - | 550,194 | 381,290 |
| Community development | - | - | - | - | - |
| Community services | - | - | - | 152,047 | - |
| Capital outlay | - | 127,766 | - | - | - |
| Debt service: | | | | | |
| Principal | - | - | - | - | - |
| Interest | - | - | - | - | - |
| Total Expenditures | 585,862 | 127,766 | 55,143 | 714,867 | 381,290 |
| Excess (Deficiency) of Revenues over Expenditures | (8,167) | 437,329 | (16,458) | (80,756) | 91,126 |
| OTHER FINANCING SOURCES (USES) | | | | | |
| Transfers in | - | - | - | - | - |
| Transfers out | - | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - | - |
| Net Change in Fund Balances | (8,167) | 437,329 | (16,458) | (80,756) | 91,126 |
| Fund Balances Beginning | 187,384 | 150,702 | 50,680 | 1,459,046 | 764,027 |
| Restatement Major/Nonmajor Fund Reclassification | - | - | - | - | - |
| Fund Balances Beginning, as Restated | 187,384 | 150,702 | 50,680 | 1,459,046 | 764,027 |
| Fund Balances Ending | \$ 179,217 | \$ 588,031 | \$ 34,222 | \$ 1,378,290 | \$ 855,153 |

Continued

City of Agoura Hills
Combining Statement of Revenues, Expenditures
and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Special Revenue Funds | | | | |
|---|-----------------------|------------------|-------------------|---------------------------|------------------------|
| | Measure R | Measure M | Measure W | Air Quality Management | Traffic Improvement |
| REVENUES | | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 322,651 | 365,553 | 345,953 | 26,192 | - |
| Charges for services | - | - | - | - | 32 |
| Fines and forfeitures | - | - | - | - | - |
| Use of money and property | 12,529 | 4,479 | 31,608 | 5,121 | 11,537 |
| Other revenue | - | - | - | - | 261,353 |
| Total Revenues | 335,180 | 370,032 | 377,561 | 31,313 | 272,922 |
| EXPENDITURES | | | | | |
| Current: | | | | | |
| General government | - | - | - | - | - |
| Public safety | - | - | - | - | - |
| Public works | 527,830 | 294,436 | 102,000 | - | - |
| Community development | - | - | - | - | - |
| Community services | - | - | - | - | - |
| Capital outlay | 96,040 | 200,000 | 17,416 | - | - |
| Debt service: | | | | | |
| Principal | - | - | - | - | - |
| Interest | - | - | - | - | - |
| Total Expenditures | 623,870 | 494,436 | 119,416 | - | - |
| Excess (Deficiency) of Revenues over Expenditures | (288,690) | (124,404) | 258,145 | 31,313 | 272,922 |
| OTHER FINANCING SOURCES (USES) | | | | | |
| Transfers in | - | - | - | - | - |
| Transfers out | - | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - | - |
| Net Change in Fund Balances | (288,690) | (124,404) | 258,145 | 31,313 | 272,922 |
| Fund Balances Beginning | 327,179 | 138,653 | 516,989 | 92,310 | 1,036,314 |
| Restatement Major/Nonmajor Fund Reclassification | - | - | - | - | - |
| Fund Balances Beginning, as Restated | 327,179 | 138,653 | 516,989 | 92,310 | 1,036,314 |
| Fund Balances Ending | \$ 38,489 | \$ 14,249 | \$ 775,134 | \$ 123,623 | \$ 1,309,236 |

Continued

City of Agoura Hills
Combining Statement of Revenues, Expenditures
and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Special Revenue Funds | | | | |
|---|---------------------------|------------------------------------|---|-------------------------|--------------|
| | Utility Undergrounding | Supplemental Law Enforcement | Community Development Block Grant | Inclusionary Housing | Other Grants |
| REVENUES | | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | 194,663 | 241,113 | - | - |
| Charges for services | - | - | - | - | - |
| Fines and forfeitures | - | - | - | - | - |
| Use of money and property | 2,839 | 9,380 | - | 95,959 | - |
| Other revenue | - | - | - | - | - |
| Total Revenues | 2,839 | 204,043 | 241,113 | 95,959 | - |
| EXPENDITURES | | | | | |
| Current: | | | | | |
| General government | - | - | - | - | - |
| Public safety | - | 233,355 | - | - | - |
| Public works | - | - | - | - | - |
| Community development | - | - | - | - | - |
| Community services | - | - | 9,650 | - | - |
| Capital outlay | - | - | 231,310 | - | - |
| Debt service: | | | | | |
| Principal | - | - | - | - | - |
| Interest | - | - | - | - | - |
| Total Expenditures | - | 233,355 | 240,960 | - | - |
| Excess (Deficiency) of Revenues over Expenditures | 2,839 | (29,312) | 153 | 95,959 | - |
| OTHER FINANCING SOURCES (USES) | | | | | |
| Transfers in | - | - | - | - | - |
| Transfers out | - | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - | - |
| Net Change in Fund Balances | 2,839 | (29,312) | 153 | 95,959 | - |
| Fund Balances Beginning | 57,599 | 141,190 | (42) | 1,946,701 | (375,707) |
| Restatement Major/Nonmajor Fund Reclassification | - | - | - | - | 375,707 |
| Fund Balances Beginning, as Restated | 57,599 | 141,190 | (42) | 1,946,701 | - |
| Fund Balances Ending | \$ 60,438 | \$ 111,878 | \$ 111 | \$ 2,042,660 | \$ - |

Continued

City of Agoura Hills

Combining Statement of Revenues, Expenditures

and Changes in Fund Balances

Nonmajor Governmental Funds

For the Year Ended June 30, 2025

| | Special Revenue Funds | | Debt Service Funds | |
|---|------------------------|--------------------------|----------------------------------|------------------------------------|
| | Solid Waste Management | Housing Successor Agency | Financing Authority Debt Service | Agoura Hills Improvement Authority |
| REVENUES | | | | |
| Franchise taxes | \$ 36,164 | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | 74,954 | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 13,459 | 56,378 | 44 | 318,282 |
| Other revenue | - | - | - | - |
| Total Revenues | 124,577 | 56,378 | 44 | 318,282 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | 24,588 | - | 8,200 |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | 104,222 | 41,276 | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | 985,000 |
| Interest | - | - | - | 851,613 |
| Total Expenditures | 104,222 | 65,864 | - | 1,844,813 |
| Excess (Deficiency) of Revenues over Expenditures | 20,355 | (9,486) | 44 | (1,526,531) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | - | 178,010 | - | 1,271,613 |
| Transfers out | - | - | - | (5,805,677) |
| Total Other Financing Sources (Uses) | - | 178,010 | - | (4,534,064) |
| Net Change in Fund Balances | 20,355 | 168,524 | 44 | (6,060,595) |
| Fund Balances Beginning | 271,230 | - | 1,177 | - |
| Restatement Major/Nonmajor Fund Reclassification | - | 998,963 | - | 12,148,816 |
| Fund Balances Beginning, as Restated | 271,230 | 998,963 | 1,177 | 12,148,816 |
| Fund Balances Ending | \$ 291,585 | \$ 1,167,487 | \$ 1,221 | \$ 6,088,221 |

Continued

City of Agoura Hills
Combining Statement of Revenues, Expenditures
and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Capital Projects Funds | | | Total Nonmajor Governmental Funds |
|---|------------------------|-------------------|---------------------------------|--------------------------------------|
| | Capital Projects | Recreation Center | Storm Water Capital Projects | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ 36,164 |
| Intergovernmental | 243,153 | - | 40,621 | 3,890,723 |
| Charges for services | - | - | - | 74,986 |
| Fines and forfeitures | - | - | - | 37,278 |
| Use of money and property | 10,777 | 285 | 70,875 | 783,452 |
| Other revenue | - | - | - | 261,353 |
| Total Revenues | 253,930 | 285 | 111,496 | 5,083,956 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | 45,414 |
| Public safety | - | - | - | 347,399 |
| Public works | - | - | - | 2,382,711 |
| Community development | - | - | - | 145,498 |
| Community services | - | - | - | 161,697 |
| Capital outlay | 742,696 | 20,030 | 360 | 1,435,618 |
| Debt service: | | | | |
| Principal | - | - | - | 985,000 |
| Interest | - | - | - | 851,613 |
| Total Expenditures | 742,696 | 20,030 | 360 | 6,354,950 |
| Excess (Deficiency) of Revenues over Expenditures | (488,766) | (19,745) | 111,136 | (1,270,994) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | 96,000 | 104,000 | - | 1,649,623 |
| Transfers out | - | - | - | (5,805,677) |
| Total Other Financing Sources (Uses) | 96,000 | 104,000 | - | (4,156,054) |
| Net Change in Fund Balances | (392,766) | 84,255 | 111,136 | (5,427,048) |
| Fund Balances Beginning | 529,256 | 9,138 | 1,412,129 | 8,715,955 |
| Restatement Major/Nonmajor Fund Reclassification | - | - | - | 13,523,486 |
| Fund Balances Beginning, as Restated | 529,256 | 9,138 | 1,412,129 | 22,239,441 |
| Fund Balances Ending | \$ 136,490 | \$ 93,393 | \$ 1,523,265 | \$ 16,812,393 |

Concluded

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | State Gas Tax | | | |
|---|-------------------|-------------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 577,961 | 577,961 | 567,170 | (10,791) |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 1,000 | 1,000 | 10,525 | 9,525 |
| Other revenue | - | - | - | - |
| Total Revenues | <u>578,961</u> | <u>578,961</u> | <u>577,695</u> | <u>(1,266)</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | 37,011 | 37,011 | 58,901 | (21,890) |
| Public works | 519,300 | 519,300 | 526,961 | (7,661) |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | <u>556,311</u> | <u>556,311</u> | <u>585,862</u> | <u>(29,551)</u> |
| Excess (Deficiency) of Revenues over Expenditures | <u>22,650</u> | <u>22,650</u> | <u>(8,167)</u> | <u>(30,817)</u> |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Net Change in Fund Balances | 22,650 | 22,650 | (8,167) | (30,817) |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | <u>187,384</u> | <u>187,384</u> | <u>187,384</u> | <u>-</u> |
| Fund Balances Ending | <u>\$ 210,034</u> | <u>\$ 210,034</u> | <u>\$ 179,217</u> | <u>\$ (30,817)</u> |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Road Rehab | | | |
|---|-------------------|-------------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 500,288 | 500,288 | 552,113 | 51,825 |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 1,200 | 1,200 | 12,982 | 11,782 |
| Other revenue | - | - | - | - |
| Total Revenues | 501,488 | 501,488 | 565,095 | 63,607 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | 480,000 | 480,000 | 127,766 | 352,234 |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 480,000 | 480,000 | 127,766 | 352,234 |
| Excess (Deficiency) of Revenues over Expenditures | 21,488 | 21,488 | 437,329 | 415,841 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | 21,488 | 21,488 | 437,329 | 415,841 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 150,702 | 150,702 | 150,702 | - |
| Fund Balances Ending | \$ 172,190 | \$ 172,190 | \$ 588,031 | \$ 415,841 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Traffic Safety | | | |
|---|------------------|------------------|------------------|--------------------|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| | | | | Positive |
| | | | | (Negative) |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | 45,000 | 45,000 | 37,278 | (7,722) |
| Use of money and property | 350 | 350 | 1,407 | 1,057 |
| Other revenue | - | - | - | - |
| Total Revenues | 45,350 | 45,350 | 38,685 | (6,665) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | 43,505 | 43,505 | 55,143 | (11,638) |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 43,505 | 43,505 | 55,143 | (11,638) |
| Excess (Deficiency) of Revenues over Expenditures | 1,845 | 1,845 | (16,458) | (18,303) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | 1,845 | 1,845 | (16,458) | (18,303) |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 50,680 | 50,680 | 50,680 | - |
| Fund Balances Ending | \$ 52,525 | \$ 52,525 | \$ 34,222 | \$ (18,303) |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Transit Tax (Prop A) | | | |
|---|----------------------|---------------------|---------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 694,853 | 694,853 | 561,260 | (133,593) |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 15,000 | 15,000 | 72,851 | 57,851 |
| Other revenue | - | - | - | - |
| Total Revenues | 709,853 | 709,853 | 634,111 | (75,742) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | 12,626 | (12,626) |
| Public safety | - | - | - | - |
| Public works | 660,050 | 509,300 | 550,194 | (40,894) |
| Community development | - | - | - | - |
| Community services | 175,338 | 147,260 | 152,047 | (4,787) |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 835,388 | 656,560 | 714,867 | (58,307) |
| Excess (Deficiency) of Revenues over Expenditures | (125,535) | 53,293 | (80,756) | (134,049) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (125,535) | 53,293 | (80,756) | (134,049) |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 1,459,046 | 1,459,046 | 1,459,046 | - |
| Fund Balances Ending | \$ 1,333,511 | \$ 1,512,339 | \$ 1,378,290 | \$ (134,049) |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Public Transit (Prop C) | | | |
|---|-------------------------|-------------------|-------------------|------------------|
| | Budgeted Amounts | | Actual | Variance with |
| | Original | Final | Amounts | Final Budget |
| | | | | Positive |
| | | | | (Negative) |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 473,964 | 473,964 | 430,281 | (43,683) |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 8,000 | 8,000 | 42,135 | 34,135 |
| Other revenue | - | - | - | - |
| Total Revenues | 481,964 | 481,964 | 472,416 | (9,548) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | 640,871 | 450,000 | 381,290 | 68,710 |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 640,871 | 450,000 | 381,290 | 68,710 |
| Excess (Deficiency) of Revenues over Expenditures | (158,907) | 31,964 | 91,126 | 59,162 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (158,907) | 31,964 | 91,126 | 59,162 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 764,027 | 764,027 | 764,027 | - |
| Fund Balances Ending | \$ 605,120 | \$ 795,991 | \$ 855,153 | \$ 59,162 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Measure R | | | |
|---|-------------------|-------------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 355,473 | 355,473 | 322,651 | (32,822) |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 2,500 | 2,500 | 12,529 | 10,029 |
| Other revenue | - | - | - | - |
| Total Revenues | 357,973 | 357,973 | 335,180 | (22,793) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | 214,440 | 239,440 | 527,830 | (288,390) |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | 195,000 | 71,000 | 96,040 | (25,040) |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 409,440 | 310,440 | 623,870 | (313,430) |
| Excess (Deficiency) of Revenues over Expenditures | (51,467) | 47,533 | (288,690) | (336,223) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (51,467) | 47,533 | (288,690) | (336,223) |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 327,179 | 327,179 | 327,179 | - |
| Fund Balances Ending | \$ 275,712 | \$ 374,712 | \$ 38,489 | \$ (336,223) |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Measure M | | | |
|---|------------------|----------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 402,869 | 402,869 | 365,553 | (37,316) |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 1,500 | 1,500 | 4,479 | 2,979 |
| Other revenue | - | - | - | - |
| Total Revenues | 404,369 | 404,369 | 370,032 | (34,337) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | 313,884 | 313,884 | 294,436 | 19,448 |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | 100,000 | - | 200,000 | (200,000) |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 413,884 | 313,884 | 494,436 | (180,552) |
| Excess (Deficiency) of Revenues over Expenditures | (9,515) | 90,485 | (124,404) | (214,889) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (9,515) | 90,485 | (124,404) | (214,889) |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 138,653 | 138,653 | 138,653 | - |
| Fund Balances Ending | \$ 129,138 | \$ 229,138 | \$ 14,249 | \$ (214,889) |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Measure W | | | |
|---|-------------------|-------------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 344,000 | 344,000 | 345,953 | 1,953 |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 1,800 | 1,800 | 31,608 | 29,808 |
| Other revenue | - | - | - | - |
| Total Revenues | 345,800 | 345,800 | 377,561 | 31,761 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | 102,000 | 102,000 | 102,000 | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | 350,000 | 35,000 | 17,416 | 17,584 |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 452,000 | 137,000 | 119,416 | 17,584 |
| Excess (Deficiency) of Revenues over Expenditures | (106,200) | 208,800 | 258,145 | 49,345 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (106,200) | 208,800 | 258,145 | 49,345 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 516,989 | 516,989 | 516,989 | - |
| Fund Balances Ending | \$ 410,789 | \$ 725,789 | \$ 775,134 | \$ 49,345 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Air Quality Management | | | |
|---|------------------------|---------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 26,700 | 26,700 | 26,192 | (508) |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 1,000 | 1,000 | 5,121 | 4,121 |
| Other revenue | - | - | - | - |
| Total Revenues | 27,700 | 27,700 | 31,313 | 3,613 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 70,000 | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 70,000 | - | - | - |
| Excess (Deficiency) of Revenues over Expenditures | (42,300) | 27,700 | 31,313 | 3,613 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (42,300) | 27,700 | 31,313 | 3,613 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 92,310 | 92,310 | 92,310 | - |
| Fund Balances Ending | \$ 50,010 | \$ 120,010 | \$ 123,623 | \$ 3,613 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Traffic Improvement | | | |
|---|---------------------|---------------------|---------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | 32 | 32 |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 6,000 | 6,000 | 11,537 | 5,537 |
| Other revenue | - | - | 261,353 | 261,353 |
| Total Revenues | 6,000 | 6,000 | 272,922 | 266,922 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | - | - | - | - |
| Excess (Deficiency) of Revenues over Expenditures | 6,000 | 6,000 | 272,922 | 266,922 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | 6,000 | 6,000 | 272,922 | 266,922 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 1,036,314 | 1,036,314 | 1,036,314 | - |
| Fund Balances Ending | \$ 1,042,314 | \$ 1,042,314 | \$ 1,309,236 | \$ 266,922 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Utility Undergrounding | | | |
|---|------------------------|------------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 750 | 750 | 2,839 | 2,089 |
| Other revenue | - | - | - | - |
| Total Revenues | 750 | 750 | 2,839 | 2,089 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | - | - | - | - |
| Excess (Deficiency) of Revenues over Expenditures | 750 | 750 | 2,839 | 2,089 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | 750 | 750 | 2,839 | 2,089 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 57,599 | 57,599 | 57,599 | - |
| Fund Balances Ending | \$ 58,349 | \$ 58,349 | \$ 60,438 | \$ 2,089 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Supplemental Law Enforcement | | | |
|---|------------------------------|------------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 100,000 | 100,000 | 194,663 | 94,663 |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | - | - | 9,380 | 9,380 |
| Other revenue | - | - | - | - |
| Total Revenues | 100,000 | 100,000 | 204,043 | 104,043 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | 183,000 | 183,000 | 233,355 | (50,355) |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 183,000 | 183,000 | 233,355 | (50,355) |
| Excess (Deficiency) of Revenues over Expenditures | (83,000) | (83,000) | (29,312) | 53,688 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (83,000) | (83,000) | (29,312) | 53,688 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 141,190 | 141,190 | 141,190 | - |
| Fund Balances Ending | \$ 58,190 | \$ 58,190 | \$ 111,878 | \$ 53,688 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Community Development Block Grant | | | |
|---|-----------------------------------|-----------------|-------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 250,000 | 15,780 | 241,113 | 225,333 |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | - | - | - | - |
| Other revenue | - | - | - | - |
| Total Revenues | 250,000 | 15,780 | 241,113 | 225,333 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | 10,000 | 10,000 | 9,650 | 350 |
| Capital outlay | 226,000 | 3,029 | 231,310 | (228,281) |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 236,000 | 13,029 | 240,960 | (227,931) |
| Excess (Deficiency) of Revenues over Expenditures | 14,000 | 2,751 | 153 | (2,598) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | 14,000 | 2,751 | 153 | (2,598) |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | (42) | (42) | (42) | - |
| Fund Balances Ending | \$ 13,958 | \$ 2,709 | \$ 111 | \$ (2,598) |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Inclusionary Housing | | | |
|---|----------------------|---------------------|---------------------|---|
| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 25,000 | 25,000 | 95,959 | 70,959 |
| Other revenue | - | - | - | - |
| Total Revenues | <u>25,000</u> | <u>25,000</u> | <u>95,959</u> | <u>70,959</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Excess (Deficiency) of Revenues over Expenditures | <u>25,000</u> | <u>25,000</u> | <u>95,959</u> | <u>70,959</u> |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Net Change in Fund Balances | 25,000 | 25,000 | 95,959 | 70,959 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | <u>1,946,701</u> | <u>1,946,701</u> | <u>1,946,701</u> | <u>-</u> |
| Fund Balances Ending | <u>\$ 1,971,701</u> | <u>\$ 1,971,701</u> | <u>\$ 2,042,660</u> | <u>\$ 70,959</u> |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Other Grants | | | Variance with Final Budget Positive (Negative) |
|---|--------------|-----------|-------------------|---|
| | Amounts | | Actual Amounts | |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | - | - | - | - |
| Other revenue | - | - | - | - |
| Total Revenues | - | - | - | - |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | - | - | - | - |
| Excess (Deficiency) of Revenues over Expenditures | - | - | - | - |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | - | - | - | - |
| Prior Period Restatements | 375,707 | 375,707 | 375,707 | - |
| Fund Balances Beginning | (375,707) | (375,707) | (375,707) | - |
| Fund Balances Ending | \$ - | \$ - | \$ - | \$ - |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Solid Waste Management | | | |
|---|------------------------|-------------------|-------------------|---|
| | Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ 36,000 | \$ 36,000 | \$ 36,164 | \$ 164 |
| Intergovernmental | - | - | - | - |
| Charges for services | 76,000 | 76,000 | 74,954 | (1,046) |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 3,000 | - | 13,459 | 13,459 |
| Other revenue | - | - | - | - |
| Total Revenues | 115,000 | 112,000 | 124,577 | 12,577 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | 98,804 | 98,804 | 104,222 | (5,418) |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 98,804 | 98,804 | 104,222 | (5,418) |
| Excess (Deficiency) of Revenues over Expenditures | 16,196 | 13,196 | 20,355 | 7,159 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | 16,196 | 13,196 | 20,355 | 7,159 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 271,230 | 271,230 | 271,230 | - |
| Fund Balances Ending | \$ 287,426 | \$ 284,426 | \$ 291,585 | \$ 7,159 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Housing Successor Agency | | | |
|---|--------------------------|---------------------|---------------------|---|
| | Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 12,000 | 12,000 | 56,378 | 44,378 |
| Other revenue | - | - | - | - |
| Total Revenues | 12,000 | 12,000 | 56,378 | 44,378 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 20,688 | 20,688 | 24,588 | (3,900) |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | 33,795 | 33,795 | 41,276 | (7,481) |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 54,483 | 54,483 | 65,864 | (11,381) |
| Excess (Deficiency) of Revenues over Expenditures | (42,483) | (42,483) | (9,486) | 32,997 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | 168,600 | 168,600 | 178,010 | 9,410 |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | 168,600 | 168,600 | 178,010 | 9,410 |
| Net Change in Fund Balances | 126,117 | 126,117 | 168,524 | 42,407 |
| Prior Period Restatements | 998,963 | 998,963 | 998,963 | - |
| Fund Balances Beginning | - | - | - | - |
| Fund Balances Ending | \$ 1,125,080 | \$ 1,125,080 | \$ 1,167,487 | \$ 42,407 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| | Financing Authority Debt Service | | | |
|---|----------------------------------|-----------------|-------------------|---|
| | Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | - | - | 44 | 44 |
| Other revenue | - | - | - | - |
| Total Revenues | - | - | 44 | 44 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | - | - | - | - |
| Excess (Deficiency) of Revenues over Expenditures | - | - | 44 | 44 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | - | - | 44 | 44 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 1,177 | 1,177 | 1,177 | - |
| Fund Balances Ending | \$ 1,177 | \$ 1,177 | \$ 1,221 | \$ 44 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

| Agoura Hills Improvement Authority | | | | |
|---|----------------------|----------------------|---------------------|---|
| | Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | - | 90,960 | 318,282 | 227,322 |
| Other revenue | - | - | - | - |
| Total Revenues | - | 90,960 | 318,282 | 227,322 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 11,000 | 11,000 | 8,200 | 2,800 |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | - | - | - |
| Debt service: | | | | |
| Principal | 385,000 | 400,000 | 985,000 | (585,000) |
| Interest | 520,000 | 3,843,153 | 851,613 | 2,991,540 |
| Total Expenditures | 916,000 | 4,254,153 | 1,844,813 | 2,409,340 |
| Excess (Deficiency) of Revenues over Expenditures | (916,000) | (4,163,193) | (1,526,531) | 2,636,662 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | 14,999,345 | - | (14,999,345) |
| Transfers in | 915,000 | 1,013,480 | 1,271,613 | 258,133 |
| Transfers out | - | - | (5,805,677) | (5,805,677) |
| Total Other Financing Sources (Uses) | 915,000 | 16,012,825 | (4,534,064) | (20,546,889) |
| Net Change in Fund Balances | (1,000) | 11,849,632 | (6,060,595) | (17,910,227) |
| Prior Period Restatements | 12,148,816 | 12,148,816 | 12,148,816 | - |
| Fund Balances Beginning | - | - | - | - |
| Fund Balances Ending | \$ 12,147,816 | \$ 23,998,448 | \$ 6,088,221 | \$ (17,910,227) |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

Capital Projects

| | Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|----------------|----------------|-------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | 243,153 | 243,153 |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | 3,000 | 3,000 | 10,777 | 7,777 |
| Other revenue | - | - | - | - |
| Total Revenues | 3,000 | 3,000 | 253,930 | 250,930 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | 25,000 | - | 25,000 |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | 640,000 | 401,500 | 742,696 | (341,196) |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 640,000 | 426,500 | 742,696 | (316,196) |
| Excess (Deficiency) of Revenues over Expenditures | (637,000) | (423,500) | (488,766) | (65,266) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | 200,000 | 72,476 | 96,000 | 23,524 |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | 200,000 | 72,476 | 96,000 | 23,524 |
| Net Change in Fund Balances | (437,000) | (351,024) | (392,766) | (41,742) |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 529,256 | 529,256 | 529,256 | - |
| Fund Balances Ending | \$ 92,256 | \$ 178,232 | \$ 136,490 | \$ (41,742) |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

Recreation Center

| | Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|----------|-------------|-------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | - | - | - | - |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | - | - | 285 | 285 |
| Other revenue | - | - | - | - |
| Total Revenues | - | - | 285 | 285 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | - | 24,935 | 20,030 | 4,905 |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | - | 24,935 | 20,030 | 4,905 |
| Excess (Deficiency) of Revenues over Expenditures | - | (24,935) | (19,745) | 5,190 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | 104,000 | 104,000 |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | 104,000 | 104,000 |
| Net Change in Fund Balances | - | (24,935) | 84,255 | 109,190 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 9,138 | 9,138 | 9,138 | - |
| Fund Balances Ending | \$ 9,138 | \$ (15,797) | \$ 93,393 | \$ 109,190 |

Cont'd

City of Agoura Hills
Schedule of Revenues, Expenditures, and
Changes in Fund Balances
Budget and Actual (GAAP Basis)
Nonmajor Governmental Funds
For the Year Ended June 30, 2025

Storm Water Capital Projects

| | Amounts | | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|------------------|----------------|-------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Franchise taxes | \$ - | \$ - | \$ - | \$ - |
| Intergovernmental | 100,000 | 100,000 | 40,621 | (59,379) |
| Charges for services | - | - | - | - |
| Fines and forfeitures | - | - | - | - |
| Use of money and property | - | - | 70,875 | 70,875 |
| Other revenue | - | - | - | - |
| Total Revenues | 100,000 | 100,000 | 111,496 | 11,496 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | - | - | - | - |
| Public safety | - | - | - | - |
| Public works | - | - | - | - |
| Community development | - | - | - | - |
| Community services | - | - | - | - |
| Capital outlay | 1,000,000 | - | 360 | (360) |
| Debt service: | | | | |
| Principal | - | - | - | - |
| Interest | - | - | - | - |
| Total Expenditures | 1,000,000 | - | 360 | (360) |
| Excess (Deficiency) of Revenues over Expenditures | (900,000) | 100,000 | 111,136 | 11,136 |
| OTHER FINANCING SOURCES (USES) | | | | |
| Debt issuance | - | - | - | - |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| Total Other Financing Sources (Uses) | - | - | - | - |
| Net Change in Fund Balances | (900,000) | 100,000 | 111,136 | 11,136 |
| Prior Period Restatements | - | - | - | - |
| Fund Balances Beginning | 1,412,129 | 1,412,129 | 1,412,129 | - |
| Fund Balances Ending | \$ 512,129 | \$ 1,512,129 | \$ 1,523,265 | \$ 11,136 |

Concluded



STATISTICAL SECTION

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STATISTICAL SECTION

This part of the City's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health. In contrast to the financial section, the statistical section information is not subject to independent audit.

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time:

1. Net Position by Component
2. Changes in Net Position
3. Fund Balances of Governmental Funds
4. Changes in Fund Balances, Governmental Funds

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax:

5. Tax Revenues by Source, Governmental Funds
6. Assessed Value and Estimated Value of Taxable Property
7. Direct and Overlapping Property Tax Rates
8. Principal Property Taxpayers
9. Secured Property Tax Levies and Collections
10. Taxable Sales by Category
11. Direct and Overlapping Sales Tax Rates

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future:

12. Ratios of Outstanding Debt by Type
13. Ratio of Net General Bonded Debt Outstanding
14. Direct and Overlapping Governmental Activities Debt
15. Legal Debt Margin Information

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place:

16. Demographic and Economic Statistics
17. Principal Employers

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs:

18. Full-time Equivalent City Government Employees by Function/Program
19. Operating Indicators by Function/Program
20. Capital Asset Statistics by Function

Sources

Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Reports for the relevant year.

CITY OF AGOURA HILLS**Net Position by Component****Last Ten Fiscal Years***(accrual basis of accounting)*

| | Fiscal Year | | | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Governmental activities | | | | | |
| Net Investment in capital assets | \$ 102,402,711 | \$ 107,036,227 | \$ 109,062,997 | \$ 115,659,310 | \$ 119,055,509 |
| Restricted | 1,641,181 | 1,723,643 | 1,649,754 | 2,729,353 | 3,391,714 |
| Unrestricted | 36,440,786 | 37,138,624 | 36,535,795 | 34,370,710 | 35,505,187 |
| Total primary government net assets-restated | <u>\$ 140,484,678</u> | <u>\$ 145,898,494</u> | <u>\$ 147,248,546</u> | <u>\$ 152,759,373</u> | <u>\$ 157,952,410</u> |

Continued

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS

Net Position by Component

Last Ten Fiscal Years

(accrual basis of accounting)

| | Fiscal Year | | | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 |
| Governmental activities | | | | | |
| Net Investment in capital assets | \$ 122,562,958 | \$ 126,408,354 | \$ 135,086,093 | \$ 134,221,653 | \$ 130,826,171 |
| Restricted | 4,386,297 | 3,779,864 | 4,300,438 | 17,961,573 | 21,581,258 |
| Unrestricted | 36,269,912 | 43,637,719 | 43,761,650 | 28,437,406 | 33,294,338 |
| Total primary government net assets-restated | <u>\$ 163,219,167</u> | <u>\$ 173,825,937</u> | <u>\$ 183,148,181</u> | <u>\$ 180,620,632</u> | <u>\$ 185,701,767</u> |

Concluded

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS

Changes in Net Position

Last Ten Fiscal Years

(accrual basis of accounting)

| | Fiscal Year | | | | |
|---|----------------------|-----------------------|------------------------|-----------------------|------------------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Expenses | | | | | |
| Governmental activities | | | | | |
| General government | \$ 4,270,495 | \$ 4,668,415 | \$ 4,840,745 | \$ 5,562,060 | \$ 5,075,690 |
| Public safety | 4,194,614 | 4,461,825 | 4,671,492 | 5,052,473 | 5,395,088 |
| Public works | 4,053,734 | 4,463,701 | 4,460,115 | 5,223,521 | 4,567,546 |
| Community development | 1,398,948 | 1,618,074 | 1,718,379 | 1,912,179 | 2,387,667 |
| Community services | 2,470,941 | 2,823,604 | 3,027,389 | 3,145,527 | 2,904,129 |
| Interest on long-term debt (unallocated) | 625,051 | 866,327 | 517,386 | 581,175 | 559,031 |
| Total primary government expenses | <u>\$ 17,013,783</u> | <u>\$ 18,901,946</u> | <u>\$ 19,235,506</u> | <u>\$ 21,476,935</u> | <u>\$ 20,889,151</u> |
| Program Revenues | | | | | |
| Governmental activities | | | | | |
| Charges for Services | | | | | |
| General government | \$ 156,807 | \$ 163,988 | \$ 167,941 | \$ 178,781 | \$ 147,364 |
| Public safety | 618,883 | 875,646 | 818,733 | 773,284 | 700,271 |
| Public works | 224,895 | 226,653 | 229,345 | 236,577 | 216,836 |
| Community development | 336,236 | 333,529 | 354,455 | 328,600 | 193,519 |
| Community services | 337,557 | 445,655 | 493,827 | 370,995 | 210,061 |
| Operating grants and contributions | 1,420,156 | 968,373 | 2,569,234 | 4,149,727 | 4,911,381 |
| Capital grants and contributions | 13,955,391 | 7,509,737 | 2,423,678 | 5,896,336 | 4,441,925 |
| Total primary government program revenues | <u>\$ 17,049,925</u> | <u>\$ 10,523,581</u> | <u>\$ 7,057,213</u> | <u>\$ 11,934,300</u> | <u>\$ 10,821,357</u> |
| Net (Expense)/Revenue | | | | | |
| Total primary government net expense | <u>\$ 36,142</u> | <u>\$ (8,378,365)</u> | <u>\$ (12,178,293)</u> | <u>\$ (9,542,635)</u> | <u>\$ (10,067,794)</u> |
| General Revenues and Other Changes in Net Position | | | | | |
| Governmental activities: | | | | | |
| Taxes | \$ 12,062,480 | \$ 12,598,500 | \$ 12,403,165 | \$ 12,894,034 | \$ 12,617,792 |
| Investment earnings | 15,564 | 203,689 | 784,617 | 1,026,429 | 847,549 |
| Other revenues | 298,521 | 198,680 | 150,715 | 345,823 | 1,795,490 |
| Special Item | - | 9,479,215 | 294,014 | 175,000 | - |
| Total primary government | <u>\$ 12,376,565</u> | <u>\$ 22,480,084</u> | <u>\$ 13,632,511</u> | <u>\$ 14,441,286</u> | <u>\$ 15,260,831</u> |
| Change in Net Position | | | | | |
| Total primary government | <u>\$ 12,412,707</u> | <u>\$ 14,101,719</u> | <u>\$ 1,454,218</u> | <u>\$ 4,898,651</u> | <u>\$ 5,193,037</u> |

Continued

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS

Changes in Net Position

Last Ten Fiscal Years

(accrual basis of accounting)

| | Fiscal Year | | | | |
|---|-----------------------|-----------------------|-----------------------|------------------------|-----------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 |
| Expenses | | | | | |
| Governmental activities | | | | | |
| General government | \$ 4,883,137 | \$ 5,398,396 | \$ 6,592,414 | \$ 8,822,676 | \$ 6,560,729 |
| Public safety | 4,972,577 | 5,030,764 | 5,480,381 | 5,707,994 | 6,025,072 |
| Public works | 5,403,352 | 4,835,192 | 5,134,207 | 7,071,874 | 7,343,283 |
| Community development | 2,405,357 | 2,635,889 | 2,356,568 | 2,726,821 | 2,755,115 |
| Community services | 1,926,403 | 2,525,934 | 3,109,429 | 3,462,358 | 3,600,531 |
| Interest on long-term debt (unallocated) | 535,104 | 522,350 | 530,897 | 871,844 | 809,700 |
| Total primary government expenses | <u>\$ 20,125,930</u> | <u>\$ 20,948,525</u> | <u>\$ 23,203,896</u> | <u>\$ 28,663,567</u> | <u>\$ 27,094,430</u> |
| Program Revenues | | | | | |
| Governmental activities | | | | | |
| Charges for Services | | | | | |
| General government | \$ 148,827 | \$ 178,442 | \$ 156,510 | \$ 152,234 | \$ 224,247 |
| Public safety | 670,625 | 873,311 | 1,108,362 | 678,165 | 80,763 |
| Public works | 216,544 | 211,435 | 238,487 | 190,530 | 198,285 |
| Community development | 591,714 | 424,897 | 226,904 | 253,364 | 1,377,393 |
| Community services | 21,179 | 249,990 | 317,686 | 161,067 | 749,305 |
| Operating grants and contributions | 5,461,487 | 7,286,003 | 11,428,878 | 3,656,355 | 2,579,674 |
| Capital grants and contributions | 4,731,794 | 5,304,064 | 1,176,815 | 2,057,084 | 12,774,746 |
| Total primary government program revenues | <u>\$ 11,842,170</u> | <u>\$ 14,528,142</u> | <u>\$ 14,653,642</u> | <u>\$ 7,148,799</u> | <u>\$ 17,984,413</u> |
| Net (Expense)/Revenue | | | | | |
| Total primary government net expense | <u>\$ (8,283,760)</u> | <u>\$ (6,420,383)</u> | <u>\$ (8,550,254)</u> | <u>\$ (21,514,768)</u> | <u>\$ (9,110,017)</u> |
| General Revenues and Other Changes in Net Position | | | | | |
| Governmental activities: | | | | | |
| Taxes | \$ 12,834,290 | \$ 16,185,672 | \$ 16,199,589 | \$ 16,294,633 | \$ 16,402,211 |
| Investment earnings | 451,118 | 690,218 | 1,508,148 | 2,137,140 | 4,504,011 |
| Other revenues | 556,383 | 151,263 | 279,761 | 555,446 | 569,930 |
| Special Item | - | - | - | - | (7,285,000) |
| Total primary government | <u>\$ 13,841,791</u> | <u>\$ 17,027,153</u> | <u>\$ 17,987,498</u> | <u>\$ 18,987,219</u> | <u>\$ 14,191,152</u> |
| Change in Net Position | | | | | |
| Total primary government | <u>\$ 5,558,031</u> | <u>\$ 10,606,770</u> | <u>\$ 9,437,244</u> | <u>\$ (2,527,549)</u> | <u>\$ 5,081,135</u> |

Concluded

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS
Program Revenues by Function/Program
Last Ten Fiscal Years
(accrual basis of accounting)

| Function/Program | Fiscal Year | | | | |
|---------------------------------|----------------------|----------------------|---------------------|----------------------|----------------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Governmental activities | | | | | |
| General government | \$ 346,886 | \$ 437,462 | \$ 739,569 | \$ 2,435,396 | \$ 2,840,323 |
| Public safety | 718,883 | 1,004,970 | 898,438 | 922,031 | 856,219 |
| Public works | 14,987,990 | 7,171,508 | 4,557,202 | 7,867,535 | 6,706,149 |
| Community development | 658,609 | 1,463,986 | 368,177 | 338,343 | 208,605 |
| Community services | 373,557 | 445,655 | 493,827 | 370,995 | 210,061 |
| Total primary government | \$ 17,085,925 | \$ 10,523,581 | \$ 7,057,213 | \$ 11,934,300 | \$ 10,821,357 |

Continued

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS
Program Revenues by Function/Program
Last Ten Fiscal Years
(accrual basis of accounting)

| Function/Program | Fiscal Year | | | | |
|---------------------------------|----------------------|----------------------|----------------------|---------------------|---------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 |
| Governmental activities | | | | | |
| General government | \$ 4,281,219 | \$ 5,492,855 | \$ 9,698,465 | \$ 2,001,589 | \$ 224,247 |
| Public safety | 827,352 | 1,289,095 | 1,273,633 | 864,324 | 80,763 |
| Public works | 6,109,074 | 7,023,453 | 3,136,954 | 3,826,052 | 198,285 |
| Community development | 603,346 | 472,749 | 226,904 | 295,767 | 1,377,393 |
| Community services | 21,179 | 249,990 | 317,686 | 161,067 | 749,305 |
| Total primary government | \$ 11,842,170 | \$ 14,528,142 | \$ 14,653,642 | \$ 7,148,799 | \$ 2,629,993 |

Concluded

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(accrual basis of accounting)

| | Fiscal Year | | | | |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| General Fund | | | | | |
| Nonspendable | \$ 26,368,875 | \$ 26,450,720 | \$ 26,525,470 | \$ 26,434,914 | \$ 26,530,193 |
| Committed | 50,000 | 345,275 | 350,028 | 358,850 | 410,948 |
| Unassigned | 9,623,733 | 9,815,071 | 10,386,556 | 9,229,107 | 8,065,424 |
| Total general fund | \$ 36,042,608 | \$ 36,611,066 | \$ 37,262,054 | \$ 36,022,871 | \$ 35,006,565 |
| All Other Governmental Funds | | | | | |
| Nonspendable | \$ - | \$ - | \$ - | \$ 5,917 | \$ 5,351 |
| Restricted | 1,641,181 | 1,723,643 | 1,649,754 | 2,755,603 | 2,325,972 |
| Committed | 3,770,779 | 4,067,536 | 4,310,623 | 3,319,065 | 3,716,739 |
| Assigned | 557,239 | 559,083 | 595,322 | 608,408 | 851,867 |
| Unassigned | (5,974,136) | (4,708,451) | (3,498,679) | (4,551,947) | (4,292,536) |
| Total all other governmental funds | \$ (4,937) | \$ 1,641,811 | \$ 3,057,020 | \$ 2,137,046 | \$ 2,607,393 |

Continued

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS
Fund Balances, Governmental Funds
Last Ten Fiscal Years
(accrual basis of accounting)

| | Fiscal Year | | | | |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 |
| General Fund | | | | | |
| Nonspendable | \$ 26,274,785 | \$ 25,937,153 | \$ 25,562,661 | \$ 25,094,718 | \$ 27,209,337 |
| Committed | 413,508 | 604,998 | 729,017 | 822,391 | 934,013 |
| Unassigned | 10,654,100 | 13,690,128 | 13,563,529 | 14,042,190 | 13,962,136 |
| Total general fund | \$ 37,342,393 | \$ 40,232,279 | \$ 39,855,207 | \$ 39,959,299 | \$ 42,105,486 |
| All Other Governmental Funds | | | | | |
| Nonspendable | \$ - | \$ - | \$ - | \$ - | \$ - |
| Restricted | 3,695,301 | 3,779,864 | 4,300,438 | 16,925,259 | 12,629,119 |
| Committed | 3,740,173 | 4,322,311 | 5,231,184 | 5,313,047 | 4,182,053 |
| Assigned | 1,005,556 | 800,359 | 1,126 | 1,177 | 1,221 |
| Unassigned | (4,742,692) | (4,419,364) | (3,267,290) | (3,729,720) | (7,409,486) |
| Total all other governmental funds | \$ 3,698,338 | \$ 4,483,170 | \$ 6,265,458 | \$ 18,509,763 | \$ 9,402,907 |
| | | | | Concluded | |

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

| | Fiscal Year | | | | |
|---|-----------------------|---------------------|---------------------|-----------------------|---------------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Revenues | | | | | |
| Taxes | \$ 12,598,500 | \$ 12,403,165 | \$ 12,894,034 | \$ 13,467,759 | \$ 12,580,449 |
| Licenses and permits | 524,799 | 480,926 | 661,719 | 589,666 | 567,474 |
| Intergovernmental revenues | 13,346,694 | 8,882,237 | 6,745,712 | 8,460,405 | 7,730,671 |
| Charges for services | 1,018,776 | 1,464,484 | 1,217,282 | 1,266,816 | 814,876 |
| Fines and forfeitures | 104,803 | 90,403 | 88,793 | 98,186 | 93,306 |
| Contributions | - | - | - | - | - |
| Use of money and property | 203,689 | 784,617 | 1,026,429 | 1,264,234 | 925,944 |
| Other revenues | 303,505 | 590,037 | 989,254 | 728,155 | 2,224,920 |
| Total Revenues | 28,100,766 | 24,695,869 | 23,623,223 | 25,875,221 | 24,937,640 |
| Expenditures | | | | | |
| General government | 3,935,083 | 4,094,097 | 4,162,104 | 5,064,913 | 4,545,676 |
| Public safety | 4,182,601 | 4,459,069 | 4,665,151 | 5,051,499 | 5,325,392 |
| Public works | 2,315,180 | 2,982,814 | 2,709,199 | 3,563,487 | 2,908,320 |
| Community development | 1,481,732 | 1,556,843 | 1,646,839 | 1,890,097 | 2,285,379 |
| Community services | 2,481,518 | 2,741,433 | 2,857,247 | 2,990,865 | 2,658,751 |
| Capital outlay | 15,906,914 | 7,276,935 | 4,302,347 | 8,589,367 | 6,955,091 |
| Debt service | | | | | |
| Interest | 625,051 | 1,157,560 | 599,458 | 595,400 | 583,715 |
| Principal payments | 290,000 | 10,605,000 | 310,000 | 315,000 | 330,000 |
| Total expenditures | 31,218,079 | 34,873,751 | 21,252,345 | 28,060,628 | 25,592,324 |
| Excess of revenues over (under) expenditures | (3,117,313) | (10,177,882) | 2,370,878 | (2,185,407) | (654,684) |
| Other Financing Sources (Uses) | | | | | |
| Debt issuances | - | 10,055,000 | - | - | - |
| Premium/(discount) on debt issuance | - | 800,234 | - | - | - |
| Debt refunding payment to escrow | - | - | - | - | - |
| Transfers in | 1,569,645 | 1,496,432 | 1,096,808 | 1,343,659 | 1,467,260 |
| Transfers out | (1,569,645) | (1,496,432) | (1,096,808) | (1,343,659) | (1,467,260) |
| Sale of capital assets | - | 924,014 | 175,000 | - | - |
| Total other financing sources (uses) | - | 11,779,248 | 175,000 | - | - |
| Special Items | - | - | 184,159 | - | - |
| Net change in fund balances | \$ (3,117,313) | \$ 1,601,366 | \$ 2,730,037 | \$ (2,185,407) | \$ (654,684) |
| Debt service as a percentage of noncapital expenditures | 6.0% | 42.6% | 5.4% | 4.7% | 4.9% |

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

| | Fiscal Year | | | | |
|---|---------------------|---------------------|---------------------|----------------------|-----------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 |
| Revenues | | | | | |
| Taxes | \$ 12,834,290 | \$ 16,185,672 | \$ 16,199,589 | \$ 16,294,633 | \$ 16,402,211 |
| Licenses and permits | 525,474 | 661,623 | 790,556 | 564,814 | 618,988 |
| Intergovernmental revenues | 11,747,351 | 7,250,621 | 6,584,978 | 5,690,639 | 5,336,822 |
| Charges for services | 788,600 | 1,063,365 | 1,139,831 | 778,277 | 1,304,830 |
| Fines and forfeitures | 86,853 | 122,111 | 105,509 | 76,488 | 80,763 |
| Contributions | - | - | - | - | 43,248 |
| Use of money and property | 451,118 | 690,218 | 1,231,576 | 2,137,140 | 5,113,062 |
| Other revenues | 563,583 | 2,918,891 | 348,427 | 594,027 | 569,927 |
| Total Revenues | 26,997,269 | 28,892,501 | 26,400,466 | 26,136,018 | 29,469,851 |
| Expenditures | | | | | |
| General government | 4,218,006 | 5,123,223 | 6,237,964 | 6,640,399 | 5,809,982 |
| Public safety | 5,038,926 | 5,060,999 | 5,472,473 | 5,681,172 | 6,025,072 |
| Public works | 3,754,397 | 3,295,630 | 3,540,676 | 4,105,225 | 4,474,748 |
| Community development | 2,291,008 | 2,741,188 | 2,419,112 | 2,673,062 | 2,685,028 |
| Community services | 1,723,171 | 2,505,046 | 3,139,632 | 3,254,600 | 3,457,229 |
| Capital outlay | 5,504,949 | 5,579,322 | 3,162,068 | 2,185,502 | 12,141,848 |
| Debt service | | | | | |
| Interest | 560,064 | 547,375 | 528,325 | 895,853 | 985,000 |
| Principal payments | 345,000 | 365,000 | 380,000 | 400,000 | 851,613 |
| Total expenditures | 23,435,521 | 25,217,783 | 24,880,250 | 25,835,813 | 36,430,520 |
| Excess of revenues over (under) expenditures | 3,561,748 | 3,674,718 | 1,520,216 | 300,205 | (6,960,669) |
| Other Financing Sources (Uses) | | | | | |
| Debt issuances | - | - | - | 14,900,000 | - |
| Premium/(discount) on debt issuance | - | - | - | 99,346 | - |
| Debt refunding payment to escrow | - | - | - | (2,951,154) | - |
| Transfers in | 1,039,825 | 1,936,005 | 1,363,005 | 1,252,168 | 7,455,300 |
| Transfers out | (1,039,825) | (1,936,005) | (1,363,005) | (1,252,168) | (7,455,300) |
| Sale of capital assets | - | - | - | - | - |
| Total other financing sources (uses) | - | - | - | 12,048,192 | - |
| Special Items | | | | | |
| | - | - | - | - | - |
| Net change in fund balances | \$ 3,561,748 | \$ 3,674,718 | \$ 1,520,216 | \$ 12,348,397 | \$ (6,960,669) |
| Debt service as a percentage of noncapital expenditures | 5.0% | 4.6% | 4.2% | 5.4% | 7.6% |

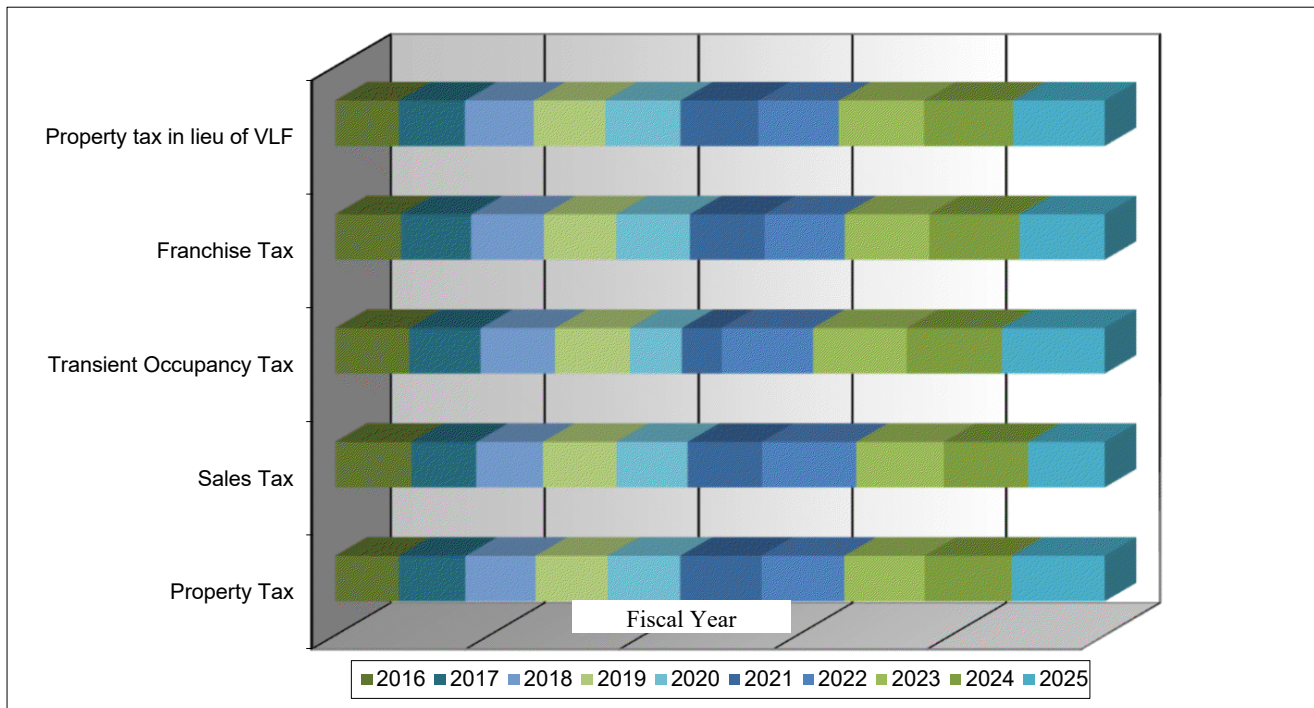
Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS
Tax Revenues by Source, Governmental Funds
Last Ten Fiscal Years

(modified accrual basis of accounting)

| Fiscal Year | Property Tax | Sales Tax | Transient Occupancy Tax | Franchise Tax | Property tax in lieu of VLF | Total |
|--------------------|---------------------|------------------|--------------------------------|----------------------|------------------------------------|---------------|
| 2016 | \$ 2,819,000 | \$ 4,471,077 | \$ 2,764,208 | \$ 718,696 | \$ 2,033,448 | \$ 12,806,429 |
| 2017 | \$ 2,958,298 | \$ 3,805,109 | \$ 2,670,834 | \$ 767,787 | \$ 2,119,014 | \$ 12,321,042 |
| 2018 | \$ 3,128,689 | \$ 3,924,897 | \$ 2,788,088 | \$ 799,866 | \$ 2,216,903 | \$ 12,858,442 |
| 2019 | \$ 3,203,261 | \$ 4,330,498 | \$ 2,807,317 | \$ 790,763 | \$ 2,300,159 | \$ 13,431,997 |
| 2020 | \$ 3,238,290 | \$ 4,176,609 | \$ 1,948,347 | \$ 807,678 | \$ 2,410,884 | \$ 12,581,810 |
| 2021 | \$ 3,611,075 | \$ 4,382,974 | \$ 1,494,022 | \$ 820,378 | \$ 2,498,706 | \$ 12,807,155 |
| 2022 | \$ 3,698,852 | \$ 5,555,147 | \$ 3,426,496 | \$ 880,542 | \$ 2,588,444 | \$ 16,149,481 |
| 2023 | \$ 3,585,424 | \$ 5,167,372 | \$ 3,512,964 | \$ 928,113 | \$ 2,739,417 | \$ 15,933,290 |
| 2024 | \$ 3,878,347 | \$ 4,972,702 | \$ 3,579,855 | \$ 989,578 | \$ 2,874,151 | \$ 16,294,633 |
| 2025 | \$ 4,148,418 | \$ 4,507,704 | 3,863,047 | \$ 938,634 | \$ 2,944,408 | \$ 16,402,211 |
| 2015-2024 | 47.16% | 0.82% | 39.75% | 30.60% | 44.80% | 28.08% |

Change



Notes: Includes all governmental fund types (General, Special Revenue, Capital Projects and Debt Service Funds).

Source: City of Agoura Hills financial data

CITY OF AGOURA HILLS

Assessed Value and Estimated Actual Value of Taxable Property

Last Ten Fiscal years

(in thousands of dollars)

| Fiscal Year | Land | Improvements | Personal Property | Less: Tax-Exempt Property | Total Taxable Assessed Value | Total Tax Rate |
|--------------------|--------------|---------------------|--------------------------|----------------------------------|-------------------------------------|-----------------------|
| 2016 | \$ 2,293,585 | \$ 2,286,622 | \$ 2,253 | \$ 17,581 | \$ 4,564,879 | 1.108% |
| 2017 | 2,419,636 | 2,352,608 | 2,124 | 19,540 | 4,754,828 | 1.111% |
| 2018 | 2,543,117 | 2,439,867 | 1,935 | 10,511 | 4,974,408 | 1.123% |
| 2019 | 2,667,460 | 2,503,374 | 2,071 | 20,924 | 5,151,981 | 1.125% |
| 2020 | 2,796,824 | 2,592,303 | 2,024 | 12,042 | 5,379,109 | 1.106% |
| 2021 | 2,926,597 | 2,679,957 | 3,118 | 22,800 | 5,586,872 | 1.113% |
| 2022 | 3,036,487 | 2,753,262 | 2,588 | 18,053 | 5,774,284 | 1.114% |
| 2023 | 3,243,890 | 2,884,254 | 2,665 | 7,365 | 6,123,444 | 1.092% |
| 2024 | 3,445,427 | 2,993,001 | 4,376 | 9,760 | 6,433,044 | 1.106% |
| 2025 | 3,605,530 | 3,096,001 | 4,650 | 15,824 | 6,690,357 | 1.105% |

Note: In 1978 the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only reassessed at a time that it is sold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above. The County does not provide breakout of residential, commercial and industrial assessed values to the cities.

Source: County of Los Angeles, Auditor - Controller

CITY OF AGOURA HILLS
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

| Fiscal Year | Overlapping Rates | | | | | Tax Rates |
|-------------|-------------------|--------------------|------------------|-----------------|------------------------|-----------|
| | Basic County (1) | Los Angeles County | School Districts | Water Districts | Flood Control District | |
| 2016 | 1.0000 | 0.0000 | 0.1050 | 0.0035 | 0.0000 | 1.1085 |
| 2017 | 1.0000 | 0.0000 | 0.1079 | 0.0035 | 0.0000 | 1.1114 |
| 2018 | 1.0000 | 0.0000 | 0.1198 | 0.0035 | 0.0000 | 1.1233 |
| 2019 | 1.0000 | 0.0000 | 0.1211 | 0.0035 | 0.0000 | 1.1246 |
| 2020 | 1.0000 | 0.0000 | 0.1028 | 0.0035 | 0.0000 | 1.1063 |
| 2021 | 1.0000 | 0.0000 | 0.1098 | 0.0035 | 0.0000 | 1.1133 |
| 2022 | 1.0000 | 0.0000 | 0.1107 | 0.0035 | 0.0000 | 1.1142 |
| 2023 | 1.0000 | 0.0000 | 0.0885 | 0.0035 | 0.0000 | 1.0920 |
| 2024 | 1.0000 | 0.0000 | 0.1023 | 0.0035 | 0.0000 | 1.1058 |
| 2025 | 1.0000 | 0.0000 | 0.0981 | 0.0070 | 0.0000 | 1.1051 |

Note: (1) In 1978, California voters passed Proposition 13 which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of school, water and flood control district bonds. The City of Agoura Hills receives 5.85% of the 1% property tax rate.

Source: California Municipal Statistics, Inc.

CITY OF AGOURA HILLS

Principal Property Taxpayers

Current Year and Nine Years Ago

| Taxpayer | FY 2024-25 | | | FY 2015-16 | | |
|--|------------------------|------|---|------------------------|------|---|
| | Taxable Assessed Value | Rank | Percentage of Total City Taxable Assessed Value | Taxable Assessed Value | Rank | Percentage of Total City Taxable Assessed Value |
| Tishman Speyer Archstone Smith | \$ 143,549,436 | 1 | 2.15% | \$ 178,706,757 | 1 | 4.11% |
| Agoura Road Apartment CA LLC | 89,111,217 | 2 | 1.33% | | | |
| Kids from the Valley V LLC | 59,041,705 | 3 | 0.88% | - | | |
| Agoura Hills HHG Hotel Development LP | 57,717,720 | 4 | 0.86% | - | | |
| Khanna Enterprises LP | 49,393,981 | 5 | 0.74% | - | | |
| FW CA Twin Oaks Shopping Center | 36,193,634 | 6 | 0.54% | 30,717,262 | 4 | 0.71% |
| ARHC MAGHCA01 LLC | 35,560,634 | 7 | 0.53% | - | | |
| Hankey Investment Company LP | 31,807,002 | 8 | 0.48% | - | | |
| Agoura Hills BP LLC | 30,899,880 | 9 | 0.46% | - | | |
| Whizin Market Square LLC | 30,831,723 | 10 | 0.46% | 29,343,747 | 5 | 0.68% |
| Assisted Living Capital Partners I LLC | - | | | 58,980,000 | 2 | 1.36% |
| WSI I AHR LLC | - | | | 31,666,616 | 3 | 0.73% |
| MK RRP 29701 Agoura Road LLC | - | | | - | 6 | 0.00% |
| Apple Seven Hospitality | - | | | 22,410,263 | 7 | 0.52% |
| Loja Agoura Hills LLC | - | | | 22,778,005 | 8 | 0.52% |
| Teradyne Inc. | - | | | 20,274,156 | 9 | 0.47% |
| Agoura Business Center East LLC | - | | | 19,792 | 10 | 0.00% |
| Total | \$ 564,106,932 | | 8.43% | \$ 394,896,598 | | 9.09% |
| 2024-25 Local Secured Assessed Valuation | \$6,690,357,368 | | | \$4,346,313,379 | | |

Source: California Municipal Statistics, Inc.

CITY OF AGOURA HILLS
Secured Property Tax Levies and Collections
Last Ten Fiscal Years

| Fiscal Year | Taxes Levied for the Fiscal Year | Collected within the Fiscal Year of the Levy | | Collections in Subsequent Years | Total Collections to Date | |
|-------------|----------------------------------|--|--------------------|---------------------------------|---------------------------|---------|
| | | Amount | Percentage of Levy | | Amount | of Levy |
| 2016 | \$ 2,506,669 | \$ 2,422,101 | 96.63% | \$ 18,062 | \$ 2,440,163 | 97.35% |
| 2017 | \$ 2,607,191 | \$ 2,511,264 | 96.32% | \$ 43,571 | \$ 2,554,835 | 97.99% |
| 2018 | \$ 2,704,330 | \$ 2,639,148 | 97.59% | \$ 8,999 | \$ 2,648,147 | 97.92% |
| 2019 | \$ 2,801,070 | \$ 2,742,935 | 97.92% | \$ 31,898 | \$ 2,774,833 | 99.06% |
| 2020 | \$ 2,894,345 | \$ 2,776,534 | 95.93% | \$ 64,502 | \$ 2,841,036 | 98.16% |
| 2021 | \$ 3,005,130 | \$ 2,936,586 | 97.72% | \$ 64,173 | \$ 3,000,759 | 99.85% |
| 2022 | \$ 3,088,114 | \$ 2,997,965 | 97.08% | \$ 8,645 | \$ 3,006,609 | 97.36% |
| 2023 | \$ 3,242,954 | \$ 3,155,017 | 97.29% | \$ 47,001 | \$ 3,202,018 | 98.74% |
| 2024 | \$ 3,407,716 | \$ 3,339,300 | 97.99% | \$ - | \$ 3,339,300 | 97.99% |
| 2025 | \$ 4,268,164 | \$ 4,148,418 | 97.19% | \$ - | \$ 4,148,418 | 97.19% |

Sources: City of Agoura Hills financial information.
County of Los Angeles, Auditor - Controller.
California Municipal Statistics, Inc.

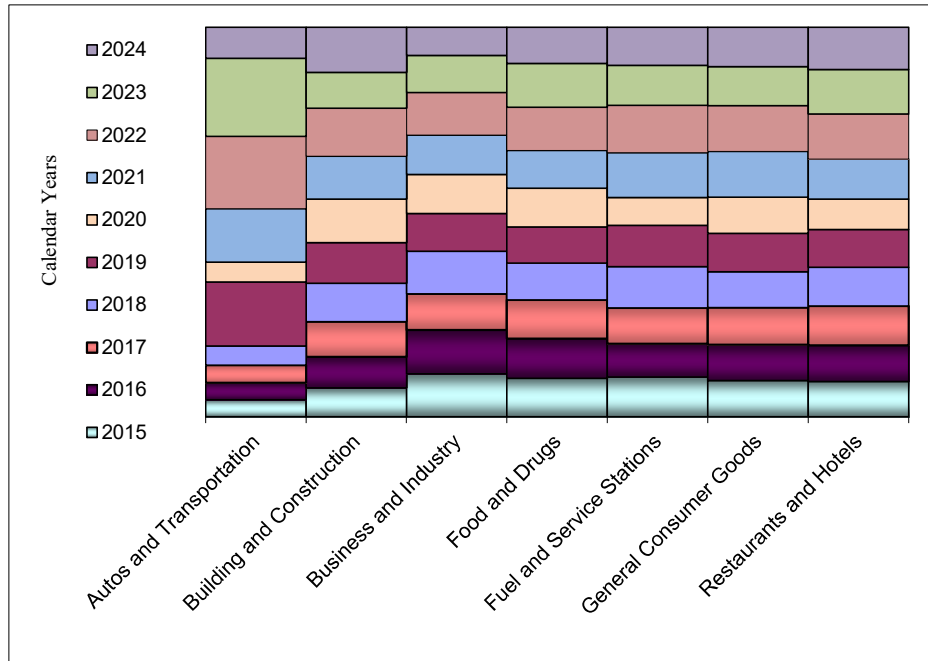
CITY OF AGOURA HILLS

Taxable Sales by Category

Last Ten Calendar Years

(in thousands of dollars)

| | Calendar Year | | | | | | | | | |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| Autos and Transportation | \$ 116 | \$ 114 | \$ 120 | \$ 133 | \$ 436 | \$ 135 | \$ 364 | \$ 493 | \$ 534 | \$ 212 |
| Building and Construction | 169 | 183 | 208 | 225 | 239 | 257 | 252 | 284 | 211 | 266 |
| Business and Industry | 640 | 653 | 541 | 633 | 562 | 584 | 586 | 635 | 556 | 421 |
| Food and Drugs | 282 | 292 | 285 | 271 | 265 | 285 | 277 | 319 | 321 | 268 |
| Fuel and Service Stations | 741 | 625 | 670 | 774 | 772 | 520 | 842 | 884 | 749 | 715 |
| General Consumer Goods* | 811 | 806 | 836 | 810 | 869 | 811 | 1,034 | 1,029 | 880 | 887 |
| Restaurants and Hotels | 683 | 708 | 767 | 756 | 733 | 593 | 783 | 875 | 870 | 825 |
| Total | \$ 3,442 | \$ 3,381 | \$ 3,427 | \$ 3,602 | \$ 3,876 | \$ 3,185 | \$ 4,138 | \$ 4,519 | \$ 4,121 | \$ 3,594 |



Notes: Calendar year 2025 not available.

* Includes Other Taxable

Source: HdL Companies

CITY OF AGOURA HILLS

Direct and Overlapping Sales Tax Rates

Last Ten Fiscal Years

| <u>Fiscal Year</u> | <u>City Direct Rate</u> | <u>Los Angeles County</u> | <u>State of California</u> |
|--------------------|-------------------------|---------------------------|----------------------------|
| 2016 | 0.00% | 1.50% | 7.50% |
| 2017 | 0.00% | 1.50% | 8% |
| 2018 | 0.00% | 1.50% | 8% |
| 2019 | 0.00% | 1.50% | 8% |
| 2020 | 0.00% | 1.50% | 8% |
| 2021 | 0.00% | 1.50% | 8% |
| 2022 | 0.00% | 1.50% | 8% |
| 2023 | 0.00% | 1.50% | 8% |
| 2023 | 0.00% | 1.50% | 8% |
| 2025 | 0.00% | 1.50% | 8% |

Source: California State Board of Equalization

CITY OF AGOURA HILLS

Ratios of Outstanding Debt by Type

Last Ten Fiscal Years

(dollars in thousands, except per capita)

| Governmental Activities | | | | | | | |
|--------------------------------|---|---|--|--|---|--|---------------------------|
| Fiscal Year | 2013 Lease Revenue Bonds (1) | 2016 Lease Refunding Bonds (2) | 2024A Lease Revenue Bonds (3) | 2024B Lease Refunding Bonds (4) | Total Primary Government | Percentage of Personal Income (a) | Per Capita (a) |
| 2016 | \$ 3,653 | \$ - | \$ - | \$ - | \$ 3,653 | 0.35% | \$ 177 |
| 2017 | \$ 3,576 | \$ 10,592 | \$ - | \$ - | \$ 14,168 | 1.33% | \$ 668 |
| 2018 | \$ 3,499 | \$ 10,325 | \$ - | \$ - | \$ 13,824 | 1.22% | \$ 658 |
| 2019 | \$ 3,417 | \$ 10,052 | \$ - | \$ - | \$ 13,469 | 1.19% | \$ 646 |
| 2020 | \$ 3,336 | \$ 9,763 | \$ - | \$ - | \$ 13,099 | 1.05% | \$ 633 |
| 2021 | \$ 3,249 | \$ 9,465 | \$ - | \$ - | \$ 12,714 | 0.98% | \$ 615 |
| 2022 | \$ 3,157 | \$ 9,151 | \$ - | \$ - | \$ 12,308 | 0.88% | \$ 595 |
| 2023 | \$ 3,060 | \$ 8,828 | \$ - | \$ - | \$ 11,888 | 0.83% | \$ 587 |
| 2024 | \$ - | \$ 8,485 | \$ 12,244 | \$ 2,755 | \$ 23,484 | 1.54% | \$ 1,159 |
| 2024 | \$ - | \$ 8,131 | \$ 11,683 | \$ 2,641 | \$ 22,455 | 1.47% | \$ 1,108 |

- Notes:
- (a) See Schedule for personal income and population data. These ratios are calculated using personal income and population for the prior calendar year.
 - (1) September 1, 2013, the City issued Lease Revenue Bonds to finance a portion of the recreation center project. On March 21, 2024, the City issued Lease Revenue Refunding Bonds to refund the 2013 Lease Revenue outstanding
 - (2) 2016 Lease Refunding Bonds (See Note 7)
 - (3) March 2024 the City issued Lease Revenue Bonds for cashflow for the Ladyface Greenway project. (See Note 7)
 - (4) March 2024, the City issued Lease Revenue Refunding Bonds to refund the 2013 Lease Revenue outstanding bonds. (See Note 7)

Sources: State of California, Department of Finance
City of Agoura Hills financial data

CITY OF AGOURA HILLS
Ratio of Net General Bonded Debt Outstanding
Last Ten Fiscal Years
(dollars in thousands, except per capita)

| Fiscal Year | Lease Refunding Bonds | Total | Percentage of Estimated Actual Taxable Value of Property (1) | Per Capita (2) |
|--------------------|------------------------------|--------------|---|-----------------------|
| 2016 | \$ 13,905 | \$ 13,905 | 0.30% | \$ 677 |
| 2017 | \$ 13,355 | \$ 13,355 | 0.28% | \$ 648 |
| 2018 | \$ 13,045 | \$ 13,045 | 0.26% | \$ 615 |
| 2019 | \$ 12,730 | \$ 12,730 | 0.25% | \$ 606 |
| 2020 | \$ 12,400 | \$ 12,400 | 0.23% | \$ 595 |
| 2021 | \$ 12,055 | \$ 12,055 | 0.22% | \$ 583 |
| 2022 | \$ 12,308 | \$ 12,308 | 0.21% | \$ 595 |
| 2023 | \$ 11,888 | \$ 11,888 | 0.19% | \$ 575 |
| 2024 | \$ 23,484 | \$ 23,484 | 0.37% | \$ 1,159 |
| 2024 | \$ 22,455 | \$ 22,455 | 0.34% | \$ 1,108 |

Notes:

Details regarding the city's outstanding debt can be found in the notes to the financial statements.

(1) See schedule for property value data.

(2) See schedule for population data.

Source: City of Agoura Hills financial data.

CITY OF AGOURA HILLS
Direct and Overlapping Governmental Activities Debt
For the Year Ended June 30, 2025

| | | | |
|---|-------------------------|-----------------------|------------------------------|
| 2024-25 Assessed Valuation | \$ 6,793,032,893 | | |
| | | Estimated | Estimated |
| | Debt | Percentage | Share of |
| | Outstanding | Applicable (a) | Direct and |
| | | | Overlapping |
| Overlapping Debt | | | Debt |
| Metropolitan Water District | \$ 17,155,000 | 0.167 % | \$ 28,649 |
| Los Angeles Community College District | 4,919,505,000 | 0.572 | 28,139,569 |
| Las Virgenes Joint Unified School District | 253,423,158 | 22.143 | 56,115,490 |
| Total Overallping Tax and Assessment Debt | | | <u>84,283,707</u> |
| Direct and Overalpping General Fund Debt | | | |
| Los Angeles County General Fund Obligations | 3,036,637,390 | 0.323 | 9,808,339 |
| Los Angeles County Supt. of Schools Certificates of Participation | 2,331,775 | 0.323 | 7,532 |
| City of Agoura Hills General Fund Obligations | 22,455,305 | 100.000 | 22,455,305 |
| Total Direct and overalloing General Fund Debt | | | <u>32,271,175</u> |
| Overlapping Tax Increment Debt (Sucessor Agency) | 5,310,000 | 100.000 | 5,310,000 |
| Total Direct Debt | | | \$ 22,455,305 |
| Total Overlapping Debt | | | <u>\$ 99,409,578</u> |
| Combined Total Debt | | | <u><u>\$ 121,864,883</u></u> |

Ratios to 2024-25 Assessed Valuation:

| | |
|---|--------------|
| Total Overlapping Tax and Assessment Debt | 1.24% |
| Total Direct Debt (\$21,895,000) | 0.33% |
| Combined Total Debt | 1.79% |

Ratios to Redevelopment Successor Agency Incremental Valuation (\$1,047,839,033):

| | |
|--------------------------------------|-------|
| Total Overlapping Tax Increment Debt | 0.51% |
|--------------------------------------|-------|

Sources: California Municipal Statistics, Inc.
City of Agoura Hills financial data

CITY OF AGOURA HILLS
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

| | Fiscal Year | | | | |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 |
| Debt limit | \$ 174,088 | \$ 181,391 | \$ 189,674 | \$ 196,923 | \$ 205,887 |
| Total net debt applicable to limit | - | - | - | - | - |
| Legal debt margin | <u>\$ 174,088</u> | <u>\$ 181,391</u> | <u>\$ 220,541</u> | <u>\$ 196,923</u> | <u>\$ 205,887</u> |
| Total net debt applicable to the limit as a percentage of debt limit | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Continued

CITY OF AGOURA HILLS
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

| | Fiscal Year | | | | |
|---|--------------------|-------------------|-------------------|-------------------|-------------------|
| | 2021 | 2022 | 2023 | 2024 | 2025 |
| Debt limit | \$ 213,560 | \$ 220,541 | \$ 233,772 | \$ 244,992 | \$ 254,739 |
| Total net debt applicable to limit | - | - | - | - | - |
| Legal debt margin | <u>\$ 213,560</u> | <u>\$ 220,541</u> | <u>\$ 233,772</u> | <u>\$ 244,992</u> | <u>\$ 254,739</u> |
| Total net debt applicable to the limit as a percentage of debt limit | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |

Concluded

Legal Debt Margin Calculation:

Assessed Valuations:

| | |
|---|---------------------|
| Gross Assessed Value | <u>\$ 6,793,033</u> |
| Debt Limitation - 3.75% of Total Assessed Value | \$ 254,739 |
| Less debt applicable to limitation | - |
| Legal Debt Margin | <u>\$ 254,739</u> |

Notes:

Under state finance law, the city's outstanding general obligation debt should not exceed 15 percent of total assessed property value. The Code section was enacted when assessed valuations were based on 25% of full market value. This has since changed to 100% of full market value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

Sources:

County of Los Angeles, Auditor - Controller
City of Agoura Hills financial data
California Municipal Statistics, Inc.

CITY OF AGOURA HILLS
Demographic and Economic Statistics
Last Ten Calendar Years

| Calendar Year | Population (1) | Personal Income (thousands of dollars) | Per Capita Personal Income (2) | Median Age (2) | Percentage with at least some college | Unemployment Rate (3) |
|----------------------|-----------------------|---|---------------------------------------|-----------------------|--|------------------------------|
| 2016 | 20,625 | 1,036,241 | 50,242 | 43.2 | 96% | 4.3% |
| 2017 | 21,211 | 1,066,532 | 50,282 | 42.5 | 95% | 3.7% |
| 2018 | 21,018 | 1,128,793 | 53,706 | 45.0 | 95% | 4.4% |
| 2019 | 20,842 | 1,135,952 | 54,503 | 44.0 | 96% | 4.2% |
| 2020 | 20,689 | 1,242,519 | 60,057 | 44.5 | 96% | 16.6% |
| 2021 | 20,689 | 1,299,559 | 62,814 | 44.5 | 97% | 7.8% |
| 2022 | 20,689 | 1,402,321 | 67,781 | 44.5 | 97% | 4.4% |
| 2023 | 20,269 | 1,438,754 | 70,983 | 45.4 | 99% | 4.9% |
| 2024 | 20,269 | 1,528,789 | 75,425 | 45.4 | 98% | 5.0% |
| 2025 | 22,321 | 1,768,805 | 79,244 | 46.7 | 98% | 5.5% |

(1) Source: State of California, Department of Finance

(2) Source: UCSB Economic Forecast Project

(3) Source: State of California, Employment Development Department, Labor Market Information Division

CITY OF AGOURA HILLS
Principal Employers
Current Year and Nine Years Ago

| Company or Organization | Activity | Fiscal Year | | | |
|------------------------------------|-------------------------|---------------|-------------------------------------|---------------|-------------------------------------|
| | | 2025 | | 2016 | |
| | | Employees | Percentage of Total City Employment | Employees | Percentage of Total City Employment |
| Visual Concepts Entertainment | Software Development | 655 | 5.80% | | |
| Las Virgenes USD | Government | 876 | 7.75% | 543 | 4.98% |
| Motor Vehicle Software Corp/VITU | Technology | 534 | 4.73% | | |
| VITU | Hi-Tech Services | 506 | 4.48% | | |
| A2 Biotherapeutics, Inc. | Research & Development | 262 | 2.32% | | |
| Private National Mort Acc. Co. LLC | Administrative Services | 309 | 2.73% | | |
| Teradyne Inc | Manufacturing | 210 | 1.86% | 220 | 2.02% |
| Joni and Friends | Non-Profit | 200 | 1.77% | | |
| Small Business Advertising, Inc. | Marketing | 200 | 1.77% | | |
| Cydcor LLC | Administrative Services | 147 | 1.30% | | |
| Bank of America | Banking | | | 873 | 8.01% |
| Touch Commerce | Internet | | | 210 | 1.93% |
| IBM Corporation | Technology | | | 206 | 1.89% |
| Farmers Financial Solutions | Publishing | | | 151 | 1.39% |
| Zebra Technologies | Medical | | | 147 | 1.35% |
| Nationwide Medical | Restaurant | | | 110 | 1.01% |
| Wood Ranch | Hotel | | | 100 | 0.92% |
| Sheraton Agoura Hills | | | | - | 0.00% |
| Total Top Employers | | 3,899 | 34.50% | 2,560 | 23.49% |
| Total City Employment | | 11,300 | | 10,900 | |

Source: Results based on direct correspondence with city's local businesses

CITY OF AGOURA HILLS**Full-time Equivalent City Government Employees by Function/Program****Last Ten Fiscal Years**

| Function/Program | Fiscal Year | | | | | | | | | |
|--------------------------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| General government | 10.48 | 10.49 | 10.07 | 10.25 | 10.87 | 10.74 | 11.52 | 13.03 | 13.21 | 14.59 |
| Public works | 5.00 | 5.00 | 5.00 | 5.00 | 6.00 | 5.00 | 4.34 | 4.87 | 3.18 | 2.18 |
| Community development | 5.30 | 5.26 | 5.72 | 6.50 | 6.28 | 6.04 | 6.94 | 5.78 | 6.24 | 6.34 |
| Community services | 7.95 | 8.00 | 8.00 | 8.00 | 7.60 | 6.17 | 6.65 | 8.35 | 7.00 | 7.40 |
| Building and safety | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 2.05 | 2.08 | 2.00 | 3.00 |
| Redevelopment/Successor Agency | 1.27 | 1.25 | 1.21 | 1.25 | 1.25 | 1.05 | 0.66 | 0.48 | 0.37 | 0.41 |
| Total full-time equivalent employees | 33.00 | 33.00 | 33.00 | 34.00 | 35.00 | 32.00 | 32.17 | 34.58 | 32.00 | 33.92 |

Notes: A full-time employee is scheduled to work 2,080 hours per year (including vacation and sick leave). Full-time-equivalent employment is calculated by dividing total labor hours by 2,080.

Sources: City of Agoura Hills financial information

CITY OF AGOURA HILLS
Operating Indicators by Function/Program
Last Ten Fiscal Years

| Function/Program | Fiscal Year | | | | | | | | | |
|--|-------------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| Parks and recreation | | | | | | | | | | |
| Number of City sponsored events | 45 | 45 | 42 | 45 | 18 | 16 | 17 | 18 | 26 | 28 |
| Public Works | | | | | | | | | | |
| Street resurfacing (lane miles) | 2 | 2 | 2 | 5 | 5 | 0 | 4 | 2 | 1 | 1 |
| Solid Waste | | | | | | | | | | |
| Residential Recycling Collected (pounds) | 15,123,660 | 15,675,500 | 15,646,400 | 15,770,600 | 14,928,460 | 15,537,640 | 13,765,820 | 9,529,280 | 20,613,020 | 12,549,600 |
| Electronics Collected (pounds) | 10,504 | 6,099 | 7,857 | 4,749 | 5,759 | 6,907 | 6,532 | 2,687 | 4,182 | 360,809 |
| Used Oil Collection (gallons) | 415 | 335 | 235 | 467 | 234 | 357 | 2,128 | 250 | 849 | 229 |
| Automobile Battery Collections (pounds) | 700 | 760 | 500 | 1,338 | 1,106 | 239 | 1,331 | 800 | 1,200 | 26,000 |
| Used Paint Collection (gallons) | 1,120 | 556 | 1,160 | 912 | 1,212 | 839 | 9,500 | 653 | 1,522 | 1,343 |
| Used Oil Filters (pounds) | - | - | - | - | - | - | 65 | - | 239 | 23 |
| Antifreeze (pounds) | - | - | - | - | - | - | 275 | - | 108 | 135 |
| Transportation | | | | | | | | | | |
| Total route (miles) | 93,813 | 93,674 | 104,180 | 99,224 | 60,174 | 24,026 | 21,208 | 15,801 | 21,598 | 20,700 |
| Passengers (annually) | 10,880 | 9,070 | 9,014 | 8,231 | 5,298 | 2,843 | 2,915 | 2,012 | 3,992 | 2,684 |

Note:
 Residential Recycling Collected includes items such as paper/cardboard/glass/metal/plastic & greenwaste
 Anti Freeze and Used Oil Filters did not have a city collection program prior to 2022

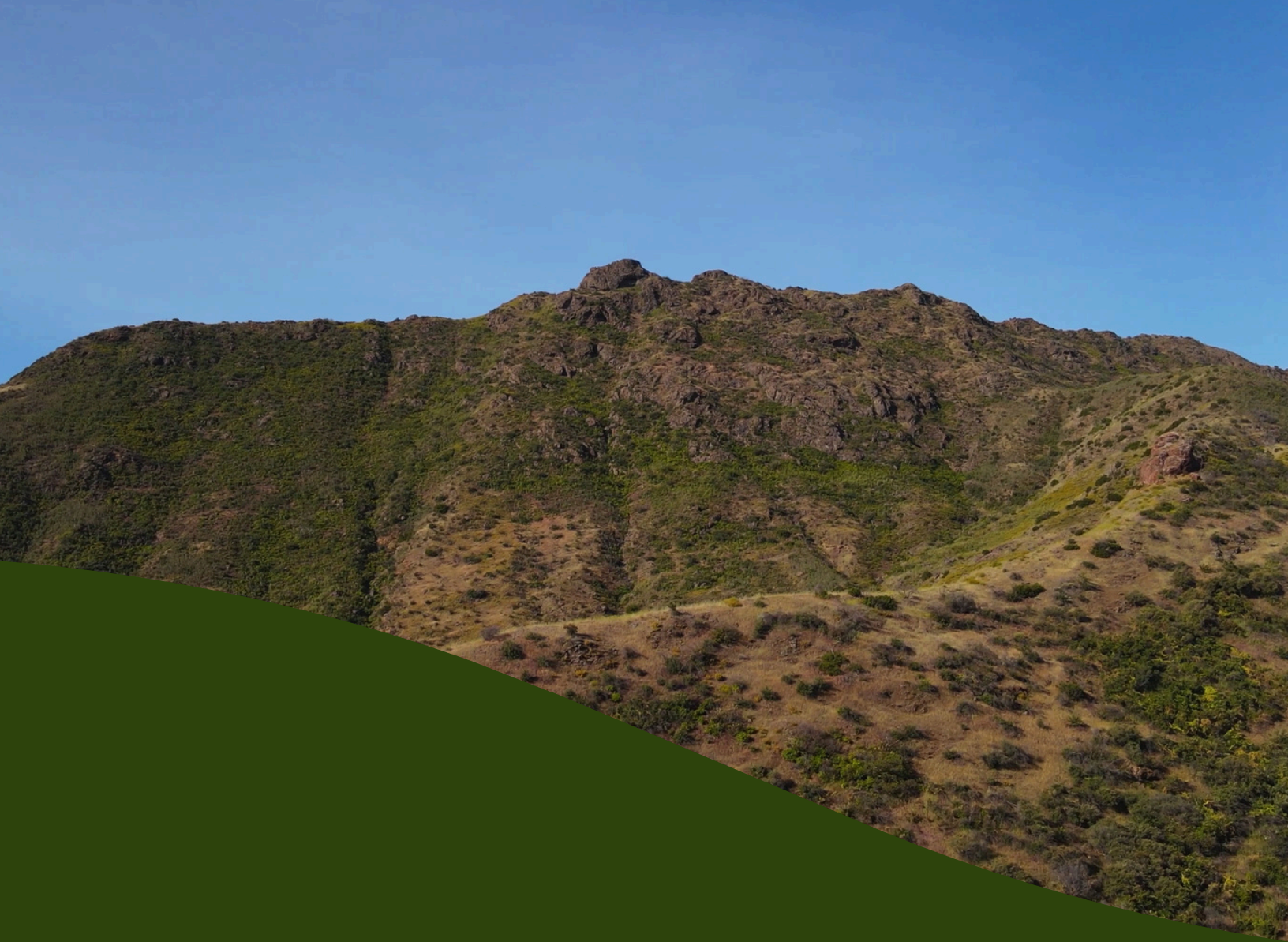
Source: Various city departments

CITY OF AGOURA HILLS
Capital Asset Statistics by Function/Program
Last Ten Years

| Function/Program | Fiscal Year | | | | | | | | | |
|-----------------------------|-------------|------|------|------|------|------|------|------|------|------|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| Public works | | | | | | | | | | |
| Bridges | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
| Streets/Highway (miles) | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 |
| Traffic signals | 100 | 100 | 100 | 100 | 103 | 103 | 103 | 103 | 103 | 105 |
| Parks and recreation | | | | | | | | | | |
| Basketball courts | | | | | | | | | | |
| Full | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Half Courts | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Community centers | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 0 |
| Recreation Centers | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Parks | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 |
| Tennis courts | 9 | 9 | 8 | 8 | 9 | 9 | 9 | 9 | 8 | 0 |

Source: Various city departments

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CITY OF



AGGURA HILLS



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: NATHAN HAMBURGER, CITY MANAGER

SUBJECT: ADOPT A RESOLUTION URGING THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT TO STRENGTHEN RULES 1146 AND 1146.1 TO ACCELERATE THE DECARBONIZATION OF INDUSTRIAL BOILERS AND POLLUTING EQUIPMENT

The proposed resolution has been requested by the Sierra Club and expresses the City of Agoura Hills' support for stronger regional air quality regulations that would accelerate the transition from polluting industrial boilers and process heating equipment to zero-emissions technologies. The resolution encourages the South Coast Air Quality Management District (SCAQMD), in coordination with relevant state agencies, to strengthen Rules 1146 and 1146.1 to help reduce harmful emissions, improve regional air quality, and protect public health.

Air pollution remains a significant public health challenge throughout the South Coast Air Basin. The Southern California region continues to experience severe non attainment of federal health-based standards for ozone and fine particulate matter (PM_{2.5}). Exposure to these pollutants is associated with respiratory illnesses, cardiovascular disease, asthma exacerbation, and premature death. Industrial sources, including boilers, process heaters, and furnaces, contribute substantially to regional emissions of nitrogen oxides (NO_x), sulfur oxides (SO_x), particulate matter, volatile organic compounds (VOCs), and carbon monoxide (CO). These pollutants contribute to smog formation and degraded air quality across Southern California.

SCAQMD has already taken important steps to address emissions from smaller industrial equipment. In 2023, the agency adopted Rule 1146.2, establishing the nation's first zero-emissions standards for small industrial boilers under 2 MMBtu/hr. This rule is projected to reduce pollution from more than one million boilers and water heaters over the next decade, eliminating approximately 5.6 tons of nitrogen oxide emissions per day by 2033.

The proposed strengthening of Rules 1146 and 1146.1 would build upon this progress by applying similarly strong emissions standards to medium and large industrial boilers, steam generators, and process heating equipment above 2 MMBtu/hr. The SCAQMD's 2022 Air Quality Management Plan identifies widespread deployment of zero-NO_x technologies as a key strategy for achieving necessary emissions reductions to meet federal air quality standards. SCAQMD is scheduled to review these rules and consider changes in the 4th quarter of 2026.

Decarbonization of industrial boilers eliminates on-site emissions of nitrogen oxides, particulate matter, carbon monoxide, and other harmful pollutants. This transition can significantly reduce pollution exposure for workers and surrounding communities.

While the City of Agoura Hills does not regulate these industrial sources directly, regional policies implemented by SCAQMD have a direct impact on local air quality and the health of residents throughout Los Angeles County. Based on the public mapping systems provided by SCAQMD, there are currently no industrial equipment being actively used within the City's boundaries but this resolution matches the goals established by the City's Climate Action and Adaptation Plan from April 2022.

FISCAL IMPACT

Adoption of the proposed resolution does not create a direct fiscal impact on the City of Agoura Hills. The resolution serves as a policy statement encouraging regional and state agencies to pursue stronger regulations and support programs related to industrial decarbonization.

RECOMMENDATION

Staff respectfully recommends the City Council adopt Resolution No. 26-2127; encouraging the South Coast Air Quality Management District (SCAQMD) to accelerate the decarbonization of industrial boilers and other combustion equipment by strengthening SCAQMD Rules 1146 and 1146.1 and advancing the transition to zero-emissions technologies.

Attachments

[Resolution No. 26-2127.pdf](#)

RESOLUTION NO. 26-2127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ENCOURAGING THE SOUTH COAST AIR QUALITY MANAGEMENT BOARD TO ACCELERATE OF THE DECARBONIZATION OF INDUSTRIAL BOILERS AND POLLUTING EQUIPMENT BY STRENGTHENING RULES 1146 AND 1146.1

WHEREAS, Air pollution is a serious threat to public health across the South Coast Air Quality Management District (SCAQMD) region, and the region is in severe nonattainment of federal health-based standards for Ozone and fine particulate matter (PM 2.5), which are linked to respiratory illness, cardiovascular disease, and premature death.

WHEREAS, Industrial sources, including boilers, process heaters, furnaces, and other equipment, emit significant quantities of nitrogen oxides (NOx), sulfur oxides (SOx), volatile organic compounds (VOCs), carbon monoxide (CO), and particulate matter (PM), all of which contribute to smog and other pollution that harms public health.

WHEREAS, California has the largest manufacturing sector in the United States, producing a wide range of essential goods, from food and beverages to medical supplies, and employs 1.2 million workers; nevertheless, this sector is also a significant source of air pollution due to its reliance on outdated, emitting technologies.

WHEREAS, Southern California is home to approximately 800 manufacturing facilities and large buildings operating nearly 1,900 boilers and furnaces, which pollute our air with NOx, PM2.5, and other air contaminants that degrade public health and air quality.

WHEREAS, the decarbonization of industrial boilers and other combustion systems eliminates on-site emissions of NOx, PM2.5, CO, and toxic air contaminants, thereby removing indoor air pollution hazards, mitigating health risks, and safeguarding workers from chronic exposure to harmful emissions.

WHEREAS, the SCAQMD has established a precedent for bold action by adopting the first-in-the-nation zero-emissions standards for small industrial boilers with a heat rating under 2 MMBtu/hr (Rule 1146.2), which are projected to reduce pollution from over 1 million boilers and water heaters over the next decade, eliminating 5.6 tons of NOx pollution per day by 2033 and pollution reduction that is equivalent to removing half of the region's cars from the road.

WHEREAS, replacing polluting boilers in California with zero-emissions technologies could save \$47.5 billion in public health costs according to the American Lung Association.

WHEREAS, the 2022 Air Quality Management Plan from SCAQMD identified the path to achieve the required nitrogen oxide (NOx) reductions is through extensive use of zero-NOx technologies across all stationary and mobile sources.

WHEREAS, strengthening Rules 1146 and 1146.1 with zero-emission limits represents the next critical step to save more lives and prevent additional asthma cases from commercial and industrial pollution sources.

WHEREAS, adopting similarly strong zero-emission standards for medium and large industrial boilers, steam generators, and process heating equipment with a heat rating above 2 MMBtu/hr would extend those health benefits to the 17 million residents in the South Coast Air Quality Management District, particularly those living closest to industrial activity.

WHEREAS, the City of Agoura Hills adopted a Climate Action and Adaptation Plan in April 2022 and identified the reduction of harmful emissions and the use of efficient equipment is beneficial to the environment as well as benefits the Agoura Hills community.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AGOURA HILLS RESOLVES:

1. It strongly encourages any current or future industrial operators within city limits to replace polluting industrial boilers and other heating equipment with zero-emissions alternatives, as soon as technically and economically feasible;
2. Urges the South Coast Air Quality Management District, including through amending rules 1146 and 1146.1, the California Energy Commission, California Air Resources Board, and the California Public Utilities Commission to provide strong regulatory, financial, and technical support to advance adoption of zero-emissions technologies and accelerate the decarbonization of industrial systems, with priority for facilities located in communities most impacted by poor air quality.

PASSED. APPROVED, AND ADOPTED this 25th day of March, 2026, by the following vote to wit:

AYES (
NOES: (
ABSTAIN: (
ABSENT: (
)
)
)
)

By: _____
Jeremy Wolf, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: NATHAN HAMBURGER, CITY MANAGER
BY: AMBER VICTORIA, MANAGEMENT ANALYST
RAMIRO ADEVA, ASSISTANT CITY MANAGER
SUBJECT: ADOPT RESOLUTION NO. 26-2128; AMENDING THE EMPLOYEE HANDBOOK

It is recommended that the City Council adopt the attached resolution amending the City of Agoura Hills Employee Handbook to include a new Catastrophic Leave Donation Policy, establishing a structured program that allows employees to voluntarily donate accrued leave to assist coworkers experiencing a qualifying catastrophic illness, injury, or event.

The City of Agoura Hills strives to maintain policies that support employee well-being, promote a mutual support network, and ensure continuity of income during periods of severe hardship. Many public agencies have implemented catastrophic leave programs to provide a mechanism for employees to voluntarily donate accrued leave to colleagues who have exhausted their own leave balances due to serious medical or emergency circumstances.

The proposed Catastrophic Leave Donation Policy formalizes such a program for City employees. As stated in the policy, its purpose is to “allow eligible employees...to voluntarily donate accrued leave to assist coworkers who have exhausted their own leave balances due to a qualifying catastrophic illness, injury, or emergency,” promoting “organizational solidarity [and] support [for] employee well-being.”

FISCAL IMPACT

The fiscal impact of implementing the Catastrophic Leave Donation Policy is expected to be within budget. Donated leave is transferred on an hour-for-hour basis at the recipient’s salary rate, and the program does not create additional leave liabilities for the City; as personnel costs are budgeted on an annual basis.

RECOMMENDATION

It is respectfully recommended the City Council approve Resolution No. 26-2128, amending the Employee Handbook to include Section 18: Catastrophic Leave Donation Policy.

Attachments

[Reso No. 26-2128 Amending Employee Handbook.pdf](#)

RESOLUTION NO. 26-2128

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AGOURA HILLS, CALIFORNIA, AMENDING THE
EMPLOYEE HANDBOOK**

**THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES, AND ORDERS AS FOLLOWS:**

SECTION 1. The City Council of the City of Agoura Hills hereby approves the Employee Handbook as amended in Exhibit A, to include a Catastrophic Leave Donation Policy. The effective date of this amendment will be March 26, 2026.

PASSED, APPROVED, AND ADOPTED this 25th day of March 2026, by the following vote to wit:

AYES: ()
NOES: ()
ABSENT: ()
ABSTAIN: ()

Jeremy Wolf, Mayor

ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk

Exhibit A

CATASTROPHIC LEAVE DONATION POLICY

1. Purpose

This policy establishes a structured program that allows eligible employees of the City of Agoura Hills to voluntarily donate accrued leave to assist coworkers who have exhausted their own leave balances due to a qualifying catastrophic illness, injury, or emergency. The program is designed to promote organizational solidarity, support employee well-being, and ensure continuity of income during periods of severe hardship.

2. Definitions

2.1 Catastrophic Illness or Injury

A severe or life-threatening medical condition affecting the employee or the employee's eligible family member that requires extended absence from work, and results in the exhaustion of the employee's accrued leave. Examples include, but are not limited to:

- Cancer treatments
- Other infusion treatments for serious illness
- Major surgery with extended recovery
- Serious accident or trauma
- Terminal illness
- Complications of pregnancy requiring prolonged absence

2.2 Catastrophic Event

A sudden, unexpected, and extraordinary circumstance that causes significant hardship and requires the employee's extended absence, such as:

- Natural disasters affecting the employee's primary residence
- Death of an immediate family member requiring extended leave
- Other extraordinary events as approved by the Personnel Director

2.3 Eligible Family Member

Spouse, domestic partner, child, parent, sibling, or any individual for whom the employee is the legal guardian or primary caregiver.

2.4 Donated Leave

Accrued vacation and sick leave voluntarily transferred from one employee to another under this policy.

3. Eligibility Requirements

3.1 Recipient Eligibility

To receive catastrophic leave donations, an employee must:

- Be a permanent full-time employee.
- Have exhausted all available paid leave (vacation, sick, compensatory time, holiday pay, administrative leave, management leave, floating holiday etc.)
- Provide medical or other documentation supporting the catastrophic condition or event
- Be approved by Personnel Director
- Complete a Catastrophic Leave Request Form (Attachment 1)

3.2 Donor Eligibility

Employees donating leave must:

- Be permanent full-time employee.
- Maintain minimum leave balances after donation (e.g., 160 hours of vacation leave for both general and management employees and/or 140 hours of sick leave for general employees and 200 hours of sick leave for management employees, depending on type donated)
- Submit a signed Catastrophic Donation Form acknowledging the voluntary nature of the donation (Attachment 2)

4. Donation Guidelines

- Donations must be made in one (1) hour increments.
- Donations are irrevocable once processed but will be returned if unused.
- Donated leave is converted to the recipient's salary rate on an hour-for-hour basis as vacation leave.
- Donors may not designate a specific recipient.
- The City of Agoura Hills may limit the total amount of leave a single employee may receive in a calendar year (e.g., 350 hours).

5. Application and Approval Process

5.1 Employee Request

The employee must submit:

- A Catastrophic Leave Request Form
- Supporting medical certification or documentation

5.2 Review and Approval

Human Resources will:

- Verify eligibility
- Review documentation
- Approve or deny the request in writing

If approved, HR will initiate a general call for donations unless confidentiality is requested.

6. Administration of Donated Leave

- Donors will voluntarily “commit” to a chosen leave amount in one (1) hour increments. “Committed” leave will remain in the donor’s individual leave bank until needed.
- Leave may only be used for the approved catastrophic condition or event.
- The recipient continues to accrue leave and benefits if they remain in paid status.
- If the recipient returns to work before all donated leave is used, remaining hours will be returned to the individual donors leave banks and will no longer be designated as “committed”.

7. Confidentiality

All medical information and donation records will be kept confidential in accordance with state and federal law. Donors may choose to remain anonymous.

8. Fraud or Abuse

Any employee found to have falsified information or misused donated leave may be subject to disciplinary action, up to and including termination, and may be required to repay the value of misused leave.

9. Policy Limitations

- Participation in the program is voluntary and not an entitlement.
- The City of Agoura Hills reserves the right to modify, suspend, or terminate the program at any time.
- Nothing in this policy guarantees job protection beyond what is provided by law (e.g., FMLA, state leave laws).

Attachment 1

City of Agoura Hills

CATASTROPHIC LEAVE REQUEST FORM

Employee Information

- **Employee Name:** _____
- **Department:** _____
- **Job Title:** _____
- **Work Phone:** _____
- **Personal Phone:** _____
- **Personal Email Address:** _____

Type of Catastrophic Leave Requested

- Catastrophic Illness or Injury (Self)
- Catastrophic Illness or Injury (Family Member)
- Catastrophic Event / Emergency

If for a family member, list name and relationship:

Description of Catastrophic Condition or Event

Provide a brief explanation of the circumstances requiring extended leave:

Leave Status

- **Date leave began or will begin:** _____
- **All accrued leave exhausted:**
 - Yes (required)
 - No — anticipated exhaustion date: _____

Required Documentation

Attach the following (as applicable):

- Medical certification from a licensed healthcare provider
- Documentation of catastrophic event (e.g., insurance report, police report, death certificate)
- Any additional supporting materials

Employee Authorization

I certify that the information provided is accurate. I authorize Human Resources to review medical or other documentation necessary to determine eligibility for catastrophic leave.

Employee Signature: _____ **Date:** _____

Department Review

- Approved
- Denied

Supervisor Name: _____

Comments:

Supervisor Signature: _____ **Date:** _____

Human Resources Review

- Eligible
- Not Eligible

Comments:

HR Representative Signature: _____ **Date:** _____

Attachment 2

City of Agoura Hills

CATASTROPHIC LEAVE DONATION FORM

Donor Information

- **Employee Name:** _____
- **Department:** _____
- **Job Title:** _____

Donation Details

I voluntarily donate the following accrued leave, in one (1) hour increments as needed, for an employee who has exhausted his/her paid leave due to a catastrophic event.

Leave Type Hours Donated Minimum Balance Requirement Meets Requirement

| | | |
|-----------------------------------|-----------|--|
| Vacation General staff _____ | 100 hours | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Vacation Management _____ | 100 hours | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Sick Leave General staff _____ | 140 hours | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Sick Leave Management _____ | 200 hours | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Donation Terms (Read and Initial)

- _____ I understand this donation is **voluntary**.
- _____ I understand donated leave is a "committed" amount but remains in my personal leave bank until needed.
- _____ I understand my leave balances must meet minimum requirements after donation.
- I understand that the total amount I can donate in a calendar year is eighty (80) hours

Donor Authorization

I authorize the City of Agoura Hills to deduct the above leave hours from my accrued balances when needed.

Donor Signature: _____ **Date:** _____

Human Resources Verification

- Donation approved
- Donation denied (reason): _____

HR Representative Signature: _____ **Date:** _____



REPORT TO CITY COUNCIL

DATE: MARCH 25, 2026

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: JANE HOOVER, ADMINISTRATIVE INTERN
RAMIRO ADEVA, ASSISTANT CITY MANAGER

SUBJECT: CONDUCT A PUBLIC HEARING, WAIVE FULL READING, AND INTRODUCE AN ORDINANCE TO PROHIBIT THE SALE OF KRATOM PRODUCTS AND MAKE A FINDING OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This report requests City Council consideration of the recommendation from the honorable members of the law enforcement / fire / emergency response subcommittee (Councilmember Penny Sylvester and Mayor Pro Tem Deborah Klein-Lopez) to amend the Municipal Code and establish an ordinance to prohibit kratom products and approve a determination of exemption under the California Environmental Quality Act (CEQA).

Kratom is an herbal substance made from the leaves of the *Mitragyna speciosa*, a tropical tree native to Southeast Asia. Kratom contains a natural compound mitragynine but the more concentrated and potent 7-hydroxymitragynine (or 7-OH) is the synthetic version prevalent in many products sold over the counter today. At low doses, this compound can have stimulative properties but with high doses it can have sedative or opioid-like effects.

In the United States, Kratom is commonly sold as powders, capsules, extracts, and beverages. People report using it for various reasons, including pain relief, mood enhancement, and managing withdrawal symptoms. Kratom has also reportedly been used to self-treat symptoms of Post-Traumatic Stress Disorder. However, these uses are not Food and Drug Administration (FDA) approved, and scientific evidence is still limited. Despite these perceived benefits, Kratom also carries serious risks including addiction, withdrawal symptoms, nausea, elevated heart rate, and even seizures. Additionally, because Kratom is not FDA-regulated, some products have been found to contain contaminants like heavy metals or bacteria, which can lead to serious health issues. These risks have led the FDA to recommend a scheduling action to control 7-OH products under the Controlled Substances Act. The product is available to minors at various locations and has caused death in multiple cases.

Lastly, the Las Virgenes Unified School District recently passed Resolution No. 12-25 urging local city councils within the District's boundaries to adopt and enforce city ordinances that ban the sale, distribution, or possession of unregulated Kratom and Kratom-related products, in order to protect the health, safety, and well-being of our students, families, and the broader community. Prohibiting the sale of unregulated products that pose significant health risks especially on the youth will have significant health benefits as they progress through their early developmental phases.

Kratom has become an active area of discussion among public health agencies and policymakers. Kratom is currently not FDA approved. In fact, the FDA is currently recommending the compound, 7-OH, be classified as a Schedule 1 controlled substance making it federally illegal.

Legislators have introduced California Assembly Bill 1088 (Public Health; Kratom) that would prohibit sales to anyone under 21 and prohibit any marketing that is geared towards children. As of September 2025, Assembly Bill 1088 has passed the California Assembly and is now under consideration in the Senate. While that bill is under consideration, the California Department of Health has started advising consumers about the risks involved and has even started removing Kratom products from stores and manufacturing sites.

Over the past years various jurisdictions have started introducing legislation with varying levels of restrictions regarding the sale and possession of Kratom. The cities of San Diego and Oceanside both banned the sale and possession of Kratom back in 2016. Newport Beach banned the sale of Kratom products in September 2025. Orange County and Riverside County adopted an ordinance prohibiting the sale of Kratom products that contain more than 2% of the 7-OH compound.

On November 7, 2025, then again on January 14, 2026, the Los Angeles County Department of Public Health posted a news release advising retailers to immediately remove from their shelves and stop selling products that contain Kratom, tianeptine and the synthetic Kratom compound known as 7-Hydroxymitragynine (7-OH) and warned of impending inspections after six deaths were linked to the 7-OH compound. Staff confirmed with the Department of Health that this ban does apply to retailers within Agoura Hills. Staff are aware of at least two retailers that sell Kratom products within city limits.

Given these developments, the City of Agoura Hills has identified the need for swift local action. The proposed ordinance would amend the City's Municipal Code to prohibit the sale of kratom products within the City and would defer to any future state legislation that may impose stricter regulations. Should the City Council consider this item being recommended by the honorable members of the law enforcement / fire / emergency response subcommittee, it is anticipated that the language would include the following:

- Define Kratom as: o 'Kratom' means any part of the plant *Mitragyna speciosa*, whether in natural, powdered, extracted, synthesized, or any other form, including any compound, derivative, or preparation of that plant. o 'Kratom product' means any product intended for human consumption that contains Kratom, including but not limited to powders, capsules, tablets, extracts, resins, tinctures, beverages, or edibles.
- No person shall sell, offer for sale, advertise, furnish, exchange, distribute, or provide any Kratom or Kratom product.
- No person shall display Kratom or Kratom products in any retail establishment or make such products available in a manner that would reasonably lead to a sale, transfer, or distribution.

FISCAL IMPACT

Enacting an ordinance prohibiting the sale of Kratom products will not impact the City Council approved FY 2025-26 budget.

RECOMMENDATION

Staff respectfully recommends the City Council conduct a Public Hearing and introduce and waive full reading of Ordinance No. 26-486, amending Chapter 1 of Article V by adding Section 5103 to the Agoura Hills Municipal Code, prohibiting the sale of Kratom products.

Attachments

[Ordinance No. 26-486 Kratom Ordinance.pdf](#)

ORDINANCE NO. 26-486

AN ORDINANCE OF THE CITY OF AGOURA HILLS AMENDING THE AGOURA HILLS MUNICIPAL CODE BY ADDING A NEW SECTION 5103 TO CHAPTER 1 (HEALTH CODE) OF ARTICLE V (SANITATION AND HEALTH) TO PROHIBIT THE SALE OF KRATOM PRODUCTS AND MAKING A FINDING OF EXEMPTION PURSUANT TO CEQA

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS DOES ORDAIN AS FOLLOWS:

Section 1. Findings and Intent.

A. The City possesses broad police power under Article XI, Section 7 of the California Constitution to enact regulations to protect the public health, safety, and welfare of its residents.

B. Kratom is derived from the plant *Mitragyna speciosa* and contains psychoactive alkaloids including mitragynine and 7-hydroxymitragynine, which act on opioid receptors in the human brain and produce stimulant, sedative, and euphoric effects.

C. Scientific research and public health reporting associate kratom use with serious adverse effects including liver toxicity, seizures, respiratory depression, dependency, withdrawal, and death.

D. The United States Food and Drug Administration has determined that kratom is not lawfully marketed as a food, drug, or dietary supplement in the United States and that kratom products sold as dietary supplements are adulterated within the meaning of the Federal Food, Drug, and Cosmetic Act.

E. The California Department of Public Health has determined that kratom is not an approved drug or dietary supplement and is considered an unsafe food additive, making its sale unlawful in California.

F. Kratom products continue to be sold widely in retail settings, often in highly concentrated or synthetic forms that increase the risk of overdose, addiction, and other serious harms.

G. The absence of a comprehensive federal or state regulatory framework governing the formulation, potency, labeling, and sale of kratom creates a substantial risk to public health and consumer safety.

H. Retail sale and commercial distribution of kratom within the City's territory presents a local public health and safety concern that is appropriately addressed through municipal regulation.

I. It is the intent of the City Council to prohibit the sale, offering for sale, distribution, and display of kratom and kratom products in order to reduce the availability of an unregulated psychoactive substance and protect residents, particularly minors and vulnerable populations, from harm.

Section 2. Code Amendment. Chapter 1 (Health Code) of Article V (Sanitation and Health) of the Agoura Hills Municipal Code is hereby amended by adding a new Section 5103 (Sale of Kratom) to read as follows:

“5103. – Sale of Kratom.

A. For purposes of this Section, the following definitions apply.

1. ‘Kratom’ means any part of the plant *Mitragyna speciosa*, whether in natural, powdered, extracted, synthesized, or any other form, including any compound, derivative, or preparation of that plant.

2. ‘Kratom product’ means any product intended for human consumption that contains kratom, including but not limited to powders, capsules, tablets, extracts, resins, tinctures, beverages, or edibles.

B. No person shall sell, offer for sale, advertise, furnish, exchange, distribute, or provide any kratom or kratom product.

C. No person shall display kratom or kratom products in any retail establishment or make such products available in a manner that would reasonably lead to a sale, transfer, or distribution.

D. This Section does not prohibit the possession of kratom by an individual for personal use. This Section regulates only commercial activity occurring within the City.”

Section 3. California Environmental Quality Act (CEQA). Pursuant to the California Environmental Quality Act, the City Council finds and determines that the adoption of the proposed Ordinance is exempt from environmental review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Municipal Code amendments would have a significant impact on the environment. The Municipal Code amendments are minor policy changes, by way of imposition of regulations on a product that could harm public health. City staff are hereby directed to file a Notice of Exemption pursuant to Section 15062 of the CEQA Guidelines.

Section 4. Severability Clause. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or its application to any person or circumstances, is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsections, subdivision, paragraph, sentence, clause, phrase hereof,

irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 5. Effective Date. This ordinance shall take effect thirty days after adoption.

Section 6. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2026, by the following vote to wit:

AYES: (
NOES: (
ABSTAIN: (
ABSENT: (
)

Jeremy Wolf, Mayor

ATTEST:

Kimberly M. Rodrigues, MMC, City Clerk

APPROVED AS TO FORM:

Candice K. Lee, City Attorney