Tuesday, August 25, 2026, 5:00 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

Mayor Connor Traut
Vice Mayor Lamiya Hoque, Ph.D.
Council Member Joyce Ahn
Council Member Carlos Franco
Council Member Susan Sonne

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

5:00 p.m.
Public Hearings: 6:00 p.m.

Zoom Webinar: zoom.us/join
MEETING ID: 897 0231 7703 PASSCODE: 186933
CONFERENCE CALL: +1(669) 900-6833

City Council meetings are available on the City's website at www.buenapark.com and the City's Cable Channel BPTV.

MEETING PARTICIPATION AND PUBLIC COMMENT OPTIONS: Each speaker has 3 minutes.

IN-PERSON
Sign in using the digital kiosk located at the entrance to the Council Chamber.

Translation services, disability-related accommodations, and assisted listening devices are available to participate in this meeting. Please contact the City Clerk's Office at (714) 562-3750 at least 48 hours in advance of the meeting so the City can make the necessary arrangements.

ZOOM WEBINAR: Closed captioning and translation services are available.

> ***Zoom Virtual Participation*** **zoom.us/join Meeting ID Number: 897 0231 7703 Passcode: 186933**
> To request to speak, click the "Raise Hand" button when the Mayor opens public comment. Wait for City staff to call on you before speaking. You may choose to share your name and city of residence.
>
> ***Zoom Conference Call*** **+1 (669) 900-6833**
> To request to speak, dial *9 on your phone after the Mayor opens public comment. When prompted press *6 to unmute your line and begin speaking. You may choose to share your name and city of residence.

EMAIL: **comments@buenapark.com**
Public comments may be submitted by email. Please submit comments by 3:00 p.m. on the day of the meeting. Comments received by the deadline will be provided to the City Council, made available to the public, and included in the official meeting record.

1. GENERAL

1.A. CALL TO ORDER

1.B. ROLL CALL

1.C. INVOCATION

1.D. PLEDGE OF ALLEGIANCE

— Sage Jimenez, San Marino Elementary School

1.E. CITY MANAGER REPORT

— Aaron France, City Manager

2. PRESENTATIONS

2.A. CERTIFICATE OF RECOGNITION TO AMY LEE FOR COMPLETION OF HER YOUTH MICROGRANT PROJECT

2.B. CERTIFICATE OF COMPLETION TO THE BUENA PARK MIDDLE SCHOOL CREATIVE CREW FOR THEIR YOUTH MICROGRANT PROJECT

— Presented to Lelei Atoe, Brisalyn Atoe, Alyx Pazos, Kadence Nguyen, Emily Medellin, and Kayla Kana Dalog

2.C. EMPLOYEE 20-YEAR SERVICE AWARD

— Presented to Sarah Guerra, Administrative Assistant, City Clerk's Office

3. ORAL COMMUNICATIONS

3.A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any item on the Special Meeting Agenda only. Public comments are limited to 3 minutes. Those wishing to speak in-person are asked to add their information at the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak via Zoom are asked to press the "Raise Hand" button or dial *9.

4. CONSENT CALENDAR

The items listed under the Consent Calendar are considered routine business and will be voted on together by one motion unless a Council Member requests separate action. At this time the City Council or public may ask to speak on any item on the Consent Calendar.

4.A. APPROVAL OF MINUTES

— Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of August 11, 2026

4.B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS

— Recommended Action: Adopt Resolutions approving Claims and Demands.

4.C. TREASURER'S REPORT FOR THE MONTH OF JULY 2026

— Recommended Action: Receive and file the reports.

4.D. PROFESSIONAL SERVICES AGREEMENT WITH THE CODE GROUP (DBA “VCA CODE”) FOR CONTINUED BUILDING INSPECTION, PLANNING, AND RELATED SERVICES FOR FISCAL YEAR 2026-2027

— Recommended Action: 1) Dispense with formal bidding pursuant to Buena Park Municipal Code Section 3.28.080(H), as continuing to utilize the current service provider is in the City's best interests; 2) Approve a Professional Services Agreement with The Code Group, Inc., doing business as VCA Code, for building inspection, plan review, planning, and related professional services for Fiscal Year 2026-2027, in an amount not to exceed $150,000; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 4) Authorize the City Manager and City Clerk to execute the agreement.

4.E. APPROVAL OF CITY RESPONSES TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: "CALIFORNIA HOUSING MANDATES: THE UNINTENDED RESHAPING OF ORANGE COUNTY NEIGHBORHOODS"

— Recommended Action: 1) Approve the City's responses to the Orange County Grand Jury Report entitled, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods."

4.F. APPROVAL OF CITY RESPONSES TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: "PFAS AND PUBLIC AWARENESS: A CLOSER LOOK AT ORANGE COUNTY DRINKING WATER"

— Recommended Action: 1) Approve the City's responses to the Orange County Grand Jury Report entitled, "PFAS and Public Awareness: A Closer Look at Orange County Drinking Water."

5. NEW BUSINESS

5.A. FINAL PAYMENT TO HARDY AND HARPER, INC. FOR THE DALE STREET REHABILITATION PROJECT FROM CRESCENT AVENUE TO SR-91

Presented by Jaden Miller, Principal Engineer

— Recommended Action: 1) Accept the project as complete and approve a final payment to Hardy and Harper, Inc. in the amount of $1,034,916.64; 2) Direct the Public Works Department to file a Notice of Completion; and, 3) Authorize a budget transfer in the amount of $115,000 from the Commonwealth Avenue Account (24-9806-590190) to balance the project account.

6. PUBLIC HEARING

Public Hearings are held at 6:00 PM

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7.A. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

8. RECESS

8.A. RECESS

9. STUDY SESSION

9.A. DISCUSS AND PROVIDE DIRECTION REGARDING LOCAL RESTAURANTS AND BUSINESSES AT CITY SPECIAL EVENTS

Presented by Mark Sauceda, Community Services Supervisor

9.B. DISCUSS AND PROVIDE DIRECTION REGARDING AN AUTOMATED CALL-TAKING OPTIMIZATION AND RESPONSE PILOT PROGRAM TO SUPPORT THE BUENA PARK POLICE DEPARTMENT COMMUNICATIONS CENTER

Presented by Nghia Nguyen, Police Captain

10. CITY MANAGER REPORT

10.A. CITY MANAGER REPORT

— Aaron France, City Manager

11. COMMISSION & COMMITTEE UPDATES

11.A. COMMISSION & COMMITTEE UPDATES

— Adria M. Vicuna, Director of Government and Community Relations/City Clerk

12. ADJOURNMENT

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review at City Hall or at www.buenapark.com. Supplemental materials distributed to the City Council less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the City Clerk's Office. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

I, Adria M. Vicuña, MMC, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website: www.buenapark.com.

Adria M. Vicuña, MMC
Director of Government and Community Relations
City Clerk

Date Posted: August 20, 2026

August 25, 2026
CONSENT CALENDAR
Item No. 4A.

City Council Agenda Report

APPROVAL OF MINUTES

PREPARED BY	PRESENTED BY
Anna Almquist, Assistant City Clerk	Anna Almquist, Assistant City Clerk
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Adria M. Vicuna, Director of Government and Community Relations/City Clerk	Aaron France, City Manager

RECOMMENDED ACTION

Approve the Minutes of the Special and Regular City Council Meetings of August 11, 2026.

Attachments

2026-08-11 CC M 3PM.pdf
2026-08-11 CC M 5PM.pdf

MINUTES OF A SPECIAL MEETING
OF THE BUENA PARK CITY COUNCIL
HELD AUGUST 11, 2026

1. CALL TO ORDER

The City Council met in a special meeting on Tuesday, August 11, 2026, at 3:00 p.m., in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn (arrived at 3:04), Franco, Sonne, Hoque (arrived at 3:02), Traut
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chris Cardinale, City Attorney.

2A. ORAL COMMUNICATIONS

Mayor Traut announced the public may at this time address the members of the City Council on any matters within the jurisdiction of the City Council. There being no requests to speak, Mayor Traut closed oral communications.

3. CLOSED SESSION

Mayor Traut stated the need for a closed session as scheduled and ordered the meeting into closed session.

3A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Gov. Code Section 54956.9 (d)(1); Name of Case: Butterfly Pavilion, LLC, et al. vs. City of Buena Park, et al.; Case No.: 30-2023-01334465-CU-BT-WJC

3B. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Gov. Code Section 54956.9 (d)(1); Name of Case: Balubhai Patel (Balubhai Patel Separate Property Revocable Trust) vs. City of Buena Park; US District Court, Central District of California, Case No.: 8:25-cv-02608-JVS-KES

3C. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Gov. Code Section 54957.6; Agency Negotiator: Eddie Fenton, Assistant City Manager/Director of Human Resources; Employee Organization: Buena Park City Employees' Association, Buena Park Technical, Office, and Professionals Association, Buena Park Management Unit, Buena Park Police Association, Buena Park Police Management Association, and Buena Park Unrepresented Employees

3D. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Gov. Code Section 54956.9 (d)(2) - A point has been reached where, in the opinion of the City Council on the advice of its City Attorney based on existing facts and circumstances, there is a significant exposure to litigation against the City. Number of potential cases: Two

3E. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Gov. Code Section 54956.8; Property: 6591 Beach Boulevard; Negotiating Parties: Aaron France, City Manager and CH Buena Park, LLC; Under Negotiation: Price, Terms, and Conditions

Mayor Traut reconvened the meeting in open session and it was announced that no reportable action was taken for Item Nos. 3A – 3E.

ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 4:38 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD AUGUST 11, 2026

1. GENERAL

The City Council met in a regular session on Tuesday, August 11, 2026, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Traut presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Franco, Sonne, Hoque, Traut
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and Adria M. Vicuña, MMC, Director of Government and Community Relations/City Clerk.

1C. INVOCATION

The Invocation was led by Rabbi Lawrence Goldmark.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Jude Dulguime, Boys and Girls Club of Central Orange Coast.

1E. CITY MANAGER REPORT

City Manager France reported on the following:
- Pacific Symphony presents Symphony on the Go, August 12, 2026, 6:30 p.m., at Ehlers Event Center.
- Trades and Apprenticeship Resource Fair, August 29, 2026, 10:00 a.m. – 2:00 p.m., at Ehlers Event Center.

2. PRESENTATIONS

2A. CERTIFICATE OF RECOGNITION TO EMILY FOUST FOR COMPLETION OF HER YOUTH MICROGRANT PROJECT

Mayor Traut presented a Certificate of Recognition to Emily Foust for completion of her Youth Microgrant Project, a neighborhood library, and certificates on behalf of State Senator Tony Strickland and Assembly Member Sharon Quirk-Silva.

2B. RECOGNITION OF THE FIT COMMITTEE IN CELEBRATION OF ITS 10TH ANNIVERSARY

Council Member Franco presented certificates to the members of the Fit Committee in celebration of their 10th anniversary.

2C. EMPLOYEE 15-YEAR SERVICE AWARD
Presented to Anthony Wells, Public Works

Mayor Traut presented the Employee 15-Year Service Award to Senior Maintenance Worker Anthony Wells, and certificates on behalf of State Senator Tony Strickland and Assembly Member Sharon Quirk-Silva.

3A. ORAL COMMUNICATIONS

Mike Steele, Buena Park resident, spoke regarding his concerns on the property located at 7454 Fillmore Avenue for its ongoing nuisances.

Cheri Steele, Buena Park resident, expressed concerns about her privacy and safety due to issues involving the neighbors at 7454 Fillmore Avenue.

There being no additional requests to speak, Mayor Traut closed oral communications.

City Manager France provided an update on the City's response to the concerns Mr. and Mrs. Steele raised, and indicated that staff will reach out to them with additional information.

4. CONSENT CALENDAR (4A – 4N)

Mayor Traut announced that Consent Calendar Item Nos. 4A through 4N would be acted upon by one motion affirming the actions as recommended on the agenda and agenda bills submitted and inquired if anyone present desired to have any item removed for separate consideration. There being no additional requests for separate consideration, the following action was taken on Item Nos. 4A – 4N:

MOTION: Franco
SECOND: Ahn
AYES: Franco, Ahn, Hoque, Sonne, Traut
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 4A – 4N be approved.

Minutes

4A. APPROVAL OF MINUTES
Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of July 14, 2026.

APPROVED the recommended action.

Finance 75

4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS
Recommended Action: 1) Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 15146
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $9,750,033.22 DEMAND NOS. 436822 THROUGH 437076 CANCELLED NOS. 436353 AND 436495

RESOLUTION NO. 15147
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $2,358,249.64 DEMAND NOS. 437077 THROUGH 437317 CANCELLED NOS. 433359, 433426, 433980, 434064, 434073, 434142, 436569, AND 436842

RESOLUTION NO. 15148
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $16,841.84 COVERING RETIREE PAYROLL ENDING JUNE 30, 2026

RESOLUTION NO. 15149
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,220,472.08 COVERING REGULAR PAYROLL ENDING JULY 3, 2026

RESOLUTION NO. 15150
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,448,236.66 COVERING REGULAR PAYROLL ENDING JULY 17, 2026

Reports & Studies 129

4C. TREASURER'S REPORT FOR THE MONTH OF JUNE 2026
Recommended Action: Receive and file the reports

APPROVED the recommended action.

Contracts 70 C-3634

4D. AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH RKA CONSULTING GROUP FOR THE VALLEY VIEW STREET PAVEMENT REHABILITATION PROJECT
Recommended Action: 1) Approve Amendment No. 1 to the Professional Services Agreement No. 25-34 with RKA Consulting Group in the amount of $8,550; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; and, 3) Authorize the City Manager and City Clerk to execute the amendment.

APPROVED the recommended action.

Contracts 70 C-3495 C-3578 C-3685 Public Works Proj. 125 PW-943 PW-973 PW-1001 Budgets 47

4E. AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH PSOMAS FOR THE PEAK PARK WATER WELL PROJECT
Recommended Action: 1) Approve Amendment No. 2 to the Professional Services Agreement No. 23-17 with Psomas in the amount of $19,800; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; 3) Authorize the City Manager and City Clerk to execute the amendment; and, 4) Authorize a budget transfer in the amount of $19,800 from the undesignated Water Fund balance to the New Water Well Capital Improvement Project Account for this purpose.

APPROVED the recommended action.

Contracts 70 C-3674 Public Works Proj. 125 PW-996

4F. FINAL PAYMENT TO ONYX PAVING COMPANY, INC. FOR THE 2025-2026 ANNUAL SLURRY SEAL PROJECT
Recommended Action: 1) Approve Change Order Nos. 1, 2, and 3 for the Project; 2) Accept the project as complete and approve a final payment to Onyx Paving Company, Inc. in the amount of $41,549.80; and, 3) Direct the Public Works Department to file a Notice of Completion.

APPROVED the recommended action.

Contracts 70 C-3379

4G. AGREEMENT WITH THE FULLERTON JOINT UNION HIGH SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER (SRO) SERVICES FOR THE 2026-27 SCHOOL YEAR
Recommended Action: 1) Approve the agreement with Fullerton Joint Union High School District to provide School Resource Officer services at Buena Park High School for the 2026-2027 school year; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

Contracts 70 C-3400

4H. AGREEMENT WITH THE BUENA PARK SCHOOL DISTRICT FOR SCHOOL RESOURCE OFFICER (SRO) SERVICES FOR THE 2026-27 SCHOOL YEAR
Recommended Action: 1) Approve an agreement with the Buena Park School District (BPSD) to provide School Resource Officer (SRO) services at Buena Park Middle School and Beatty Middle School for the 2026- 2027 school year; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

Contracts 70 C-3692 Public Works Proj. 125 PW-1005

4I. COOPERATIVE AGREEMENT WITH THE CITY OF LA PALMA AND THE CITY OF CERRITOS FOR THE VALLEY VIEW PAVEMENT REHABILITATION PROJECT FROM LINCOLN AVENUE TO ARTESIA BOULEVARD
Recommended Action: 1) Approve a cooperative agreement with the City of La Palma and the City of Cerritos for the Valley View Pavement Rehabilitation Project; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract and cooperative agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

Contracts 70 C-2330

4J. AMENDMENT NO. 4 TO THE AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. (ACMS) FOR CROSSING GUARD SERVICES
Recommended Action: 1) Approve Amendment No. 4 to the agreement with All City Management Services for crossing guard services; 2) Authorize expenditures in amounts not to exceed $225,264 for Fiscal Year 2026-2027 and $234,000 for Fiscal Year 2027-2028; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 4) Dispense with competitive bidding pursuant to Municipal Code Section 3.28.080 (H) as it is in the best interest of the City to extend the current agreement at lower annual costs and without the expense of a competitive bidding process; and, 5) Authorize the City Manager and City Clerk to execute the amendment in final form.

APPROVED the recommended action.

Environmental Programs (Sustainability) 180 Grants 185

4K. RESOLUTION APPROVING AN APPLICATION FOR THE TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) PROGRAM GRANT
Recommended Action: 1) Approve a resolution authorizing the application for the Transformative Climate Communities program grant.

APPROVED the recommended action and ADOPTED the titled resolution:

RESOLUTION NO. 15151
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE APPLICATION FOR GRANT FUNDING UNDER THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM AS ADMINISTERED BY THE STRATEGIC GROWTH COUNCIL IN THE AMOUNT OF $5,000,000

Grants 185 Police Dept. 117

4L. RESOLUTION AUTHORIZING THE USE OF FUNDING FROM THE CALIFORNIA STATE OFFICE OF EMERGENCY SERVICES 9-1-1 COMMUNICATIONS BRANCH TO UPGRADE AND MODERNIZE THE POLICE DEPARTMENT'S 9-1-1 SYSTEM, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH AT&T FOR PROJECT WORK

Recommended Action: 1) Adopt a resolution authorizing the use of funding in an amount not to exceed $490,000 from the State of California Office of Emergency Services 9-1-1 Communications Branch ("CALOES"); 2) Authorizing the City Manager to execute necessary agreements with AT&T to complete upgrades to the Police Department's 9-1-1 call processing equipment; and, 3) Dispense with competitive bidding process pursuant to Buena Park Municipal Code section 3.28.080 (E) which states in part that purchases made through contracts maintained by the State of California are exempt from bidding.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15152

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING USE OF FUNDING FROM THE CALIFORNIA STATE OFFICE OF EMERGENCY SERVICES 9-1-1 COMMUNICATIONS BRANCH TO UPGRADE AND MODERNIZE THE POLICE DEPARTMENT'S 9-1-1 SYSTEM, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH AT&T FOR PROJECT WORK

Environmental Programs (Sustainability) 180 Grants 185

4M. RESOLUTION APPROVING APPLICATION AND ACCEPTANCE FOR THE CALRECYCLE BEVERAGE CONTAINER RECYCLING GRANT

Recommended Action: 1) Adopt a resolution authorizing the application and acceptance for the CalRecycle Beverage Container Recycling grant; 2) Authorize the City Manager to submit the application to CalRecycle; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the application and agreement; and, 4) Authorize the City Manager and City Clerk to execute the agreement and grant-related documents as necessary

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15153

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE APPLICATION AND ACCEPTANCE FOR GRANT FUNDING UNDER THE BEVERAGE CONTAINER RECYCLING GRANT PROGRAM AS ADMINISTERED BY CALRECYCLE IN THE AMOUNT OF $275,000

Reports & Studies 129

4N. CITY RESPONSES TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: "WILDFIRES HIT HOME"

Recommended Action: 1) Approve the City's responses to the Orange County Grand Jury Report entitled "Wildfires Hit Home."

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A – 5C)

Contracts 70 C-3693 Public Works Proj. 125 PW-1006

5A. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO TUNNELWORKS SERVICES, INC. FOR THE 2025-2026 & 2026-2027 SEWER MAIN LINING AT VARIOUS LOCATIONS PROJECT
Presented by Hysun Lee, Associate Engineer

Recommended Action: 1) Adopt a resolution approving the plans and specifications for the 2025-2026 & 2026-2027 Sewer Main Lining at Various Locations Project; 2) Award a contract to Tunnelworks Services, Inc. in the amount of $1,063,920; 3) Authorize contingency funds in the amount of $120,000 in the same purchase order; 4) Authorize a purchase order for the Solis Group in the amount of $9,450 for the administration of Community Workforce Agreement (CWA); 5) Authorize contingency funds in the amount of $1,500 for CWA administration; 6) Authorize a budget transfer in the amount of $150,000 from the Miscellaneous Sewer Systems Improvements Account (53-490010-9806) for this purpose; 7) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 8) Authorize the City Manager and City Clerk to execute the contract.

Associate Engineer Lee presented information regarding the contract for the 2025-2026 & 2026-2027 Sewer Main Lining at Various Locations Project. The project is a proactive approach to preserving the infrastructure's integrity and prolonging lifespan of the City's sewer system. The scope of work is cleaning of the sewer mains, calcium removal, performing pressure grouting, installing glass-reinforced UV-liner to prevent infiltration and exfiltration, installing top hats at several house laterals, and conducting a final video inspection of the work. Because the project is a multi-trade construction valued at more than $500,000, it is subject to the Community Workforce Agreement (CWA).

The project was advertised for competitive bids on July 14, 2026, and one bid was received and publicly opened on July 30, 2026. Tunnelworks Services, Inc., of Whittier, California, submitted a bid in the amount of $1,063,920. It was recommended that the City Council award a contract to Tunnelworks in the amount of $1,063,920; approve contingency funds in the amount of $120,000, CWA administration in the amount of $9,450, and CWA contingency in the amount of $1,500, for a total project amount of $1,194,870. Construction is anticipated to begin in September 2026 and completed by April 2027.

MOTION: Traut
SECOND: Hoque
AYES: Traut, Hoque, Ahn, Franco, Sonne
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15154
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR THE 2025-2026 & 2026-2027 SEWER MAIN LINING AT VARIOUS LOCATIONS PROJECT IN SAID CITY

Contracts 70 C-3694 Public Works Proj. 125 PW-1007

5B. RESOLUTION APPROVING PLANS, SPECIFICATIONS, AND AWARDING A CONTRACT TO JB BOSTICK, LLC FOR THE CITY YARD PARKING LOT REHABILITATION PROJECT
Presented by Deepthi Arabolu, Assistant City Engineer

Recommended Action: 1) Adopt a resolution approving the plans and specifications for the City Yard Parking Lot Rehabilitation Project; 2) Award a contract to JB Bostick, LLC in the amount of $158,558; 3) Authorize contingency funds in the amount of $30,442; 4) Authorize construction engineering funds in the amount of $8,000; 5) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; and, 6) Authorize the City Manager and City Clerk to execute the contract.

Assistant City Engineer Arabolu presented information regarding a resolution approving plans and specifications, and award of contract to JB Bostick, LLC for the City Yard parking lot rehabilitation project. The City Yard serves as the maintenance and operations facility for Public Works staff. Due to the age of the pavement and heavy vehicle usage, staff has determined that rehabilitation of the front and rear parking lots is necessary. The scope of work is comprised of repaving the asphalt pavement. Funding for this project is included in the FY 2025–26 Capital Improvement Program (CIP) budget. The project was advertised for competitive bids on June 25, 2026, and nine bids were received and publicly opened on July 23, 2026. The lowest, responsive and responsible bid was submitted by JB Bostick, LLC of Anaheim, CA, in the amount of $158,558. It was recommended that the City Council award the contract to JB Bostick, LLC in the amount of $158,558; approve the contingency funds in the amount of $30,442; and, authorize construction engineering funds in the amount of $8,000. Construction is anticipated to begin in September 2026 and completed by October 2026.

MOTION: Franco
SECOND: Sonne
AYES: Franco, Sonne, Ahn, Hoque, Traut
NOES: None

MOTION CARRIED to approve the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 15155
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING PLANS AND SPECIFICATIONS FOR CITY YARD PARKING LOT REHABILITATION PROJECT IN SAID CITY

Contracts 70 C-3695

5C. EMPLOYMENT AGREEMENT WITH BRADLEY GEYER FOR POLICE CHIEF
Presented by Eddie Fenton, Assistant City Manager/Director of Human Resources

Recommended Action: 1) Approve the Employment Agreement for Police Chief between the City of Buena Park and Bradley Geyer; 2) Authorize the City Manager and City Attorney to make any necessary, nonmonetary changes to the agreement; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

Assistant City Manager/Director of Human Resources Fenton reported the appointment of Interim Police Chief Bradley Geyer as the City's permanent Police Chief for Buena Park following careful consideration of his exemplary performance and demonstrated capabilities over the past seven months. Chief Geyer has over 28 years of experience with the Buena Park Police Department and a successful record of accomplishments. He possesses the necessary experience and leadership qualities to effectively lead the department, along with the respect and confidence of City staff, regional law enforcement peers, and the community. It was recommended that the City Council approve the employment agreement with Bradley Geyer to serve as the next Police Chief effective July 4, 2026 with consideration of the proposed compensation schedule for the new Police Chief Employment Agreement including a City vehicle and all fringe benefits provided under the Police Management MOU. It was emphasized that the City Manager is confident that Chief Geyer will excel as Police Chief. His priorities will include strengthening department leadership, achieving full staffing, reducing violent crime, improving customer service, maintaining strong community relations and public trust, and developing a new strategic plan for the Buena Park Police Department's future.

Mayor Traut expressed appreciation and excitement regarding the official appointment of Interim Police Chief Geyer as the permanent Police Chief for Buena Park.

MOTION TO AMEND

MOTION TO AMEND the effective date of the employment agreement with Bradley Geyer as the permanent Police Chief for Buena Park be approved as June 20, 2026.

MOTION: Traut
SECOND: Hoque
AYES: Traut, Hoque, Ahn, Franco, Sonne
NOES: None

MOTION TO AMEND CARRIED to approve the effective date of the employment agreement with Bradley Geyer as the permanent Police Chief for Buena Park as June 20, 2026.

6. PUBLIC HEARING (6A)

Community Facilities Assessment District 39 Taxation 144

6A. PUBLIC HEARING: CONSIDERATION OF ADOPTING A RESOLUTION AUTHORIZING THE CITY OF BUENA PARK TO JOIN THE CALIFORNIA STATEWIDE COMMUNITIES' DEVELOPMENT AUTHORITY AND PARTICIPATE IN THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM
Presented by Matt Foulkes, Director of Community and Economic Development

Recommended Action: That the City Council consider adopting a Resolution authorizing the City of Buena Park to join the Statewide Community Infrastructure Program; authorizing the California Statewide Community Development Authority to accept applications from property owners, conduct special assessment proceedings and levy assessments within the territory of the City of Buena Park; approving form of acquisition agreement for use when applicable; and, authorizing related actions as provided for in the resolution.

Mayor Traut stated that this was the time and place for a public hearing to consider adopting a Resolution authorizing the City of Buena Park to join the Statewide Community Infrastructure Program.

Director of Community and Economic Development Director Foulkes presented a staff report regarding a proposed resolution authorizing the City of Buena Park to join the Statewide Community Infrastructure Program. 5600 Beach Boulevard Developer/Project applicant, Shopoff Realty Investments, has requested that the City consider joining the California Statewide Communities Development Authority (CSCDA) in order to avail the Developer to the Statewide Community Infrastructure Program (SCIP), which would allow the developer to finance the Development Impact Fees through the formation of a special assessment district. Development Impact Fees will be funded through CSCDA SCIP bonds, with future homeowner/s paying annual property assessments to repay the bonds.

Furthermore, the proposed Resolution outlines the terms of a joint community facilities agreement between CSCDA and the City for each community facilities district, setting provisions for collection and application of the special tax for use when a community facilities district is formed and approves the form of an acquisition agreement between the City and the participating property owner/developer to provide the procedure for disbursement of bond proceeds to pay for facilities constructed by the property owner/developer. It also authorizes the CSCDA to form assessment districts or community facilities districts within the City as part of future development projects.

Mayor Traut opened the public hearing and inquired if anyone present desired to speak. There being no requests to speak, Mayor Traut closed the public hearing.

The City Council asked about the impact on the City if no action is taken on the matter; authority the state may have over city jurisdiction; association of joining the CSCDA and lowering housing cost for future homebuyers; expected increase in property tax if the City elects to join the CSCDA to avail the SCIP; and, requested staff identify neighboring cities that joined CSCDA in recent years for information that could address questions brought forward by Council Members.

The City Council also discussed their concerns regarding the impact of Mello-Roos on ongoing and future housing developments in the City, as well as its potential impact on residents, particularly in light of the current affordability crisis and economic climate; comparison of recently approved housing developments that did not require Mello-Roos financing; the data to guarantee that initial purchase price would actually be lower since the information provided still lacks details to support the long-term benefits to residents. Furthermore, the City Council directed staff to return at the September 22, 2026 Regular City Council meeting with responses and information to address City Council's concerns, and continue the public hearing to the said date.

Director Foulkes explained that there would be no impact to the City regardless of whether it joins the Statewide Community Infrastructure Program. With regards to control over city jurisdiction, Director Foulkes clarified that the proposal involves formation of a joint powers authority. The assessment district will be responsible for collecting assessments within the project area where the assessment district is formed. With the timing of the proposed participation in the Statewide Community Infrastructure Program, the CSCDA guidelines recommend joining after entitlements are approved and prior to building permits are issued. If the City elects to join the CSCDA, future developments could take advantage of it as well.

Scott Di Cesare, Shopoff Realty Investments, indicated that the impact of not joining the program would be on the developer's ability to finance the project. Joining the CSCDA would allow Shopoff Realty Investments, as well as future developers and homebuilders, to reduce costs for homebuyers by lowering the overall costs associated with putting a project together. With the Statewide Community Infrastructure Program, Buena Park property tax would increase but not to exceed 1.4% of the property value.

MOTION TO AMEND

MOTION TO AMEND to continue the public hearing to the September 22, 2026 Regular City Council meeting and return with additional information requested by the City Council.

MOTION: Traut
SECOND: Hoque
AYES: Traut, Hoque, Ahn, Sonne
NOES: Franco

MOTION TO AMEND CARRIED to continue the public hearing to the September 22, 2026 Regular City Council meeting and return with additional information requested by the City Council.

Item taken out of order.

7. COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

7A. REPORT

Council Member Franco reported the following:
- Summer Concerts
- Movie Under The Stars
- July 22 Bridges at Kraemer Place Community Advisory Board Meeting

Council Member Franco announced that the Bridges at Kraemer Place Community Advisory Board approved for PATH to assume full shelter operations effective July 1, 2026; commended the Public Works field staff for removing sticker and graffiti on a median sign; and, commended the City Manager, Director of Public Works, Public Works staff for keeping Buena Park clean.

Council Member Ahn reported the following:
- July 22 OC Sanitation District Board Meeting
- August 5 The Scent Soiree Buena Park Fragrance Reveal
- August 5 Summer Concert in the Park
- August 5 National Night Out
- August 5 All Employee Summer Picnic

Council Member Ahn also announced attending several nonprofit groups' events and meetings.

Council Member Sonne reported the following:
- July 17 Hax Indoor Cages Ribbon Cutting
- July 22 BP Energy Expo – LumiPalooza
- July 22 Summer Concert in the Park
- August 4 Climate Action Commission Meeting
- August 5 CivicWell Board Officers Meeting
- August 5 The Scent Soiree Buena Park Fragrance Reveal
- August 5 Summer Concert in the Park
- August 5 National Night Out
- August 5 All Employee Summer Picnic

Vice Mayor Hoque reported the following:
- August 5 National Night Out

Vice Mayor Hoque also provided traffic updates in District 4; and, calendared a development of a City vacant property ordinance.

Mayor Traut reported the following:

- July 22 BP Energy Expo – LumiPalooza
- July 23 City Hall Baby Shower for Vice Mayor Hoque
- July 24 Korean Federation Inauguration Event in Buena Park
- July 29 BPPD Swearing in Ceremony
- August 8 White Coat Ceremony for Former Centralia School Board Member Ian MacDonald
- August 11 OCFA Operations Committee Meeting

Mayor Traut thanked City Manager France and City staff for the repaving of roads done in District 5 over the summer; and provided an update regarding OCFA's patient care improvements during ambulance and firefighter responses.

8. RECESS/RECONVENE

The City Council did not recess.

9. STUDY SESSION (9A)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING THE CAL CITIES ANNUAL CONFERENCE VOTING DELEGATE AND ALTERNATE DELEGATE
Presented by Adria M. Vicuña, Director of Government and Community Relations/City Clerk

Director of Government and Community Relations/City Clerk Vicuña sought City Council direction on designating Council Members to serve as the voting delegate and alternate voting delegate for the Cal Cities Annual Conference on September 23-25, 2026, at the Anaheim Convention Center. The voting delegate is responsible for casting votes on proposed resolutions and/or by-law amendments. Additionally, Director Vicuña informed the City Council of the need for direction regarding a proposed Resolution calling for the formation of a working group to consider a state constitutional amendment or other form of initiative to ensure final local authority over housing and land use decisions. If additional resolutions are submitted, the item will return to the City Council in September for review and to provide voting guidance to the City's delegates on proposed Cal Cities resolutions and by-law amendments.

The City Council appointed Council Member Franco as the City's voting delegate and Mayor Traut as the alternate voting delegate for the Cal Cities Annual Conference in September; and, directed Council Member Franco to vote to approve the proposed Resolution.

10. CITY MANAGER REPORT

City Manager France reported on the following:

- Finance Department BBQ Fundraiser, August 19, 2026, 11:30 a.m. – 1:30 p.m., at the City Hall Patio.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Vicuña reported one upcoming vacancy in the Cultural Engagement Commission for District 1. Posting for the vacancy will be available on August 19, 2026.

12. ADJOURNMENT

There being no further business, Mayor Traut adjourned the meeting at 7:00 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

August 25, 2026
CONSENT CALENDAR
Item No. 4B.

City Council Agenda Report

RESOLUTIONS APPROVING CLAIMS AND DEMANDS

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Adopt Resolutions approving the Claims and Demands.

PREVIOUS CITY COUNCIL ACTION

None.

Attachments

Claims 437318-437517 reso.pdf
Claims 437318-437517 att1of2 resolist.pdf
Claims 437318-437517 att2of2 voids.pdf
Claims PR073026 retiree reso.pdf
Claims PR073026 retiree att1of1 resolist.pdf
Claims PR080726 reso.pdf
Claims PR080726 att1of1 resolist.pdf

RESOLUTION NO _____,

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $2,202,554.83 DEMAND NOS., 437318 THROUGH 437517 NO CANCELLED NOS VOIDS SEE ATTACHED LIST

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37202 of the Government Code, the Director of Finance or his designated representative hereby certify to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: That claims and demands Nos. 437318 through 437517 the sum of $2,202,554.83 set forth on the 20-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed as set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026

_____
City Clerk

SELECTION CRITERIA: transact.trans_date between '20260730 00:00:00.000' and '20260812 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437318	08/12/26	10015236	21ST CENTURY CASUALTY CO	107420	PROPERTY CLAIM	0.00	4,035.64
1011	437319	08/12/26	10003794	A T & T	650302	9391050275 JULY-26	0.00	62.72
1011	437319	08/12/26	10003794	A T & T	650302	9391031455 JULY-26	0.00	209.10
TOTAL CHECK							0.00	271.82
1011	437320	08/12/26	10012737	A T & T GLOBAL LEGAL	650303	LEA TK 5 UNIT/JUNE-26	0.00	170.00
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	STADIUM CUP HZFFK-IUBD	99.75	1,239.75
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	GLOW IN THE DARK WRIST	42.00	522.00
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SET UP CHARGE - IMPRIN	4.38	54.38
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SHIPPING CHARGE	0.00	30.00
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SET UP CHARGE - IMPRIN	4.82	59.82
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SHIPPING CHARGE	0.00	68.44
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	DRAWSTRING BAGS EHMNJ-	83.12	1,033.12
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SET UP CHARGE - IMPRIN	4.38	54.38
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SHIPPING CHARGE	0.00	30.31
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SET UP CHARGE - IMPRIN	5.25	65.25
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	20 OZ. SPORTS BOTTLE W	59.94	744.94
1011	437321	08/12/26	10015135	ABACUS PRODUCTS INC.	650204	SHIPPING CHARGE	0.00	218.10
TOTAL CHECK							303.64	4,120.49
1011	437322	08/12/26	00005626	ABBA TERMITE & PESTCONTR	170670	PEST CONTROL	0.00	678.00
1011	437322	08/12/26	00005626	ABBA TERMITE & PESTCONTR	352363	BEE REMOVAL	0.00	195.00
TOTAL CHECK							0.00	873.00
1011	437323	08/12/26	00003929	AFLAC	73	JULY-26 BILLING	0.00	7,713.82
1011	437324	08/12/26	00005342	AGA ENGINEERS, INC.	590188	DESIGN/HSIP/JUNE-26	0.00	2,721.20
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/15/26	0.00	90.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/16/26	0.00	90.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/20/26	0.00	90.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/27/26	0.00	90.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/31/26	0.00	245.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/15/26	0.00	280.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/15/26	0.00	280.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/06/26	0.00	280.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/13/26	0.00	395.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/24/26	0.00	395.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEB-B 7/14/26	0.00	395.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEP-B 7/14/26	0.00	420.00
1011	437325	08/12/26	10012896	AGILE OCCUPATIONAL MEDIC	121110	PHY/HEB-B 7/14/26	0.00	90.00
TOTAL CHECK							0.00	3,140.00
1011	437326	08/12/26	10002513	DARSHINI AITHAL	275120	CARTOONING/SUMMER26	0.00	119.70
1011	437327	08/12/26	10013705	ALL PRO BEVERAGE, INC.	170670	COFFEE MACH/JULY-26	0.00	105.15
1011	437328	08/12/26	10013453	ALTA LANGUAGE SERVICES I	121110	LISTEN/SPK/TEST/JUL26	0.00	265.00
1011	437329	08/12/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GG HAZMAT EXCES/MAY26	0.00	63.00

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ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437329	08/12/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	SPEC LEG.SVC/MAY-26	0.00	1,120.92
1011	437329	08/12/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	EXCESS HOURS/MAY-26	0.00	5,607.00
1011	437329	08/12/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN LAW RETAIN/MAY-26	0.00	22,500.00
1011	437329	08/12/26	10007352	ALVAREZ-GLASMAN & COLVIN	110105	GEN LAW COST/MAY-26	0.00	3,078.42
TOTAL CHECK							0.00	32,369.34
1011	437330	08/12/26	00004200	AMERICA'S INSTANT SIGNS	24	PMT#1 RET.	0.00	-2,085.00
1011	437330	08/12/26	00004200	AMERICA'S INSTANT SIGNS	560211	BELLEHURST WALL/AUG26	0.00	41,700.00
TOTAL CHECK							0.00	39,615.00
1011	437331	08/12/26	10009316	AMOBIUS GROUP INC	115120	VERIBOOK 3 MOS JUL26	0.00	150.00
1011	437332	08/12/26	00005384	ANDY GUMP, INC	860810	RESTROOM SVC	0.00	60.50
1011	437333	08/12/26	10015223	ANH, JESSE M	52	UB REFUND	0.00	27.96
1011	437334	08/12/26	10015179	APA CALIFORNIA CONFERENC	731120	REG CF 10/5/26	0.00	350.00
1011	437335	08/12/26	10014708	AQUA BACKFLOW, INC	352363	BACKFLOW INVENTORY	0.00	218.50
1011	437336	08/12/26	00003197	AQUARIUM OF THE PACIFIC	275130	11:00 AM GROUP VISIT -	0.00	2,875.50
1011	437336	08/12/26	00003197	AQUARIUM OF THE PACIFIC	275130	11:00AM GROUP VISIT GR	0.00	133.35
TOTAL CHECK							0.00	3,008.85
1011	437337	08/12/26	10015216	ARKANCE USA LLC	160410	BLUEBEAN CORE RENEWAL	0.00	4,950.00
1011	437338	08/12/26	10006711	LAURIE AUBUCHON	115110	REIMB/WE LEAD 7/23/26	0.00	1,108.04
1011	437339	08/12/26	10008010	AXON ENTERPRISE, INC.	650701	16 BODY CAMERA/DEC-25	0.00	5,660.00
1011	437339	08/12/26	10008010	AXON ENTERPRISE, INC.	650402	16 BODY CAMERA/DEC-25	0.00	35,314.89
TOTAL CHECK							0.00	40,974.89
1011	437340	08/12/26	10008010	AXON ENTERPRISE, INC.	650402	10 BODY 3-8 BAY/JUL26	0.00	245,879.36
1011	437341	08/12/26	10008010	AXON ENTERPRISE, INC.	650402	BODY-CAMERA/AUG-26	0.00	15,243.68
1011	437342	08/12/26	10014709	BADGER METER, INC	452410	METER ITEMS/JULY-26	0.00	1,699.89
1011	437343	08/12/26	10006864	SELF INSURED SERVICES CO	73	DENTAL/JULY-26	0.00	25,967.30
1011	437344	08/12/26	10010196	BKF ENGINEERS	490025	KNOTT DRAIN/JUNE-26	0.00	2,233.55
1011	437344	08/12/26	10010196	BKF ENGINEERS	490025	KNOTT DRAIN/JUNE-26	0.00	4,227.20
1011	437344	08/12/26	10010196	BKF ENGINEERS	490025	KNOT DRAIN/JULY-26	0.00	1,286.25
TOTAL CHECK							0.00	7,747.00
1011	437345	08/12/26	10014363	BLUE TRITON BRANDS, INC	170670	BOTTLED WATER SVC	0.00	928.26
1011	437346	08/12/26	00000011	MANHATTAN STITCHING COMP	115110	WE LEAD BP POLOS, EMBR	124.25	1,544.25
1011	437346	08/12/26	00000011	MANHATTAN STITCHING COMP	115110	LOGOTYPE EMBROIDER 2ND	31.06	386.06
1011	437346	08/12/26	00000011	MANHATTAN STITCHING COMP	115110	UPCHARGES EST	4.55	56.55
1011	437346	08/12/26	00000011	MANHATTAN STITCHING COMP	115110	ONE-TIME SETUP FEES	8.75	108.75
1011	437346	08/12/26	00000011	MANHATTAN STITCHING COMP	160410	#LK200 - PORT AUTHORIT	0.00	50.00

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ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437346	08/12/26	00000011	MANHATTAN STITCHING COMP	160410	SALES TAX	0.00	4.38
TOTAL CHECK							168.61	2,149.99
1011	437347	08/12/26	10002369	BRINK'S INCORPORATED	11	TRANSPORTATION/JUL-26	0.00	1,388.88
1011	437348	08/12/26	10013147	BRODMANN BROTHER'S, INC.	732031	HIP252604 WILKINS-SMI	0.00	30,829.04
1011	437349	08/12/26	00000759	BUENA PARK PLAQUE & TROP	170670	NAME PLATES	0.00	14.08
1011	437349	08/12/26	00000759	BUENA PARK PLAQUE & TROP	170670	NAME PLATES	0.00	14.08
TOTAL CHECK							0.00	28.16
1011	437350	08/12/26	00008501	BUENA PARK SCHOOL DISTRI	275160	GYM FAC/JAN-JUNE-26	0.00	36,397.46
1011	437351	08/12/26	00000958	CALIF MUNICIPAL STATISTI	126120	DIR/OVLAP DEBT6/30/26	0.00	600.00
1011	437352	08/12/26	00000407	CAMERON WELDING SUPPLY I	560210	NUT	0.00	5.46
1011	437352	08/12/26	00000407	CAMERON WELDING SUPPLY I	171710	OXYGEN	0.00	29.53
1011	437352	08/12/26	00000407	CAMERON WELDING SUPPLY I	171710	IND GASES	0.00	348.21
TOTAL CHECK							0.00	383.20
1011	437353	08/12/26	10009178	CENTRAL SQUARE TECHNOLOG	190062	COGNOS TRAING./JULY26	0.00	135.00
1011	437354	08/12/26	10012931	CHARTER COMMUNICATIONS	650302	238915001 JULY-26	0.00	509.06
1011	437355	08/12/26	10012931	CHARTER COMMUNICATIONS	650302	238915001 AUG-26	0.00	514.36
1011	437356	08/12/26	10014578	STEVEN HOLLINS	275305	CATER TRADE FAIR 8/29	0.00	3,189.09
1011	437357	08/12/26	10013748	YONG CHOI	275120	I LOVE SUN D/SUMMER26	0.00	379.05
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	116.07
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	116.07
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	116.07
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	361.35
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	361.35
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	509.15
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	509.15
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	528.73
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	581.61
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	718.42
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	116.07
1011	437358	08/12/26	10007616	CINTAS CORPORATION NO. 3	160105	UNIF RT/JULY-26	0.00	116.07
TOTAL CHECK							0.00	4,150.11
1011	437359	08/12/26	00000206	CLINICAL LAB OF SAN BERN	352363	WATER SAMPLES JUN 26	0.00	3,456.00
1011	437360	08/12/26	10006450	COLONIAL LIFE	73	INS.PREMIUM/JULY-26	0.00	630.92
1011	437361	08/12/26	10011250	CONTROL AIR ENTERPRISES	106131	HVAC REPAIR	0.00	1,113.31
1011	437362	08/12/26	00010548	CORELOGIC INFORMATION SO	631140	REALQUEST/JUNE-26	0.00	370.25

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437363	08/12/26	00002379	NANCY K. BOHL INC.	650105	COUNSELING/JULY-26	0.00	147.00
1011	437364	08/12/26	10002389	COUNTY OF ORANGE TREASUR	550502	SUR.CHG.CITES/JUNE-26	0.00	15,502.00
1011	437365	08/12/26	10002389	COUNTY OF ORANGE TREASUR	650308	AFIS BILL/JULY-26	0.00	2,750.00
1011	437366	08/12/26	10002389	COUNTY OF ORANGE TREASUR	160105	800MHZ COST JUL-SEP26	0.00	8,556.56
1011	437366	08/12/26	10002389	COUNTY OF ORANGE TREASUR	651611	800MHZ COST JUL-SEP26	0.00	34,877.74
TOTAL CHECK							0.00	43,434.30
1011	437367	08/12/26	10002389	COUNTY OF ORANGE TREASUR	650404	MO.TECH DIV JUNE-26	0.00	212.00
1011	437368	08/12/26	00001226	CPRS	275105	CPRS RENEW JIM BOX	0.00	555.00
1011	437369	08/12/26	10009309	CREATIVE VISION GROUP, L	105105	DESI/BP TODAY/FALL-26	0.00	3,014.16
1011	437370	08/12/26	00000031	CROWN TROPHY OF CYPRESS	275135	TROPHY STYLE #AG00 - B	0.00	2,836.45
1011	437370	08/12/26	00000031	CROWN TROPHY OF CYPRESS	275135	TROPHY STYLE #AG00 - B	0.00	463.42
1011	437370	08/12/26	00000031	CROWN TROPHY OF CYPRESS	275135	NAMEPLATE ENGRAVING (P	0.00	722.75
1011	437370	08/12/26	00000031	CROWN TROPHY OF CYPRESS	275135	DELIVERY FEE	0.00	25.00
1011	437370	08/12/26	00000031	CROWN TROPHY OF CYPRESS	275135	TAX	0.00	311.75
TOTAL CHECK							0.00	4,359.37
1011	437371	08/12/26	10015234	CSI BUILDERS	632117	PP#1 FACADE/JULY-26	0.00	18,750.00
1011	437372	08/12/26	10011541	L.N. CURTIS AND SONS	650402	UNIFORMS	0.00	223.66
1011	437372	08/12/26	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	1,199.39
1011	437372	08/12/26	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	88.80
TOTAL CHECK							0.00	1,511.85
1011	437373	08/12/26	00002728	DANIELS TIRE SERVICE	171710	TIRES	0.00	1,349.65
1011	437373	08/12/26	00002728	DANIELS TIRE SERVICE	171710	TIRES	0.00	1,633.87
1011	437373	08/12/26	00002728	DANIELS TIRE SERVICE	171710	TIRES	0.00	1,815.36
TOTAL CHECK							0.00	4,798.88
1011	437374	08/12/26	10015230	JOHN KENNETH DELGADO	11	REF DEPOSIT#R13700	0.00	500.00
1011	437375	08/12/26	00000492	DEPARTMENT OF JUSTICE	121110	FINGERPRINT/JUNE-26	0.00	262.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	POWER 1 AC- 6 CIRCUIT	0.00	37.50
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	FOH PACKAGE 1 CANOPY-	0.00	48.75
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	LABOR 1 (A1) AUDIO ENG	0.00	2,200.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	DELIVERY 1 DELIVERY 20	0.00	550.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	SALES TAX	0.00	88.45
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	AUDIO 1 WIDELINE 8 SOU	0.00	1,055.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	POWER 1 AC- 6 CIRCUIT	0.00	37.50
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	FOH PACKAGE 1 CANOPY-	0.00	48.75
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	LABOR 1 (A1) AUDIO ENG	0.00	2,200.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	DELIVERY DELIVERY 20'	0.00	550.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	SALES TAX	0.00	88.45
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	SOUND - WIDELINE 8 SYS	0.00	1,055.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	POWER AC- 6 CIRCUIT CA	0.00	37.50

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	FOH PACKAGE 1 CANOPY-	0.00	48.75
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	LABOR - 1 (A1) AUDIO E	0.00	2,200.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	DELIVERY	0.00	550.00
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	LIGHTING FROM QT 26-01	0.00	2,285.60
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	SALES TAX	0.00	265.58
1011	437376	08/12/26	10013295	DJE SOUND & LIGHTING, IN	275210	SOUND 1 WIDELINE 8 SOU	0.00	1,055.00
TOTAL CHECK							0.00	14,401.83
1011	437377	08/12/26	10015233	DM COSMETICS INC.	106128	DANIELS TRUTH/JULY-26	0.00	634.00
1011	437377	08/12/26	10015233	DM COSMETICS INC.	106118	DANIELS TRUTH/JULY-26	0.00	1,774.50
TOTAL CHECK							0.00	2,408.50
1011	437378	08/12/26	10015090	MAKENZIE DOWLIN	275150	SCOREKEEP 7/18-31/26	0.00	170.00
1011	437379	08/12/26	10005506	DURATECH USA, INC.	650303	#5433GA890602 - GAMBER	118.10	1,467.86
1011	437379	08/12/26	10005506	DURATECH USA, INC.	650303	#GAD2X4 - GETAC: DC VE	16.60	206.32
1011	437379	08/12/26	10005506	DURATECH USA, INC.	650303	SHIPPING	0.00	30.00
TOTAL CHECK							134.70	1,704.18
1011	437380	08/12/26	10002872	EHS INTERNATIONAL, INC.	352363	EDUCATION TRAINING COU	0.00	1,850.00
1011	437380	08/12/26	10002872	EHS INTERNATIONAL, INC.	352363	1962 MATERIALS FEE A	0.00	490.00
1011	437380	08/12/26	10002872	EHS INTERNATIONAL, INC.	352363	1507C ASBESTOS CLASS I	0.00	1,450.00
TOTAL CHECK							0.00	3,790.00
1011	437381	08/12/26	00007335	EMPLOYMENT DEVELOPMENT D	196200	UI BENEFIT 06/30/26	0.00	5,131.00
1011	437382	08/12/26	00006560	ENTERPRISE FM TRUST, INC	650603	LEASED 4 VEH/AUG-26	0.00	381.81
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	REYNOLDS, MARION	0.00	502.75
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	NAM, JIYEON JANE	0.00	1,453.04
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	MANOKOUNE, ET AL	0.00	1,260.00
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	NAM, JIYEON JANE	0.00	6,130.68
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	MANOKOUNE, ET AL	0.00	4,525.15
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	KOMAROMI, KIM	0.00	738.20
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	KOMAROMI, KIM	0.00	562.50
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	KOMAROMI, KIM	0.00	1,035.00
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	KOMAROMI, KIM	0.00	1,681.70
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	MANOKOUNE, ET AL	0.00	3,387.00
1011	437383	08/12/26	10008311	EVERETT DOREY, LLP	107420	MANOKOUNE, ET AL	0.00	2,716.00
TOTAL CHECK							0.00	23,992.02
1011	437384	08/12/26	10004626	EXPEDIA, INC.	995100	EXPEDIA ADS/JULY-26	0.00	15,708.85
1011	437385	08/12/26	00008579	EXPERIAN INFORMATION SOL	650105	MO CHG CIS/JULY-26	0.00	78.20
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	BRAKE PARTS	0.00	251.82
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	206.62
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	SCREEN ASY	0.00	86.09
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	TRANS FIX	0.00	38.23
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	V BELT	0.00	45.80
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	RADIATOR	0.00	241.26
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	BLADES	0.00	76.75

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1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AIR CLEANER	0.00	45.30
1011	437386	08/12/26	00000739	ELLIOTT AUTO SUPPLY COMP	171710	FILTERS	0.00	22.53
TOTAL CHECK							0.00	1,014.40
1011	437387	08/12/26	10015097	FIRE SAFETY USA	11	OFFSET SALES TAX	0.00	-45.96
1011	437387	08/12/26	10015097	FIRE SAFETY USA	650407	SALES TAX	0.00	45.96
1011	437387	08/12/26	10015097	FIRE SAFETY USA	650407	LEATHERHEAD LOCKWOOD H	0.00	178.30
1011	437387	08/12/26	10015097	FIRE SAFETY USA	650407	LOCKWOOD HOOK WITH D H	0.00	203.95
1011	437387	08/12/26	10015097	FIRE SAFETY USA	650407	LOCKWOOD HOOK WITH CHI	0.00	142.95
1011	437387	08/12/26	10015097	FIRE SAFETY USA	650407	SHIPPING AND HANDLING	0.00	50.95
TOTAL CHECK							0.00	576.15
1011	437388	08/12/26	10007059	FIVESTAR RUBBER STAMP ET	160105	BADGES	0.00	28.38
1011	437389	08/12/26	10003190	FOOD 4 LESS	275315	SENIOR DANCE	0.00	93.46
1011	437390	08/12/26	00001095	FRANCHISE TAX BOARD	73	DED:0071 MISC	0.00	572.14
1011	437391	08/12/26	10012599	FULL CIRCLE TRAINING SOL	650302	BKGR CK RELEA.9/10/26	0.00	318.00
1011	437392	08/12/26	00000046	FULLER ENGINEERING INC	352363	CL2 FREEWAY	0.00	310.21
1011	437392	08/12/26	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	356.70
1011	437392	08/12/26	00000046	FULLER ENGINEERING INC	352363	CL2 KNOTT	0.00	403.19
1011	437392	08/12/26	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	558.16
1011	437392	08/12/26	00000046	FULLER ENGINEERING INC	352363	CL2 LINDEN	0.00	1,394.63
1011	437392	08/12/26	00000046	FULLER ENGINEERING INC	352363	CL2 BOISSERANC	0.00	1,766.56
1011	437392	08/12/26	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	605.04
TOTAL CHECK							0.00	5,394.49
1011	437393	08/12/26	00004593	FUN ON THE FARM, INC.	275120	HORSE FUN/SUMMER-26	0.00	83.12
1011	437394	08/12/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	58.24
1011	437394	08/12/26	00002166	GANAHL LUMBER CORP	275210	BATTERIES FOR CONCERT	0.00	52.18
1011	437394	08/12/26	00002166	GANAHL LUMBER CORP	275105	BOAT TAPE	0.00	391.11
1011	437394	08/12/26	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	258.18
1011	437394	08/12/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	61.53
1011	437394	08/12/26	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	240.53
1011	437394	08/12/26	00002166	GANAHL LUMBER CORP	170670	HARDWARE SUPPLIES	0.00	13.89
TOTAL CHECK							0.00	1,075.66
1011	437395	08/12/26	10001832	GHD INC	11	6011 BOTRYOIDES	0.00	1,431.13
1011	437396	08/12/26	10011830	GOLDEN STATE COMMUNICATI	650605	2WY RADIO/AIR/AUG-26	0.00	3,360.00
1011	437397	08/12/26	10008749	GOOGLE INC.	995100	GOOGLE ADS/JULY-26	0.00	11,661.92
1011	437398	08/12/26	00000055	GRAINGER INC	170670	ELECTRICAL LIGHTING	0.00	41.94
1011	437398	08/12/26	00000055	GRAINGER INC	170670	ELECTRICAL LIGHTING	0.00	209.68
1011	437398	08/12/26	00000055	GRAINGER INC	352363	WATER GEAR	0.00	126.57
1011	437398	08/12/26	00000055	GRAINGER INC	352363	RAIN GEAR	0.00	658.29
1011	437398	08/12/26	00000055	GRAINGER INC	171710	TRAILER JACK	0.00	95.75
1011	437398	08/12/26	00000055	GRAINGER INC	171710	TRAILER JACK	0.00	121.47

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TOTAL CHECK							0.00	1,253.70
1011	437399	08/12/26	00006372	GREEN GIANT LANDSCAPE IN	32	PMT#5 RET.	0.00	-2,667.39
1011	437399	08/12/26	00006372	GREEN GIANT LANDSCAPE IN	290158	THELMA GARDEN/JULY-26	0.00	53,347.89
TOTAL CHECK							0.00	50,680.50
1011	437400	08/12/26	00005680	CINDY GRISWOLD	275405	CPR/1ST AID/SUMMER-26	0.00	47.88
1011	437401	08/12/26	00001106	HARRINGTON INDUSTRIAL PL	352363	CL2 TRANSFER PUMPS	0.00	962.04
1011	437402	08/12/26	10012288	HASA INC.	860820	CHEMICALS	0.00	2,053.44
1011	437402	08/12/26	10012288	HASA INC.	860820	CHEMICALS	0.00	1,613.77
1011	437402	08/12/26	10012288	HASA INC.	860820	CHEMICALS	0.00	2,527.97
TOTAL CHECK							0.00	6,195.18
1011	437403	08/12/26	00000873	HDL COREN & CONE	126120	FY25-26 ACFR STAT.REP	0.00	795.00
1011	437404	08/12/26	00002854	VERONICA HOCHEDE	275305	BALLROOM/JULY-26	0.00	1,290.37
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	560231	CREDIT MEMO	0.00	-22.60
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	560231	SIGN SHOP SUPPLIES	0.00	17.21
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	560231	SIGN SHOP SUPPLIES	0.00	22.60
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	452410	BENCH REPAIR MANHOLE	0.00	159.05
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	170670	PEST CONTROL	0.00	58.02
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	170670	PEST CONTROL	0.00	217.53
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	275305	BROOM FOR KITCHEN	0.00	16.13
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	275305	OFFICE SUPPLIES	0.00	143.54
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	170670	SINK FOR BREAK ROOM	0.00	290.90
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	170670	PLUMBING HARDWARE	0.00	88.70
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	275105	DAY CAMP SUPPLIES	0.00	13.99
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	170670	MICROWAVER	0.00	257.52
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	170670	PLUMBING HARDWARE	0.00	127.24
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	227.18
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	192.87
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	VENTILATION HOLDER	0.00	311.40
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	FLUSHING BUCKETS	0.00	25.73
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	MONITOR MOUNTING	0.00	101.26
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	37.00
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	71.02
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	TOOL TOTE	0.00	29.07
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	452410	CCTV VAN SUPPLIES	0.00	43.00
1011	437406	08/12/26	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	83.79
TOTAL CHECK							0.00	2,512.15
1011	437407	08/12/26	10012742	INFOSEND, INC	352267	POSTAGE/JULY-26	0.00	3,939.34
1011	437407	08/12/26	10012742	INFOSEND, INC	106125	FIREWORKS/JULY-26	0.00	168.66
1011	437407	08/12/26	10012742	INFOSEND, INC	352267	SVCS & MATER'L.JULY26	0.00	1,080.79
TOTAL CHECK							0.00	5,188.79
1011	437408	08/12/26	10012742	INFOSEND, INC	352267	SVCS & MATER'L/JULY26	0.00	843.01
1011	437408	08/12/26	10012742	INFOSEND, INC	352267	POSTAGE/JULY-26	0.00	3,339.49
TOTAL CHECK							0.00	4,182.50

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1011	437409	08/12/26	10008521	IRVINE POLICE DEPARTMENT	650208	DRUG INFL 12/16-18/25	0.00	450.00
1011	437410	08/12/26	00009561	TRADITIONAL AUTO SUPPLY	171710	CREDIT MEMO	0.00	-29.08
1011	437410	08/12/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERIES	0.00	513.81
1011	437410	08/12/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERIES	0.00	256.90
1011	437410	08/12/26	00009561	TRADITIONAL AUTO SUPPLY	171710	BATTERIES	0.00	475.00
1011	437410	08/12/26	00009561	TRADITIONAL AUTO SUPPLY	171710	FLUID	0.00	77.90
1011	437410	08/12/26	00009561	TRADITIONAL AUTO SUPPLY	171710	CREDIT MEMO	0.00	-226.56
1011	437410	08/12/26	00009561	TRADITIONAL AUTO SUPPLY	352363	WELL OIL	0.00	330.78
TOTAL CHECK							0.00	1,398.75
1011	437411	08/12/26	00000042	JOHN B EWLES INC	560210	10 WHEEL DUMP	0.00	450.00
1011	437412	08/12/26	10012442	KIMLEY-HORN AND ASSOCIAT	590198	ORANGETHORPE/APR-26	0.00	23,595.16
1011	437412	08/12/26	10012442	KIMLEY-HORN AND ASSOCIAT	590198	ORANGETHORPE/MAY-26	0.00	16,075.42
1011	437412	08/12/26	10012442	KIMLEY-HORN AND ASSOCIAT	590198	ORANGETHORPE/JUNE-26	0.00	11,406.74
1011	437412	08/12/26	10012442	KIMLEY-HORN AND ASSOCIAT	590198	OR'THORPE AVE/FEB-26	0.00	17,967.89
1011	437412	08/12/26	10012442	KIMLEY-HORN AND ASSOCIAT	590198	OR'THORPE AVE/MAR-26	0.00	8,541.76
TOTAL CHECK							0.00	77,586.97
1011	437413	08/12/26	10003543	MOLLY H. KNOX	275305	EXERCISE	0.00	90.00
1011	437414	08/12/26	10013877	KRISTINE KO	11	REF DEPOSIT#R13096	0.00	500.00
1011	437415	08/12/26	10012881	JA BROWN, LLC	275130	KONA ICE 7/17/26	0.00	268.00
1011	437415	08/12/26	10012881	JA BROWN, LLC	275130	KONA ICE 7/31/26	0.00	336.00
1011	437415	08/12/26	10012881	JA BROWN, LLC	275130	KONA ICE 6/5/26	0.00	224.00
1011	437415	08/12/26	10012881	JA BROWN, LLC	275130	KONA ICE 6/19/26	0.00	248.00
TOTAL CHECK							0.00	1,076.00
1011	437416	08/12/26	10011472	KORMEX CONSTRUCTION, INC	24	PMT#1 RET.	0.00	-1,800.00
1011	437416	08/12/26	10011472	KORMEX CONSTRUCTION, INC	590195	CRESCENT FRONT/JULY26	0.00	36,000.00
TOTAL CHECK							0.00	34,200.00
1011	437417	08/12/26	10007915	LANAIR GROUP, LLC	650303	365SUBS 7/22-11/11/26	0.00	111.45
1011	437418	08/12/26	10015073	JAESUK LEE	105105	#2 PAYMENT MICROGRANT	0.00	390.00
1011	437419	08/12/26	10001521	LEXISNEXIS CLAIMS SOLUTI	650303	ANN.LIC RENEW FY26-27	0.00	12,007.90
1011	437420	08/12/26	00003160	ADOLPH KIEFER & ASSOCIAT	275145	RISE GUARD POLY MB BAC	0.00	27.00
1011	437420	08/12/26	00003160	ADOLPH KIEFER & ASSOCIAT	275145	TAX	0.00	2.37
TOTAL CHECK							0.00	29.37
1011	437421	08/12/26	10011852	GRACE LIN	275210	1 OF 2/TRAIN/TREE LIT	0.00	500.00
1011	437422	08/12/26	00000077	LU'S LIGHTHOUSE INC	171710	BLADES	0.00	64.17
1011	437422	08/12/26	00000077	LU'S LIGHTHOUSE INC	171710	COMPRESSION SLEEVE	0.00	26.63
1011	437422	08/12/26	00000077	LU'S LIGHTHOUSE INC	171710	PROFILE BLADES	0.00	32.09
TOTAL CHECK							0.00	122.89

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437423	08/12/26	00002066	M.J. ELLS GENERAL CONTRA	106131	REPAIR/INSTALL COVE BA	0.00	4,810.00
1011	437424	08/12/26	10012925	THE JAY PARTICLE LLC	275120	MAD SCIENCE/SUMMER26	0.00	2,021.60
1011	437425	08/12/26	10011954	MARK THOMAS & COMPANY	160105	ACTIVE TRANSP/JUNE-26	0.00	6,393.50
1011	437426	08/12/26	10015224	MAURITZ, SHARLENE M.	52	UB REFUND	0.00	17.81
1011	437427	08/12/26	10013024	MAVERICK DATA SYSTEMS	650605	LIC.RENEW/18/JULY-26	0.00	4,500.00
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	HAT W/LASER PERFORATED	69.75	969.75
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	DRI-FIT POLO 883681, 1	9.61	133.61
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	DRI-FIT POLO NKBV6042	22.49	312.49
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#PC55 - 50/50 SHORT SL	55.60	773.10
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#PC55 50/50 SHORT SLEE	33.23	461.98
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#PC55 50/50 SHORT SLEE	33.13	460.63
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#PC55LS 50/50 LONG SLE	77.58	1,078.58
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#PC55LS 50/50 LONG SLE	44.21	614.71
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#PC55LS 50/50 LONG SLE	42.55	591.55
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#5100 DRI-FIT SHORT SL	2.57	35.72
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#5100 DRI-FIT SHORT SL	2.02	28.12
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#5100 DRI-FIT SHORT SL	5.83	81.08
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#5104 DRI-FIT LONG SLE	3.41	47.36
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#5104 DRI-FIT LONG SLE	2.58	35.88
1011	437428	08/12/26	10014396	ROBERT J SANDOVAL	860810	#5104 DRI-FIT LONG SLE	7.23	100.48
TOTAL CHECK							411.79	5,725.04
1011	437429	08/12/26	00000088	MITCHELL BROTHERS CORP	860810	SUPPLIES	0.00	56.12
1011	437429	08/12/26	00000088	MITCHELL BROTHERS CORP	860810	STAGE REPAIR	0.00	1,014.64
TOTAL CHECK							0.00	1,070.76
1011	437430	08/12/26	10013264	MOBILE FLEET WASH, CORP	171710	CAR WASHES	0.00	1,000.00
1011	437431	08/12/26	10015222	MODERN HEATING & AIR CON	731150	RF/PT#B-26-00034 EDGE	0.00	4.00
1011	437431	08/12/26	10015222	MODERN HEATING & AIR CON	731180	RF/PT#B-26-00034 EDGE	0.00	25.00
1011	437431	08/12/26	10015222	MODERN HEATING & AIR CON	731180	RF/PT#B-26-00034 EDGE	0.00	65.00
TOTAL CHECK							0.00	94.00
1011	437432	08/12/26	10008461	NEWKOA, LLC	997125	REIMB SHORTFALL CFD	0.00	138,140.02
1011	437433	08/12/26	10007218	FULLERTON CHAMBER OF COM	632110	MBR/L.YOON FY26-27	0.00	575.00
1011	437433	08/12/26	10007218	FULLERTON CHAMBER OF COM	101101	MBR DUES FY26-27	0.00	5,050.00
TOTAL CHECK							0.00	5,625.00
1011	437434	08/12/26	10011853	OC CHIEFS OF POLICE/SHER	650103	MBR DUES FY 26-27	0.00	250.00
1011	437435	08/12/26	10004133	OC CLERK-RECORDER'S OFFI	732031	RECONVEYANCE/JUL26	0.00	12.00
1011	437436	08/12/26	10007111	OC CLERK-RECORDER'S OFFI	11	7912 COMMONWEALTH	0.00	50.00
1011	437436	08/12/26	10007111	OC CLERK-RECORDER'S OFFI	11	8192 COMMONWEALTH	0.00	50.00
1011	437436	08/12/26	10007111	OC CLERK-RECORDER'S OFFI	631140	7490 SANTA ELENA DR.	0.00	50.00
TOTAL CHECK							0.00	150.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437437	08/12/26	10005163	OCEAN BREEZE PACIFIC, LL	275405	BPCC LINEN	0.00	74.88
1011	437438	08/12/26	10007787	HBV ENTERPRISES, INC.	171710	FUEL PUMP ASY	0.00	547.86
1011	437438	08/12/26	10007787	HBV ENTERPRISES, INC.	171710	O-RING	0.00	60.88
TOTAL CHECK							0.00	608.74
1011	437439	08/12/26	10013968	ORKIN, LLC	170670	BED BUG TREATMENT	0.00	395.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	1,140.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	960.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	2,258.36
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	2,851.39
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	3,802.59
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	2,902.98
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	2,600.27
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC REPAIR	0.00	2,893.59
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	HVAC PM	0.00	6,629.18
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	4,499.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	594.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	384.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	745.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	5,533.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	2,706.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	463.00
1011	437440	08/12/26	10015001	ORRAVAN MECHANICAL, INC	170670	ANNUAL PREVENTATIVE MA	0.00	650.00
TOTAL CHECK							0.00	41,612.36
1011	437441	08/12/26	10014661	VALERIE PADILLA	650208	WLLE 26 CF 9/8-11/26	0.00	624.00
1011	437442	08/12/26	10008926	PHANTOM FIREWORKS	11	REF/8150 LA PALMA	0.00	200.00
1011	437442	08/12/26	10008926	PHANTOM FIREWORKS	11	REF/8071 WHITAKER	0.00	200.00
TOTAL CHECK							0.00	400.00
1011	437443	08/12/26	00007516	PHOENIX GROUP INFORMATIO	631140	CIT PROCESS/JUNE-26	0.00	438.25
1011	437443	08/12/26	00007516	PHOENIX GROUP INFORMATIO	631140	CIT PROC/JUNE-26	0.00	560.90
1011	437443	08/12/26	00007516	PHOENIX GROUP INFORMATIO	550502	PK CIT PROC/JUNE-26	0.00	149.40
1011	437443	08/12/26	00007516	PHOENIX GROUP INFORMATIO	550502	PK CIT PROC/JUNE-26	0.00	5,238.00
TOTAL CHECK							0.00	6,386.55
1011	437444	08/12/26	00004049	PSOMAS CORP.	396859	PEAK PK WELL/MAY-26	0.00	66,256.82
1011	437444	08/12/26	00004049	PSOMAS CORP.	396859	PEAK PK WELL/JUNE-26	0.00	2,135.00
TOTAL CHECK							0.00	68,391.82
1011	437445	08/12/26	10013923	WILLIAM D. QUISTO	275120	TENNIS SUMMER-26	0.00	784.70
1011	437446	08/12/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	445.88
1011	437446	08/12/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	108.75
1011	437446	08/12/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	59.81
1011	437446	08/12/26	10001203	R.V. NURSERY INC	560641	PLANTS	0.00	386.06
TOTAL CHECK							0.00	1,000.50

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437447	08/12/26	10009532	RDO UNDER EXCHANGE #80-5	560640	RUBBER CHIP	0.00	103.37
1011	437448	08/12/26	10000972	REFRIGERATION SUPPLIES D	170670	HARDWARE	0.00	32.76
1011	437449	08/12/26	10011657	REGENTS OF THE UNIVERSIT	115110	CA MUNI LAW HANDBOOK	0.00	729.61
1011	437450	08/12/26	10015225	RICKARD, JOYCE	52	UB REFUND	0.00	108.89
1011	437451	08/12/26	10003547	SOCAL SEALCOAT SOLUTIONS	560210	EMULSION	0.00	177.79
1011	437452	08/12/26	10001141	SENIOR REPORTER	275305	AD/SUPER SENIOR SAT	0.00	195.00
1011	437453	08/12/26	00000462	THE SHERWIN WILLIAMS	170670	PAINT	0.00	315.44
1011	437454	08/12/26	10014675	GCP WW HOLDCO LLC	560210	K DOMINGUEZ SHOES	0.00	59.68
1011	437454	08/12/26	10014675	GCP WW HOLDCO LLC	170670	D NGUYEN SHOES	0.00	116.38
1011	437454	08/12/26	10014675	GCP WW HOLDCO LLC	452410	J VENEGAS SHOES	0.00	149.18
1011	437454	08/12/26	10014675	GCP WW HOLDCO LLC	860810	A BACA SHOES	0.00	223.05
1011	437454	08/12/26	10014675	GCP WW HOLDCO LLC	560210	A RUIZ SHOES	0.00	343.53
TOTAL CHECK							0.00	891.82
1011	437455	08/12/26	10012054	SKYHAWKS SPORTS ACADEMY	275120	SOCCER/SUMMER-26	0.00	903.07
1011	437456	08/12/26	10012848	SKYLINE SAFETY AND SUPPL	560210	#TRUTACK-12 - TRU TACK	41.13	511.13
1011	437456	08/12/26	10012848	SKYLINE SAFETY AND SUPPL	560210	SHIPPING	0.00	24.00
TOTAL CHECK							41.13	535.13
1011	437457	08/12/26	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	877.67
1011	437457	08/12/26	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	1,118.03
TOTAL CHECK							0.00	1,995.70
1011	437458	08/12/26	10015215	SOLDI ARTESIA LLC	632117	REIMB/PAINT STUCCO	0.00	34,425.00
1011	437458	08/12/26	10015215	SOLDI ARTESIA LLC	632117	REIMB/LANDSCAPE/AUG26	0.00	8,655.00
TOTAL CHECK							0.00	43,080.00
1011	437459	08/12/26	10004676	SONSRAY MACHINERY LLC	171710	HANDLE, WASHER	0.00	99.91
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700562995623 JULY-26	0.00	14.96
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700200050824 JULY-26	0.00	16.61
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700243869663 JULY-26	0.00	18.97
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700154664726 JULY-26	0.00	32.54
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700332563231 JULY-26	0.00	33.00
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700238786156 JULY-26	0.00	38.72
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700119880526 JULY-26	0.00	44.30
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700018871190 JULY-26	0.00	34.77
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700559764210 JULY-26	0.00	14.96
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700266721550 JULY-26	0.00	139.02
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700020786740 JULY-26	0.00	11,335.00
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700361540464 JULY-26	0.00	16.12
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700828659627 JULY-26	0.00	19.21
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700356810504 JULY-26	0.00	21.82
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700346930143 JULY-26	0.00	32.63

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700329582095 JULY-26	0.00	37.14
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700326874684 JULY-26	0.00	37.14
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700024225994 JULY-26	0.00	37.14
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700227243560 JULY-26	0.00	37.14
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700393004436 JULY-26	0.00	43.42
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700534618776 JULY-26	0.00	43.42
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700094764091 JULY-26	0.00	43.42
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700067649763 JULY-26	0.00	43.42
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700052358725 JULY-26	0.00	43.42
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700122211960 JULY-26	0.00	46.99
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700120547301 JULY-26	0.00	46.99
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700355426333 JULY-26	0.00	48.32
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700613269006 JULY-26	0.00	48.54
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700388574970 JULY-26	0.00	49.62
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700132511946 JULY-26	0.00	52.33
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700331148142 JULY-26	0.00	60.18
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700356711278 JULY-26	0.00	64.28
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700392734553 JULY-26	0.00	65.26
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700346984505 JULY-26	0.00	70.66
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700328132755 JULY-26	0.00	76.90
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700332982553 JULY-26	0.00	87.99
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700497416044 JULY-26	0.00	93.98
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700614071173 JULY-26	0.00	95.99
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700112504785 JULY-26	0.00	104.66
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700130033796 JULY-26	0.00	104.66
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700132340679 JULY-26	0.00	104.66
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700331468141 JULY-26	0.00	106.94
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700328379501 JULY-26	0.00	107.57
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700132317239 JULY-26	0.00	113.04
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700200382947 JULY-26	0.00	156.98
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700294703424 JULY-26	0.00	4,266.47
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	700155188728 JULY-26	0.00	7,660.37
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	700413093035 JULY-26	0.00	9,743.01
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700020109659 JULY-26	0.00	39,522.43
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	660240	700294571563 JULY-26	0.00	69,413.94
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	700325726650 JULY-26	0.00	72,273.06
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	560230	700412845279 JULY-26	0.00	84.45
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	352510	700125361329 JULY-26	0.00	34,845.21
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	170670	700361782257 JJLY-26	0.00	43,291.85
1011	437462	08/12/26	00000226	SOUTHERN CALIFORNIA EDIS	860810	700118742996 JULY-26	0.00	107.16
TOTAL CHECK							0.00	295,092.78
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6660 BEAHC/JULY-26	0.00	16.25
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8152 KNOTT/JULY-26	0.00	16.25
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT/JULY-26	0.00	20.05
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6601 BEACH/JULY-26	0.00	26.76
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7171 8TH ST/JULY-26	0.00	31.36
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6955 ARAGON/JULY-26	0.00	36.71
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7600 DALE ST/JULY-26	0.00	62.74
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6650 BEACH/JULY-26	0.00	306.40
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT#D/JULY-26	0.00	489.56
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	170670	6640 BEACH/JULY-26	0.00	1,818.44

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437463	08/12/26	00000328	SOUTHERN CALIFORNIA GAS	860810	7225 EL DORADO/JULY26	0.00	2,742.29
TOTAL CHECK							0.00	5,566.81
1011	437464	08/12/26	10006963	SPEAKWRITE, LLC	650305	TRANSCRIPTION/JULY26	0.00	2,118.78
1011	437465	08/12/26	10015108	SPECIALIZED ELEVATOR COR	170670	ELEVATOR MAINT	0.00	248.40
1011	437466	08/12/26	00005362	DAVE FLANAGAN	650303	EZONE CCTV MT/JULY-26	0.00	16,500.00
1011	437467	08/12/26	00010381	SPOK INC	275305	PHONES	0.00	7.49
1011	437467	08/12/26	00010381	SPOK INC	860810	PHONES	0.00	7.49
1011	437467	08/12/26	00010381	SPOK INC	352363	PHONES	0.00	29.15
TOTAL CHECK							0.00	44.13
1011	437468	08/12/26	00001085	STAPLES CONTRACT & COMME	121135	OFFICE SUPPLIES	0.00	72.82
1011	437468	08/12/26	00001085	STAPLES CONTRACT & COMME	121135	OFFICE SUPPLIES	0.00	172.61
1011	437468	08/12/26	00001085	STAPLES CONTRACT & COMME	731150	DESK CHAIR	0.00	174.12
1011	437468	08/12/26	00001085	STAPLES CONTRACT & COMME	11	OFFICE SUPPLIES	0.00	475.04
1011	437468	08/12/26	00001085	STAPLES CONTRACT & COMME	121110	OFFICE SUPPLIES	0.00	11.23
1011	437468	08/12/26	00001085	STAPLES CONTRACT & COMME	121110	OFFICE SUPPLIES	0.00	50.38
1011	437468	08/12/26	00001085	STAPLES CONTRACT & COMME	275105	OFFICE SUPPLIES	0.00	507.43
TOTAL CHECK							0.00	1,463.63
1011	437469	08/12/26	10008410	FULLERTON SIGNS, INC	731106	SUSTAIN ARTWK/BANNER	0.00	451.04
1011	437470	08/12/26	10014260	SYNCIS INSURANCE SOLUTIO	11	REF DEPOSIT#R13200	0.00	500.00
1011	437471	08/12/26	10015229	ZEBUNNESA AMENA TAREQUE	11	REF DEPOSIT #R13456	0.00	500.00
1011	437472	08/12/26	10009023	TIRE HUB, LLC	171710	TIRES	0.00	771.22
1011	437473	08/12/26	10011938	T-MOBILE	650303	982979864 JULY-26	0.00	1,522.80
1011	437474	08/12/26	10011938	T-MOBILE	275305	213930893 JULY-26	0.00	71.42
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/6020 BALL ROAD	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/5600 CRESCENT	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/8820 VALLEY VIEW	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/6991 LINCOLN	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/7920 VALLEY VIEW	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/6060 ORANGETHORPE	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/6931 LA PALMA	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/8998 KNOTT AVE.	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/7300 LA PALMA	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/7540 ORANGETHORPE	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/7511 ORANGETHORPE	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/8932 VALLEY VIEW	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/4600 BEACH BLVD.	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/8501 KNOTT AVE.	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/6131 ORANGETHORPE	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/8540 COMMONWEALTH	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/10488 VALLEY VIEW	0.00	200.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/8430 ON THE MALL	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/7802 ORANGETHORPE	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/8361 LA PALMA	0.00	200.00
1011	437475	08/12/26	10013774	TNT FIREWORKS	11	REF/5260 BEACH BLVD.	0.00	200.00
TOTAL CHECK							0.00	4,200.00
1011	437476	08/12/26	00004212	TOWNSEND PUBLIC AFFAIRS	731105	GRANT WRITE/JULY-26	0.00	5,000.00
1011	437476	08/12/26	00004212	TOWNSEND PUBLIC AFFAIRS	352267	LOBBYIST/JULY-26	0.00	2,018.75
1011	437476	08/12/26	00004212	TOWNSEND PUBLIC AFFAIRS	105105	LOBBYIST/JULY-26	0.00	6,056.25
1011	437476	08/12/26	00004212	TOWNSEND PUBLIC AFFAIRS	731105	GRANT WRITE/AUG-26	0.00	5,000.00
1011	437476	08/12/26	00004212	TOWNSEND PUBLIC AFFAIRS	352267	LOBBYIST/AUG-26	0.00	2,018.75
1011	437476	08/12/26	00004212	TOWNSEND PUBLIC AFFAIRS	105105	LOBBYIST/AUG-26	0.00	6,056.25
TOTAL CHECK							0.00	26,150.00
1011	437477	08/12/26	10013022	TINA TRAN	650208	WILLE 26 CF 9/8-11/26	0.00	624.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	6262 BEACH BLVD	0.00	240.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	7300 ARTESIA	0.00	120.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	6201 LINCOLN	0.00	220.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	8150 LA PALMA	0.00	220.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	7051 VALLEY VIEW	0.00	440.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	6262-6411 BEACH BLVD	0.00	3,860.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	GLIDE STONE CHURCH	0.00	2,940.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	6262 BEACH BLVD	0.00	920.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	8255 ORANGETHORPE	0.00	600.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	5600 BEACH BLVD	0.00	760.00
1011	437478	08/12/26	10013495	TRANSTECH ENGINEERS, INC	11	8201 COUNTRY CLUB	0.00	800.00
TOTAL CHECK							0.00	11,120.00
1011	437479	08/12/26	10009554	TRUTH BE TOLD POLYGRAPH,	650105	POLYGRAPH M.MONCADA	0.00	300.00
1011	437480	08/12/26	10012511	TSG ENTERPRISES, INC	590189	DALE ST REHAB/JULY-26	0.00	84.00
1011	437480	08/12/26	10012511	TSG ENTERPRISES, INC	590004	ANN PAVE PROJ/JULY-26	0.00	154.00
TOTAL CHECK							0.00	238.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFS SUPL/MIKHAEL	0.00	13.93
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	ZOOM CF/MIKHAEL	0.00	15.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	ZOOM CHG/NGUYEN	0.00	15.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	ZOOM ACCT/VICUNA	0.00	15.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	105105	DRY ERASE BRD/MEDINA	0.00	18.48
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160410	HARDWARE/MIKHAEL	0.00	18.74
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	SD OUT EMAIL/APARICIO	0.00	20.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHARGE/NGUYEN	0.00	21.72
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	STARBUCKS/PDRECRUT/GC	0.00	22.80
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	STARBUCKS/PDRECRUT/GC	0.00	22.85
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275405	TOTS SUMMER/MARTINEZ	0.00	23.05
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275210	BALOON 250/MOMPELLER	0.00	24.31
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	STBKS/POLRECLKBFT/DP	0.00	26.65
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	29.81
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI MO FEE/BAILEY	0.00	30.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/COLON	0.00	31.01
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	HDMI ADAPTER/SHADDOW	0.00	31.28

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYCLE/VU	0.00	32.75
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	CARWASH CM/FRANCE	0.00	35.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	105105	CHAIR MAT/MEDINA	0.00	36.96
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	860810	RROOM PARTS/LIBUNAO	0.00	43.89
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121135	OFS SUPL/COLES-GUZMAN	0.00	46.97
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	PRIDE FLAG/LIBUNAO	0.00	47.98
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275405	TOTS SUMMER/MARTINEZ	0.00	53.94
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	GIVEAWAYS/MANCILLA	0.00	61.29
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	FEDEX/DK	0.00	64.63
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	731120	OFS SUPL/COLES-GUZMAN	0.00	65.24
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	875805	TABLE CLOTHS/VILLAPAN	0.00	69.59
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	GIVEAWAYS/MANCILLA	0.00	75.91
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	860810	FAUCET/LIBUNAO	0.00	79.77
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	731120	OFS SUPL/COLES-GUZMAN	0.00	82.64
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	COFFEE/HUNT	0.00	86.36
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	GLOW 250 EVNT/SAUCEDA	0.00	88.05
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106129	TRASH PICKERS/MEDINA	0.00	90.27
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	DRY ERASE BD/LIBUNAO	0.00	92.43
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275210	BALOON 250/MOMPELLER	0.00	103.88
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	731120	APA J.ALVEREZ/FOULKES	0.00	104.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	731120	APA R.PELAYO/FOULKES	0.00	104.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	SUP/PDRECRUIT/GC	0.00	107.55
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275160	PRINTER INK/MANCILLA	0.00	116.24
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	PIZZA CAMP/MANCILLA	0.00	121.63
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	CHILIS/PDRECRUIT/GC	0.00	123.87
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	MEM.RENEWAL/ALMQUIST	0.00	135.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	KNOTTSRST/PDRECCLK/GC	0.00	136.69
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHARGE/NGUYEN	0.00	4.53
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	CNCL DESSERT/ALMQUIST	0.00	4.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	1 PORTO BOX/MEDINA	0.00	6.87
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275210	BALOON 250/MOMPELLER	0.00	11.22
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106129	COM ACTON/KENNEDY	0.00	12.48
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121135	OFS SUPL/COLES-GUZMAN	0.00	13.69
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650302	OFS SUPL/NGUYEN	0.00	143.71
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	COMPU SUPL/SHADDOW	0.00	194.87
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	CNCL PK 250/SAUCEDA	0.00	200.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	875805	TABLE CART/VILLAPANDO	0.00	231.20
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650402	BATTERY/LANYARD/PINO	0.00	250.11
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL DINNER/LOPEZ	0.00	279.58
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275210	PROP 250 EVENT/BOX	0.00	280.15
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	DOOR CLOSER/LIBUNAO	0.00	288.19
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	875805	2 CHAIR CRT/VILLAPAND	0.00	288.40
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121135	CAPPO MBRS 2 /AVERELL	0.00	290.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	PROPS 250 ET/MOMPELLE	0.00	299.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	MBR.RENEW/ALMQUIST	0.00	300.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	SUMMER PK SUPL/BOX	0.00	302.68
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275125	LIFE GRD CERT/HURTADO	0.00	345.60
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	875805	TBL CLOTHS/VILLAPANDO	0.00	349.05
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	860810	BSKETBAL NETS/LIBUNAO	0.00	350.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	FORCAST MTG/COPPING	0.00	375.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	WATER FILTER/LIBUNAO	0.00	408.86
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650601	SKIM SWIPE/ESCAMILLA	0.00	495.00

SELECTION CRITERIA: transact.trans_date between '20260730 00:00:00.000' and '20260812 00:00:00.000'
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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	731120	APA/A.FLORES/FOULKES	0.00	590.80
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	631140	S.NAVARRO CF/FOULKES	0.00	695.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	GLOW 250 EVT/SAUCEDA	0.00	699.05
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	ELECTRIC LOCK/LIBUNAO	0.00	725.36
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	352363	TV MONITOR/HUNT	0.00	797.54
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	105105	100K TX MESSAGE/FEWER	0.00	900.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650208	BINDERS/ESCAMILLA	0.00	912.40
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	860810	RROOM LOCKS/LIBUNAO	0.00	950.16
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160410	GYM EQUIP/AVERELL	0.00	1,880.64
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	RET.WEBCAM/SHADDOW	0.00	-25.11
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106118	FAKE GRASS/COPPING	0.00	5.43
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121140	SAFETY/EMERGICEPK/JC	0.00	6.50
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	CALPERS TRG/WATER/DP	0.00	6.69
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	1 PORTOS BOX/MEDINA	0.00	6.87
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	1 PORTOS BOX/MOORE	0.00	6.87
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	ELECT LIGHT PT/LIBUNA	0.00	9.67
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	DAY CAMP/SUPPLY/BOX	0.00	9.78
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	9.78
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	MICROSFT/TEAMSUB/RV	0.00	9.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275205	SPOTIFY ACCT/MARTINEZ	0.00	12.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	2 PORTOS BOX/MEDINA	0.00	13.74
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	PH.LENSE PROT/NGUYEN	0.00	14.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	105105	EOC COFFEE/SHADDOW	0.00	15.08
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHARGE/NGUYEN	0.00	16.06
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	BAG/COPPING	0.00	19.34
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	BAG/COPPING	0.00	19.34
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650302	UPDATE RET WALL/COTA	0.00	19.58
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI SUBS/DIERINGER	0.00	20.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650208	CHATGPT SUBS/SHADDOW	0.00	20.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	BALOON FR DNC/HURTADO	0.00	20.55
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	20.92
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	21.09
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	CNCL DESSERT/GUERRA	0.00	21.18
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275135	P-NUT CAMP/ALARCON	0.00	21.20
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	4K HDMI CABLE/SHADDOW	0.00	21.74
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHARGE/NGUYEN	0.00	22.13
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	23.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHARGE/NGUYEN	0.00	23.16
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/JOHNSON	0.00	23.94
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	MO.SUBS/COPPING	0.00	26.40
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	PH.CASE/NGUYEN	0.00	27.19
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	4 PORTOS BOX/MEDINA	0.00	27.48
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHARGE/NGUYEN	0.00	28.20
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/MOTORCYC/ORTEGA	0.00	29.04
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	105105	MO ADOBE SUBS/MEDINA	0.00	29.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	AI SUBS/NGUYEN	0.00	30.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL MOTORCYCLE/VU	0.00	30.90
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	PK BUS BOLSA /MANCILL	0.00	31.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	PK BUS BOLSA/MANCILLA	0.00	31.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTOR/COLON	0.00	31.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	31.31
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	126143	USB ADAPTER/MIKIEWICZ	0.00	31.63

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	OFFICE SUPPL/GUERRA	0.00	34.27
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106118	FAKE BOYSENBRY/COPPIN	0.00	36.76
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	DAY CAMP SUPPLY/BOX	0.00	37.47
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	DISPLAY PORT/SHADDOW	0.00	38.13
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	EQUIP/TRK CASE/NGUYEN	0.00	38.76
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	CNCL ITEMS/GUERRA	0.00	39.14
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	40.03
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	SUPPLY CAMP/HURTADO	0.00	40.23
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	EV CHARGE/NGUYEN	0.00	40.31
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	452410	EMG REP MEAL/MOORE	0.00	41.59
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	452410	EMG REP MEAL/MOORE	0.00	42.38
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	RIDESHARE/COPPING	0.00	43.93
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106118	SUPPL PHOTO/COPPING	0.00	44.58
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	OFS SUPL/COPPING	0.00	45.63
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275305	COFFEE SUPL/MOMPELLER	0.00	47.38
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	48.14
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650204	DIPLOMA FRAME/SHADDOW	0.00	48.93
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650302	OFS SUPL PD/COLES-GUZ	0.00	50.20
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	RING LIGHT/COPPING	0.00	51.06
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115115	ELECT SUPL/VICUNA	0.00	51.42
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	51.69
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	ADOBE SUBS/APARICIO	0.00	54.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	BPCC SUPPLY/BOX	0.00	58.92
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	105105	EOC SODA,COFFE/SHADDO	0.00	62.08
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL CM VEH/FRANCE	0.00	62.77
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	SUPPLY CAMP/HURTADO	0.00	64.15
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115120	PASSPORT SUPL/GUERRA	0.00	66.37
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	PHOTOSHOOT/COPPING	0.00	67.31
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	452410	MEAL STORMDRAIN/MOORE	0.00	67.66
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275135	P-NUT CAMP/ALARCON	0.00	72.77
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	SUPPLY CAMP/HURTADO	0.00	73.89
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	A/C PTS COM/GONZALEZ	0.00	76.82
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	SMRTFNL/SMMRCNCRTS/RV	0.00	78.04
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	79.14
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115115	ELECT SUPPLY/VICUNA	0.00	83.07
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	83.17
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106118	SUPL PHOTO/COPPING	0.00	83.31
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	PHOTOSHOOT/COPPING	0.00	93.82
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650208	COFFEE GRINDER/SHADDO	0.00	97.20
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	452410	EMG REP MEAL/MOORE	0.00	103.31
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	ZOOM ACCT/GUERRA	0.00	104.99
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	KEYBOARD/NGUYEN	0.00	108.74
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650208	LUN NEW OFS/DIERINGER	0.00	112.93
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	860810	CONCERT SUPL/LIBUNAO	0.00	115.11
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650208	SHOWER CURTAIN/SHADDO	0.00	117.18
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	DROP BOX SUBS/LOPEZ	0.00	119.88
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	DROPBX SUBS/VICUNA	0.00	119.88
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	MBR RENEW/AUBUCHON	0.00	125.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	CMC CERT FEE/LOPEZ	0.00	125.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	TABLE/PHOTO/COPPING	0.00	142.73
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106118	PERFUME/LAUNCH/COPPIN	0.00	147.11
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	BATTERY CHG/MACIAS	0.00	150.84

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115115	ELECT SUPL/VICUNA	0.00	159.78
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650303	SANDISK MICRO/SHADDOW	0.00	163.10
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	OFS SUPL COM/COLES-GU	0.00	164.61
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	GBS LINENS/GUERRA	0.00	176.44
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	IRVINE GRT PK/ARABOLU	0.00	180.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121110	FEDEX/RCRDSCLKTST/RV	0.00	190.86
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650208	LUNCH LDRSHP/SHADDOW	0.00	193.95
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	BALOON FR DNC/HURTADO	0.00	196.75
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650302	OFS SUPL PD/COLES-GUZ	0.00	203.18
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	860810	SOAP DISPENSE/LIBUNAO	0.00	213.12
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	214.13
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPPLY/MIKHAEL	0.00	215.09
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275105	DAY CAMP SUPPLY/BOX	0.00	229.34
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	452410	PTS STORMDRAIN/MOORE	0.00	252.24
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	106117	FLY SF VISIT CA/COPPI	0.00	282.80
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	CMCA MBR RENEW/LOPEZ	0.00	300.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	126152	ONLIN WTR GTWY/HYUN	0.00	304.80
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	105105	EOC FOOD/SHADDOW	0.00	320.07
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	HEADLIGHT ASEM/MACIAS	0.00	331.67
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650402	6 STEER LOCK/PLUMLEE	0.00	378.36
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	452410	SMNR ENNIS/MRTZ/MOORE	0.00	398.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	452410	SARBS SMNR/MOORE	0.00	420.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL DINNER/LOPEZ	0.00	427.27
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275125	SCMAF MBRSHIP/BOX	0.00	437.75
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	275130	ADDIT'L TICKETS/BOX	0.00	442.20
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	560210	SM.TOOL ST DIV/PORTER	0.00	516.61
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	115110	NNA SVC/GUERRA	0.00	521.21
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	860810	DOG WASTE BAG/LIBUNAO	0.00	521.96
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	650208	NARC/BERNAL/ESCAMILLA	0.00	525.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	121135	NIGP CODES/AVERELL	0.00	720.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	171710	FORD DIA SUBS/MACIAS	0.00	1,200.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	PUMP/SR.CTR/GONZALEZ	0.00	1,293.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	170670	EHLER'S CTR/MIKHAEL	0.00	1,293.00
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	352363	PUMPS WTR DIV/COLES-	0.00	1,811.78
1011	437490	08/12/26	00010474	U.S.BANK CORPORATE PAYME	352363	PUMPS WATER DIV/COLES	0.00	4,546.76
TOTAL CHECK							0.00	40,860.95
1011	437491	08/12/26	00000416	UNDERGROUND SVC.ALERT/SC	352363	SAFETY BOARD	0.00	103.69
1011	437491	08/12/26	00000416	UNDERGROUND SVC.ALERT/SC	352363	DIG ALERT TICKETS	0.00	653.50
TOTAL CHECK							0.00	757.19
1011	437492	08/12/26	10012950	UNISHIELD, INC	650208	FIRST AID SUPPLIES	0.00	169.76
1011	437492	08/12/26	10012950	UNISHIELD, INC	650308	FIRST AID SUPPLIES	0.00	14.08
TOTAL CHECK							0.00	183.84
1011	437493	08/12/26	10011587	US BANK	11	CUSTODY ACCT/JUNE-26	0.00	1,053.89
1011	437494	08/12/26	10011587	US BANK	997100	CUSTODY ACCT/JUNE-26	0.00	11.76
1011	437495	08/12/26	10003356	VCA ANIMAL HOSPITALS, IN	650405	DIAGEL DOG K9/JULY-26	0.00	158.80
1011	437495	08/12/26	10003356	VCA ANIMAL HOSPITALS, IN	650405	DIAGEL K9 JULY-26	0.00	153.38
TOTAL CHECK							0.00	312.18

SELECTION CRITERIA: transact.trans_date between '20260730 00:00:00.000' and '20260812 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	437496	08/12/26	10002032	VERIZON WIRELESS	275105	561306915-00007	0.00	305.88
1011	437497	08/12/26	10015228	MADELINNE VILLAPANDO	275305	REIMB/ICE CREAM SOC.	0.00	88.29
1011	437498	08/12/26	10008881	VOHNE LICHE KENNELS, INC	650405	MO MT TRG K9/JULY-26	0.00	500.00
1011	437499	08/12/26	00000138	VULCAN MATERIALS, INC.	560211	ASPHALT	0.00	636.74
1011	437499	08/12/26	00000138	VULCAN MATERIALS, INC.	560211	ASPHALT	0.00	252.66
TOTAL CHECK							0.00	889.40
1011	437500	08/12/26	10009561	WATER SOURCE SOLUTIONS I	170670	WATER FILTER SYSTEM	0.00	150.08
1011	437500	08/12/26	10009561	WATER SOURCE SOLUTIONS I	106131	WATER FILTER SYSTEM	0.00	225.12
TOTAL CHECK							0.00	375.20
1011	437501	08/12/26	10009209	WEST GROVE VOLLEYBALL, L	275120	VOLLEYBALL/SUMMER26	0.00	566.44
1011	437502	08/12/26	10013257	WORKCARE, INC.	121110	WELLNESS PROG/JULY-26	0.00	13,333.33
1011	437503	08/12/26	10015231	CHERRY B. WRIGHT	11	REF DEPOSIT#R13297	0.00	500.00
1011	437504	08/12/26	10015232	KEVIN XIE	11	REF DEPOSIT#R13495	0.00	500.00
1011	437505	08/12/26	10000416	YMCA OF ANAHEIM, CORPORA	275120	STARS/SUMMER-26	0.00	2,298.24
1011	437506	08/12/26	10006857	YARDLEY ORGILL CO., INC.	352363	HYD REPAIR OSLO	0.00	520.14
1011	437506	08/12/26	10006857	YARDLEY ORGILL CO., INC.	352363	LID LIFTER	0.00	190.97
1011	437506	08/12/26	10006857	YARDLEY ORGILL CO., INC.	352363	CURBSTOPS	0.00	1,267.79
1011	437506	08/12/26	10006857	YARDLEY ORGILL CO., INC.	352363	WRENCH	0.00	79.86
TOTAL CHECK							0.00	2,058.76
1011	V437507	08/12/26	00007415	BUENA PARK CITY EMPLOYEE	73	DED:1102 BPCEA DUES	0.00	920.00
1011	V437508	08/12/26	10013793	BUENA PARK HOTEL MARKETI	995100	BPHMA TRANSFER	0.00	50,000.00
1011	V437509	08/12/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:0846 LTD PA/PMA	0.00	2,145.00
1011	V437509	08/12/26	00000481	BUENA PARK POLICE ASSOCI	73	DED:1100 POLICE DUE	0.00	9,775.02
TOTAL CHECK							0.00	11,920.02
1011	V437510	08/12/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1101 SWAT	0.00	350.00
1011	V437510	08/12/26	00007357	BUENA PARK POLICE DEPT S	73	DED:1099 SWAT DUES	0.00	30.00
TOTAL CHECK							0.00	380.00
1011	V437511	08/12/26	00000054	TED JONES FORD INC.	171710	LATCH	0.00	394.78
1011	V437511	08/12/26	00000054	TED JONES FORD INC.	171710	RADIATOR ASY	0.00	886.48
1011	V437511	08/12/26	00000054	TED JONES FORD INC.	171710	ELEMENT	0.00	32.18
1011	V437511	08/12/26	00000054	TED JONES FORD INC.	171710	DEFLECTOR	0.00	219.56
1011	V437511	08/12/26	00000054	TED JONES FORD INC.	171710	TANK ASY	0.00	220.15
1011	V437511	08/12/26	00000054	TED JONES FORD INC.	171710	RELAY	0.00	73.84
TOTAL CHECK							0.00	1,826.99
1011	V437512	08/12/26	00009876	MUNICIPAL WATER DIST OF	396848	INSPECTIONS/JUNE-26	0.00	390.51

SELECTION CRITERIA: transact.trans_date between '20260730 00:00:00.000' and '20260812 00:00:00.000'
ACCOUNTING PERIOD: 2/27

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	V437513	08/12/26	00000913	ORANGE COUNTY FIRE AUTHO	640310	RET MED PROG/AUG-26	0.00	2,480.00
1011	V437514	08/12/26	00000222	EDCO/PARK DISPOSAL CORP.	460220	RES BILLING/JULY-26	0.00	398,617.43
1011	V437514	08/12/26	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG	0.00	420.59
1011	V437514	08/12/26	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG	0.00	59.37
TOTAL CHECK							0.00	399,097.39
1011	V437515	08/12/26	10014025	PROCURE AMERICA LLC	660240	UTIL 10/1/25-6/30/26	0.00	1,198.34
1011	V437515	08/12/26	10014025	PROCURE AMERICA LLC	352510	UTIL 3/3/26-6/1/26	0.00	1,897.05
TOTAL CHECK							0.00	3,095.39
1011	V437516	08/12/26	10015162	BRIANNA VETRANO	995100	DIGIT ADS PROG/JULY26	0.00	4,500.00
1011	V437517	08/12/26	10011660	YUNEX, LLC	560230	EXTRA SIG MT/JUNE-26	0.00	4,378.65
1011	V437517	08/12/26	10011660	YUNEX, LLC	560230	SIG MAINT/JUNE-26	0.00	8,670.05
1011	V437517	08/12/26	10011660	YUNEX, LLC	560230	EXTRA SIG MT/JUNE-26	0.00	18,330.13
1011	V437517	08/12/26	10011660	YUNEX, LLC	560230	EXTRA SIG MT/MAY-26	0.00	2,928.58
1011	V437517	08/12/26	10011660	YUNEX, LLC	560230	EXTRA SIG MT/APRIL-26	0.00	1,050.48
TOTAL CHECK							0.00	35,357.89
TOTAL CASH ACCOUNT							1,059.87	2,202,554.83
TOTAL FUND							1,059.87	2,202,554.83
TOTAL REPORT							1,059.87	2,202,554.83

Voided Check Numbers	Date Printed
437405	8/12/2026
437460	
437461	
437481	
437482	
437483	
437484	
437485	
437486	
437487	
437488	
437489	

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $16,803.84 COVERING RETIREE PAYROLL ENDING JULY 31, 2026.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37208 of the Government Code, the Director of Finance or his designated representative hereby certifies to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: The claims and demands in the sum of $16,803.84, set forth on the 2-page register attached to this resolution and made a part here of have been audited as required by law and are hereby allowed in the amount set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____

City Clerk

I hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026.

_____
City Clerk

CITY OF BUENA PARK
CHECK REGISTER(CONCISE)

SELECTION CRITERIA: checkhis.pay_run='NN3'
ALL CHECKS

PAYRUN: NN3
DATE: 07/30/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
402140	.00	148.00		DENNY, JOHNNIE	9440
402141	.00	148.00		GONZALES, ROBERT	9461
402142	.00	148.00		JACKSON, GARY	9482
402143	.00	148.00		KIMERY, ERIC	9012
402144	.00	148.00		MCCAY, DONALD	9517
402145	.00	38.00		ROBLES, AMPARO	9550
402146	.00	148.00		SCHWENGEL, LLOYD	9558
402147	.00	10.00		TRUJILLO, FRANK	9663
402148	.00	146.00		TUTHILL, LOREN	9581
402149	.00	38.00		WYMAN, GUADALUPE	9592
v402150	10.00	.00		AGUIRRE, RICHARD	9624
v402151	146.00	.00		BERRY, STEVE	9682
v402152	194.83	.00		BISBING, KRISTOPHER	9675
v402153	148.00	.00		BRANUM, TERRY	9418
v402154	148.00	.00		CARNEY, PATRICK	9014
v402155	38.00	.00		CIAMPA, LISA	9429
v402156	146.00	.00		CISNEROS, RUDY	9625
v402157	38.00	.00		CLARK, LAURENCE	9430
v402158	38.00	.00		COX, BARBARA	9435
v402159	148.00	.00		DASCENZI, PHILLIP	9438
v402160	38.00	.00		DESOUCY, DOLORES	9441
v402161	148.00	.00		DIXON, JAMES	9442
v402162	148.00	.00		DOCK, HENRY	9443
v402163	146.00	.00		FONCECA, ARTHUR	9456
v402164	890.89	.00		FORSYTH, RICHARD	9680
v402165	148.00	.00		FROST, FRANK	9458
v402166	435.00	.00		HAINLEY, LAWRENCE	9651
v402167	169.00	.00		HENEIN, NABIL	9662
v402168	148.00	.00		HESTER, KATHLEEN	9627
v402169	148.00	.00		HICKEN, GARY	9475
v402170	258.00	.00		HOLGUIN, ALEXANDER	9604
v402171	146.00	.00		JACKSON, TERESA	9628
v402172	148.00	.00		JONES, MICHAEL	9656
v402173	38.00	.00		JONES, SHIRLEY	9486
v402174	146.00	.00		JONES, WILLIAM	9485
v402175	38.00	.00		KELLY, ANDREA	9661
v402176	1,248.29	.00		KOHANEK, WILLIAM	9669
v402177	148.00	.00		LININGER, RODNEY	9497
v402178	10.00	.00		LITCHFIELD, WILLIAM	9630
v402179	146.00	.00		LOEHR, LOTHAR	9499
v402180	1,750.56	.00		LOVCHIK, MICHAEL	9684
v402181	38.00	.00		LOWRY, MARILYN	9501
v402182	148.00	.00		LUCENTI, THOMAS	9502
v402183	38.00	.00		MALOUFF, JOSEPHINE	9505
v402184	148.00	.00		MANNING, BRUCE	9506
v402185	38.00	.00		MARTIN, GLORIA	9508
v402186	38.00	.00		MARTINEZ, DAVID	9649
v402187	148.00	.00		MARTINEZ, MANUEL	9667
v402188	148.00	.00		MCNEILLY, MICHAEL	9522
v402189	10.00	.00		MEALER, JAMES	9523

SELECTION CRITERIA: checkhis.pay_run='NN3'
ALL CHECKS

V402190	148.00	.00	MONSON, THOMAS	9638
V402191	435.00	.00	MOTE, ROBERT	9600
V402192	2,546.00	.00	NUNES, FRANK	9701
V402193	258.00	.00	PELTON, GREGORY	9699
V402194	18.00	.00	PENA, RICHARD	9598
V402195	148.00	.00	POTTER, BRUCE	9541
V402196	148.00	.00	POWELL, ROGER	9672
V402197	38.00	.00	REDDICK, SUZANNE	9655
V402198	146.00	.00	RILEY, MARGARET	9681
V402199	38.00	.00	ROGERS, REGINA	9631
V402200	148.00	.00	SANDERS, DARYL	9553
V402201	148.00	.00	SCHOALES, JAMES	9555
V402202	38.00	.00	SHEARN, WYNNETTE	9641
V402203	1,264.24	.00	SIANEZ, COREY	9690
V402204	148.00	.00	STEWARD, GREGORY	9572
V402205	148.00	.00	SWISHER, JOHN	9652
V402206	148.00	.00	SYLVESTER, DAVID	9574
V402207	10.00	.00	TEMPLETON, JOHN	9686
V402208	146.00	.00	TILTON, SHALICE	9683
V402209	148.00	.00	WADELL, VERN	9584
V402210	146.00	.00	WARSINSKI, RICKY	9645
V402211	146.00	.00	WHITESIDE, JOHN	9668
V402212	38.00	.00	WHITLOCK, JOHN	9633
V402213	780.03	.00	WILLIAMS, JUDITH	9700

PAYRUN TOTAL

CHECK:	74	15,683.84	1,120.00

TOTAL

CHECKS:	74	15,683.84	1,120.00

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,387,982.72 COVERING REGULAR PAYROLL ENDING JULY 31, 2026

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: That in accordance with Section 37208 of the Government Code, the Director of Finance or his designated representative hereby certifies to the accuracy of the following demands and to the availability of funds for payment thereof.

_____
Director of Finance

SECTION 2: The claims and demands in the sum of $1,387,982.72 set forth on this 9-page register attached to this resolution and made a part hereof have been audited as required by law and are hereby allowed in the amount set forth.

PASSED AND ADOPTED this _____ day of _____ 2026 by the following called vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Mayor

ATTEST:

_____
City Clerk

I hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council of the City of Buena Park held this _____ day of _____ 2026.

_____
City Clerk

SELECTION CRITERIA: checkhis.pay_run='NO1'
ALL CHECKS

PAYRUN: NO1
DATE: 08/07/2026

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
V402214	2,307.17	.00		APARICIO, LESLIE	590
V402215	7,181.47	.00		COPPING, SARA	951
V402216	2,704.29	.00		ENGLEBRECHT, BRIDGET	261
V402217	3,361.95	.00		FEWER, JESSICA	580
V402218	7,960.67	.00		FRANCE, AARON	1650
V402219	856.43	.00		LARA, SYDNEY	908
V402220	59.62	.00		MCKINNEY, KENNETH	552
V402221	3,024.90	.00		MEDINA, YARETZA	8
V402222	1,240.60	.00		OWAKA, PASCHAL	615
V402223	839.21	.00		PERSI, MICHAEL	678
V402224	1,312.14	.00		PINCEK, ASHLEY	896
V402225	743.58	.00		STRONGMAN, BENJAMIN	681
V402226	9.85	.00		TEHRANI, AIDIN	551
V402227	1,796.09	.00		CASTRO, GWENDOLYNE	503
V402228	3,517.50	.00		CERDA, JUAN	831
V402229	7,030.13	.00		FENTON, EDWARD	1564
V402230	369.63	.00		FRANKLIN, AISHA	665
V402231	2,704.29	.00		GONZALEZ, VANESSA	866
V402232	3,072.48	.00		KERN, DONNA	2574
V402233	3,502.93	.00		PREVO, DOREKA	390
V402234	6,345.25	.00		VALDEZ, REBECCA	5490
V402235	2,399.71	.00		BUENROSTRO, PATRICIA	227
V402236	1,834.72	.00		GALLENTINE, KAILEY	486
V402237	6,886.16	.00		GARCIA, ADRIAN	1700
V402238	1,444.33	.00		GLAVIN, BARBARA	1768
V402239	3,249.10	.00		HERNANDEZ, GLORIA	2092
V402240	7,674.99	.00		HYUN, SUNG	2248
V402241	2,479.10	.00		KIM, MIN	2584
V402242	2,432.58	.00		LOVEJOY, REBEKAH	76
V402243	610.67	.00		OZAKI, GRACE	3881
V402244	2,290.92	.00		PAK, TIMOTHY	3955
V402245	4,473.12	.00		PEREZ, JESSICA	4111
V402246	2,878.96	.00		TOMASSETTI, JEEVANI	5623
V402247	2,406.07	.00		TRAN, KRYSTLE	242
V402248	3,713.73	.00		AVERELL, MARK	272
V402249	2,606.61	.00		COLES-GUZMAN, MARY	950
V402250	2,690.74	.00		KENNEDY, SEAN	111
V402251	2,429.10	.00		FLORES, CHRISTOPHER	464
V402252	2,999.77	.00		HOPKINS, NICHOLAS	627
V402253	5,242.72	.00		IBARRA GENIZ, JOSE	882
V402254	3,097.18	.00		LESTER, ALEXANDER	2868
V402255	2,105.64	.00		MACIAS, JUDITH	2996
V402256	2,987.03	.00		MEZA, MICHAEL	948
V402257	1,052.47	.00		SANCHEZ, CHRISTOPHER	236
V402258	3,322.64	.00		ALVAREZ, JOSHUA	458
V402259	49.27	.00		CARVER, JAMES	905
V402260	1,092.00	.00		CASTANEDA, GUADALUPE	280
V402261	3,479.14	.00		CRAVENS, ROBERT	658
V402262	898.30	.00		DINH, MICHELLE	433
V402263	3,289.97	.00		FLORES, ADRIAN	894

SELECTION CRITERIA: checkhis.pay_run='NO1'
ALL CHECKS

v402264	6,457.94	.00	FOULKES, MATTHEW	9
v402265	778.80	.00	GUZMAN, FEDERICO	1918
v402266	1,198.62	.00	JONES, JUSTIN	947
v402267	2,160.50	.00	LI, CELINE	832
v402268	4,474.25	.00	LUNA, HARALD	264
v402269	1,984.71	.00	MARTINEZ, ERIKA	897
v402270	3,282.93	.00	MCALEESE, IAN	159
v402271	3,776.46	.00	NAVARRO, SANDRA	93
v402272	3,842.44	.00	PELAYO, RODRIGO	870
v402273	900.73	.00	RUIZ, DANIEL	107
v402274	2,627.41	.00	SANTOS, RUTH	4640
v402275	3,369.68	.00	SOLIS, XIOMARA	895
v402276	1,963.33	.00	TAE, RAY	5196
v402277	4,694.30	.00	THAI, LOTUS	536
v402278	47.39	.00	DIEP, DEBORAH	1208
v402279	47.39	.00	JUDEH, MIRVAT	389
v402280	47.39	.00	PATINO ESCALONA, HECTOR	387
v402281	6,036.43	.00	DHAUW, MELISSA	1170
v402282	2,282.59	.00	GRIFFIN, CHEKESHA	865
v402283	268.29	.00	MARTINEZ, RICHARD	834
v402284	3,332.46	.00	SUAREZ, SARABETH	5169
v402285	3,420.49	.00	YOON, JIWON	91
v402286	23.70	.00	BENDINELLI, DOMINIC	490
v402287	1,907.98	.00	CARDENAS, MARGARET	336
v402288	2,515.99	.00	IBARRA, KRISTI	88
v402289	23.70	.00	JAMES, SAGIL	392
v402290	7,040.27	.00	MIKHAEL, MINA	3359
v402291	23.70	.00	SCHOONER, BRANDON	556
v402292	23.70	.00	SINGHAL, ANNIE	4893
v402293	3,454.90	.00	ADAME, RUBEN	943
v402294	4,967.43	.00	ALQAM, NADER	71
v402295	4,651.33	.00	ARABOLU, DEEPTHI	178
v402296	3,392.61	.00	CAPISTRANO, FRANCES	74
v402297	2,727.76	.00	COLES, CARINA	77
v402298	3,114.66	.00	GUZMAN, HECTOR	512
v402299	3,554.77	.00	LEE, HYANG SUN	430
v402300	3,984.86	.00	MILLER, JADEN	513
v402301	3,107.24	.00	QUINONES, FABIO	875
v402302	3,368.55	.00	RODRIGUEZ, JEREMY	877
v402303	2,996.32	.00	SHIRAKAWA, SHIN	964
v402304	2,349.35	.00	TELLEZ, ALMA	667
v402305	917.73	.00	TRAN, ASHLEY	949
v402306	4,080.86	.00	TRAN, JASON	96
v402307	4,257.95	.00	WRAY, NORMAN	5725
v402308	2,806.07	.00	ZARAGOZA, EDUARDO	5788
v402309	990.76	.00	AHN, JOYCE	263
v402310	991.83	.00	FRANCO-HERNANDEZ, CARLOS	566
v402311	932.85	.00	HOQUE, LAMIYA	412
v402312	821.30	.00	SONNE, SUSAN	5161
v402313	777.24	.00	TRAUT, CONNOR	5399
v402314	3,044.93	.00	ALMQUIST, ANNA PATRICIA	168
v402315	2,139.99	.00	GUERRA, SARAH	1470
v402316	961.03	.00	KIRK, RALPH	384
v402317	2,183.93	.00	LOPEZ, ANGELICA	2928
v402318	6,345.31	.00	VICUNA, ADRIA	2297
v402319	1,211.28	.00	YAM, DARLENE	867

SELECTION CRITERIA: checkhis.pay_run='NO1'
ALL CHECKS

v402320	2,114.72	.00	BARRAZA, TAYLOR	501
v402321	6,736.99	.00	CAMPOS, LOLANI	728
v402322	4,070.01	.00	COTA, LORRAINE	954
v402323	5,898.69	.00	DAVENPORT, JOSEPH	1094
v402324	11,412.45	.00	DIERINGER, RYAN	1145
v402325	4,232.56	.00	FRANKLIN, KEVIN	1649
v402326	9,827.15	.00	GEYER, BRADLEY	1692
v402327	7,056.70	.00	LOVETERE, JOSEPH	2962
v402328	8,018.13	.00	MUNOZ, OSCAR	3605
v402329	5,872.60	.00	NGUYEN, NGHIA	3755
v402330	2,662.46	.00	SEMAAN, NADIA	4740
v402331	1,242.90	.00	CHARNES, LANCE	783
v402332	6,436.09	.00	JIMENEZ, ROBERT	352
v402333	3,991.03	.00	KIM, HYUN	328
v402334	3,832.37	.00	LAM, DAVID	2790
v402335	283.58	.00	LOVCHIK, MICHAEL	6
v402336	7,211.03	.00	MIKIEWICZ, SIMON	3360
v402337	1,947.98	.00	NOVOTNY, MARY	3705
v402338	2,418.44	.00	SAUCEDA, CATHLEEN	4645
v402339	7,173.09	.00	SHADDOW, JON-MICHAEL	4837
v402340	6,109.02	.00	TOMSICK, MARTIN	5360
v402341	2,965.62	.00	ALCALA, BRITTANY	58
v402342	3,915.44	.00	ARIAS, KALEA	592
v402343	534.10	.00	BARAJAS-OROZCO, MARIA	906
v402344	2,364.82	.00	BINYON, ERIC	506
v402345	5,160.34	.00	BRANDSTETTER, JAMES	629
v402346	5,191.14	.00	BUTH, CATHERINE	561
v402347	3,567.95	.00	CARPENTER, SCARLET	1663
v402348	993.20	.00	CASTRO, ISABELLA	883
v402349	818.89	.00	CIFUENTES MEDINA, DANNA	671
v402350	954.57	.00	CORTEZ TORRES, AMANDA	450
v402351	1,251.34	.00	DIERINGER, REGINA	1515
v402352	963.79	.00	GONZALEZ, BAILEY	868
v402353	572.14	.00	GUO, ANFENG	965
v402354	509.95	.00	GUTIERREZ, JULIAN	966
v402355	1,363.19	.00	HERNANDEZ, ISABELLA	112
v402356	5,124.86	.00	KUO, STACEY	1530
v402357	885.53	.00	MADHAE, DEEPINDER	555
v402358	4,029.53	.00	MAERKER, ELIZABETH	3017
v402359	3,575.15	.00	MCGRATH, CODY	3220
v402360	1,118.98	.00	MENDOZA ESPINOZA, MYA	532
v402361	2,457.14	.00	MUNOZ, JENNICKA	932
v402362	792.23	.00	ONTIVEROS, STEVEN	342
v402363	2,469.33	.00	PALMA-RUBALCAVA, DIANA	3970
v402364	2,546.51	.00	PEREZ, DONNA	929
v402365	1,184.65	.00	RODRIGUEZ TZAJ, SANDY	604
v402366	2,482.93	.00	RODRIGUEZ VILLA, YARELI	205
v402367	2,988.66	.00	RYAN, JESSICA	887
v402368	7,377.98	.00	SCHETTINI, MARIA	1536
v402369	4,984.78	.00	SHERIFF, SAMANTHA	2096
v402370	954.56	.00	SILVERIO, SAMANTHA	497
v402371	3,937.47	.00	TANIGUCHI, MELISSA	5230
v402372	224.01	.00	VELLANOWETH, KRISTINE	217
v402373	636.81	.00	WOOD, HUNTER	605
v402374	2,328.58	.00	BERMUDEZ, MYRA	884
v402375	2,509.27	.00	CHAN, KARA	795

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V402376	3,652.52	.00	FIORE, KATE	1560
V402377	2,054.09	.00	FLOHRA, KARAN	516
V402378	2,782.46	.00	FOX, CHARITY	1641
V402379	790.58	.00	KUHN, MICHELLE	2730
V402380	732.33	.00	KUHN, TARI	2747
V402381	2,338.64	.00	MAERTZ, DANA	3018
V402382	3,705.79	.00	MENDIVEL, CHRISTINA	3299
V402383	3,635.36	.00	NGO, CATHERINE	3752
V402384	3,364.34	.00	PENDLETON, SUN	4080
V402385	1,672.77	.00	TENG, LING-FEI	2871
V402386	2,414.75	.00	UMLAH, AMBER	5435
V402387	6,576.93	.00	BAILEY, JOHN	355
V402388	9,400.57	.00	BATES, PATRICK	378
V402389	3,880.84	.00	BELTRAN, CHRISTINA	13
V402390	7,099.05	.00	BLACKWOOD, PHALANN	550
V402391	7,149.10	.00	BOURNE, CLIFFORD	5612
V402392	4,723.72	.00	BOYD, ROBERT	584
V402393	4,445.84	.00	BOYER, CAMERON	585
V402394	3,800.42	.00	BRAVO, ISABEL	420
V402395	3,690.85	.00	CAMPOS, CARLOS	871
V402396	6,658.08	.00	CERDA, SERGIO	240
V402397	3,547.98	.00	CHAVEZ, ALEJANDRO	182
V402398	5,439.27	.00	CHAVEZ, ANTONY	246
V402399	3,226.14	.00	CHO, YOUNGVEEN	758
V402400	4,423.37	.00	CURATOLA, ANTHONY	350
V402401	4,208.79	.00	DAVIS, JONATHAN	1083
V402402	2,260.83	.00	ELLIOTT, TOBY	918
V402403	2,593.39	.00	ESCOBEDO, CARLOS	934
V402404	4,775.75	.00	ESCOBEDO, DOMINICK	1521
V402405	3,581.74	.00	ESTRELLA, CARL JOSEPH	415
V402406	7,354.22	.00	GALOS, MICHAEL	1680
V402407	5,192.39	.00	GANO, KEVIN	1742
V402408	3,449.61	.00	GARCIA, JONATHAN	514
V402409	5,744.28	.00	GENTNER, GEORGE	1765
V402410	5,975.20	.00	GONZALEZ, LUIS	164
V402411	4,313.07	.00	GONZALEZ, OSCAR	1785
V402412	5,101.80	.00	HERST, RYAN	2102
V402413	4,429.51	.00	HOGAN, CHRISTIAN MICHAEL	138
V402414	5,791.64	.00	HONG, ALEX	2130
V402415	6,114.12	.00	JIMENEZ, GUSTAVO	2285
V402416	4,454.23	.00	LAZARO, WILLIAM	872
V402417	9,961.81	.00	LEE, CONNOR	2861
V402418	6,846.02	.00	LEPE, SERGIO	2901
V402419	5,234.18	.00	LIRA, JOSEPH	133
V402420	4,025.28	.00	LOPEZ, GUILLERMO	2958
V402421	4,228.46	.00	LUCACI, KEVIN	874
V402422	4,443.71	.00	LUONG, AARON	577
V402423	6,106.95	.00	MARTINEZ, JESUS	117
V402424	6,992.16	.00	MEDRANO, JULIAN	3223
V402425	6,383.29	.00	MEKDARA, BOBBY	624
V402426	5,751.41	.00	MEONO, ROBIN	351
V402427	4,700.72	.00	MOELLER, SARAH	3590
V402428	5,702.04	.00	MORALES, FRANK	3489
V402429	6,220.07	.00	MORQUECHO, FERNANDO	510
V402430	5,866.50	.00	MURILLO CASTRO, JULIAN	268
V402431	3,731.29	.00	NGUYEN, ANTHONY	258

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v402432	10,284.90	.00	NYHUS, CHRISTOPHER	3808
v402433	5,922.34	.00	O'DETTE, DIRK	3823
v402434	3,345.96	.00	OH, WILLIAM	326
v402435	6,095.02	.00	OSORIO, STEVIE	573
v402436	5,123.82	.00	PADILLA, VALERIE	108
v402437	10,033.59	.00	PINO, RICHARD	4171
v402438	9,781.10	.00	PLUMLEE, ROGER	4180
v402439	6,386.34	.00	PROCEL, ANDY	4243
v402440	5,725.26	.00	RAMIREZ, ANGEL	4314
v402441	4,632.90	.00	RANGEL, PRISCILLA	4337
v402442	7,812.58	.00	REYES, HUGO	98
v402443	5,032.65	.00	RODRIGUEZ, CHRISTIAN	4476
v402444	5,400.99	.00	RODRIGUEZ CASTILLERO, JOSEPH	259
v402445	4,186.45	.00	SALAZAR, RYAN	4626
v402446	4,832.91	.00	SOLIS, DANIEL	5000
v402447	3,694.38	.00	SOUSA, MATTHEW	596
v402448	4,130.51	.00	TEWELL, MELISSA	5282
v402449	7,161.84	.00	TRAN, TUYET	5424
v402450	4,121.56	.00	TUBBS, AUSTIN	873
v402451	4,240.41	.00	WILLIAMS-GIROUX, JACOB	499
v402452	8,143.91	.00	COLON, BOBBY	900
v402453	5,046.50	.00	JOHNSON, BRYAN	2300
v402454	2,116.91	.00	MENDOZA HERNANDEZ, STEPHANIE	427
v402455	7,039.67	.00	ORTEGA, MICHAEL	104
v402456	2,437.28	.00	PARRA, ANGEL	498
v402457	2,140.51	.00	RAMIREZ, ARIANNA	86
v402458	2,601.53	.00	SILVA, OSCAR	4886
v402459	2,615.53	.00	VAZQUEZ-CAMACHO, MARLENE	101
v402460	9,175.34	.00	VU, JEFFREY	5519
v402461	262.78	.00	BAIR, JOHN	284
v402462	992.31	.00	CASEY, DROUETT	771
v402463	11,405.49	.00	BERNAL, DAVID	480
v402464	5,600.75	.00	BOUDREAU, CORY	583
v402465	2,785.98	.00	BOUDREAU, LAURA	2192
v402466	5,679.12	.00	BOYINGTON, DEVIN	594
v402467	6,885.61	.00	CARNEY, THOMAS	751
v402468	4,274.29	.00	CHRISTIANSEN, ANDREW	97
v402469	3,578.74	.00	EK, CHRISTOPHER	1477
v402470	8,968.03	.00	ESCAMILLA, MARIO	1529
v402471	4,305.50	.00	KALAGIAN, BRYANT	2436
v402472	2,303.42	.00	LARA, KARON	103
v402473	3,077.43	.00	LOMELI, LISBETH	4516
v402474	3,371.65	.00	LOPEZ, VANESSA	2929
v402475	6,895.22	.00	LOPEZ, WILLYVALDO	2941
v402476	6,300.54	.00	LOWE, AUSTIN	2956
v402477	5,989.17	.00	MOON, DAVID	3479
v402478	2,095.01	.00	MORALES MALDONADO, IVETT	3490
v402479	2,085.13	.00	O'DETTE, NANCY	1920
v402480	5,076.29	.00	PANTOJA, DAVID	3986
v402481	4,875.39	.00	RUBALCAVA, EFRAIN	4590
v402482	4,284.49	.00	SULLIVAN, STACEY	5160
v402483	3,450.62	.00	TREADWAY, SARA	4210
v402484	4,841.61	.00	TURNER, JERAMIAH	291
v402485	3,853.08	.00	VU, KRISTINE	63
v402486	3,523.91	.00	AUBUCHON, LAURIE	250
v402487	2,357.47	.00	GENERA, ELIZABETH	1685

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ALL CHECKS

V402488	5,430.93	.00	HUNT, JOSEPH	2249
V402489	3,095.95	.00	LUX, ANDREA	2972
V402490	2,652.99	.00	VENEGAS MENDEZ, JAVIER	5491
V402491	3,606.99	.00	BACA, ANDREW	315
V402492	3,605.68	.00	BRITO, MICHAEL	642
V402493	1,793.17	.00	CASTRO, EFRAIN	641
V402494	744.80	.00	CASTRO, JOHN	540
V402495	1,408.11	.00	CONTRERAS, DANIEL	941
V402496	3,396.39	.00	ESCATEL-OROSCO, PEDRO	1537
V402497	1,551.50	.00	GARCIA, RYAN	851
V402498	2,785.15	.00	GONZALEZ, ALEJANDRO	1783
V402499	744.80	.00	GONZALEZ, KONRAD	587
V402500	3,878.83	.00	LIBUNAO, NINO	2912
V402501	1,988.61	.00	LISCANO, CHRISTOPHER	850
V402502	1,921.01	.00	MARASCO, MATTHEW	289
V402503	1,401.64	.00	MENDOZA, FELIX	942
V402504	3,609.97	.00	MUNOZ, JOHNNY	144
V402505	2,241.64	.00	NAJERA, JESSE	3630
V402506	2,092.94	.00	NGUYEN, DUNG	858
V402507	1,723.21	.00	ORTIZ, RAYMOND	309
V402508	1,080.03	.00	PAPANIC, DENNIS	548
V402509	1,321.55	.00	PEREZ, EDWARD	939
V402510	2,888.82	.00	RIVERA, JOE	4450
V402511	1,723.21	.00	RODRIGUEZ, MIGUEL	589
V402512	2,614.01	.00	RODRIGUEZ, OSCAR	131
V402513	1,080.03	.00	SANTANA, JESUS	860
V402514	2,354.76	.00	SERNA, JUAN	4728
V402515	2,992.51	.00	TORREZ, JAVIER	69
V402516	1,441.20	.00	VASQUEZ, HERIBERTO	944
V402517	810.02	.00	VILLANUEVA, RICHARD	854
V402518	1,733.03	.00	AYON, ANSELMO	967
V402519	4,481.48	.00	CARRILLO, EDWARD	765
V402520	3,773.26	.00	ELLS, ZACHARY	1500
V402521	2,501.31	.00	ENNIS, JOSEPH	262
V402522	2,370.21	.00	ESPINO, KEVIN	517
V402523	3,584.32	.00	FINCH, BARRETT	1574
V402524	4,544.63	.00	HAGAN, KEVIN	1947
V402525	4,799.00	.00	KVENBO, SCOTT	2750
V402526	2,878.61	.00	MARTINEZ, MARCO	215
V402527	7,624.20	.00	MCGEE, MICHAEL	9306
V402528	2,577.48	.00	MILLER, DAVID	3390
V402529	4,130.67	.00	MOJARRO, ANDREW	3082
V402530	6,342.74	.00	MOORE, FRANK	3486
V402531	2,265.25	.00	MYLLES, JOSHUA	279
V402532	1,969.29	.00	PLECHNER, LOGAN	968
V402533	1,936.54	.00	PRECIADO, CAMDEN	134
V402534	2,903.27	.00	SANCHEZ, JUAN	4617
V402535	2,462.07	.00	SPEAR, ANTHONY	5011
V402536	3,404.81	.00	STEPHENSON, MARK	5122
V402537	2,633.12	.00	TAVARES, JAMEY	5231
V402538	2,174.66	.00	ALVAREZ, CARLOS	136
V402539	1,401.64	.00	BELTRAN, MIGUEL	962
V402540	2,685.06	.00	DAHL, TERRY	1084
V402541	2,473.80	.00	DOMINGUEZ, KEVIN	565
V402542	2,588.81	.00	GARCIA ORTEGA, JOSE	1636
V402543	2,656.62	.00	GRIMES, DAVID	1881

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v402544	2,311.83	.00	GUZMAN, KEVIN	132
v402545	2,499.89	.00	KOSS, MICHAEL	2718
v402546	3,324.26	.00	MARTINEZ, GABRIEL	3139
v402547	3,029.34	.00	MELLADO, KIM	3289
v402548	2,966.09	.00	MERROW, MATTHEW	3316
v402549	1,982.54	.00	MORALES, LEONARDO	819
v402550	2,546.48	.00	OTTEN, DAVID	3869
v402551	1,505.14	.00	PLASENCIA, JUAN	963
v402552	5,966.21	.00	PORTER, JEFFREY	4174
v402553	3,059.70	.00	RODRIGUEZ, EDWARD	4479
v402554	2,161.58	.00	RUIZ, ALEJANDRO	416
v402555	2,201.53	.00	TORRES, SALVADOR	234
v402556	2,667.44	.00	WELLS, ANTHONY	5610
v402557	3,584.44	.00	CAMPIZTA, ADAM	225
v402558	3,389.40	.00	DE LA CRUZ, RICARDO	558
v402559	1,156.76	.00	HERRERA, FELIX	856
v402560	3,648.64	.00	MACIAS, RAYMOND	2998
v402561	2,916.97	.00	WEAR, JOHN	5606
v402562	2,500.70	.00	ALARCON, ALEXANDER	485
v402563	11,633.03	.00	BOX, JAMES	576
v402564	2,444.01	.00	CHAVEZ, ARIANA	788
v402565	1,543.97	.00	CISNEROS, MICHELLE	812
v402566	2,232.05	.00	CONTRERAS, SAUL	95
v402567	856.43	.00	GRANADOS VALDEZ, ANDREA	938
v402568	3,326.13	.00	HURTADO, MARIA	353
v402569	2,342.59	.00	MANCILLA, JESSICA	451
v402570	2,611.22	.00	MARTINEZ, SERENA	3147
v402571	2,335.00	.00	MOMPELLER, JUSTICE	443
v402572	2,848.98	.00	MORENO, ANDREW	161
v402573	5,493.45	.00	SAUCEDA, MARK	4642
v402574	752.03	.00	ALVARADO, ADRIAN	89
v402575	938.42	.00	AMESCUA, MICHAEL	542
v402576	930.00	.00	ARIAS, SOFIA	537
v402577	1,243.94	.00	BAHENA, MAYRA	911
v402578	499.63	.00	BAHENA, PEDRO	148
v402579	456.38	.00	BAKER, JAMISON	465
v402580	851.74	.00	BALENTI, TYLOR	846
v402581	820.57	.00	BARENG, KATHERINE	33
v402582	812.15	.00	CARBAJAL, MARCELO	848
v402583	683.42	.00	CONSTANTINE, NATALIE	837
v402584	1,261.49	.00	DURGIN, JAYLIND	186
v402585	341.08	.00	ESCAMILLA PATRICIO, DANIELLE	534
v402586	736.97	.00	GARCIA, JOSE	892
v402587	1,340.84	.00	GARCIA, MICHELE	171
v402588	1,209.85	.00	GONZALEZ, ISAAC	294
v402589	1,066.38	.00	GUERRA, ATHZIRI	141
v402590	1,358.75	.00	GUILLEN, JAYDEN	339
v402591	1,006.53	.00	GUTIERREZ, MICHELLE	1925
v402592	38.43	.00	GUTIERREZ, SABRINA	847
v402593	1,177.40	.00	HERNANDEZ-ZAMORA, JAZMIN	613
v402594	1,305.93	.00	HOLLOWAY, ELIZABETH	2185
v402595	818.61	.00	JOHNSTONE, OLIVER	917
v402596	915.43	.00	JUBRAN, NOAH	127
v402597	1,005.77	.00	KIM, JORDAN	915
v402598	96.08	.00	LEOS LOPEZ, EVELYN	836
v402599	980.51	.00	LEWIS, ALEC	266

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V402601	732.18	.00	NGHIEM, NATALIE	249
V402602	1,203.90	.00	NGUYEN, KEVIN	299
V402603	657.53	.00	NGUYEN, TIFFANIE	609
V402604	1,283.97	.00	OCHOA, ALAN	192
V402605	963.66	.00	OYADELE, AYOMIDE	618
V402606	963.66	.00	PADILLA, MARLO	910
V402607	791.11	.00	PATEL, SHIV	912
V402608	967.88	.00	RAY, SABRINA	286
V402609	19.22	.00	REYES, JETH	844
V402610	1,126.91	.00	RIVERA GOMEZ, YAMILEX	4432
V402611	981.24	.00	RODRIGUEZ, JACOB	839
V402612	586.10	.00	RODRIGUEZ, KAREN	538
V402613	1,267.96	.00	RODRIGUEZ, MIKAYLA	295
V402614	581.29	.00	ROQUE, KATRINA	38
V402615	577.84	.00	RUIZ, JESUS	886
V402616	864.93	.00	RUIZ, LUIS	527
V402617	619.10	.00	RUSSELL, JEFFREY	150
V402618	1,149.38	.00	SANCHEZ, NATHAN	504
V402619	374.72	.00	SANTANA, JOZELYN	838
V402620	269.03	.00	SCOTT, EMANY	842
V402621	627.31	.00	SHRESTHA, SALIS	610
V402622	850.03	.00	SOLIMAN, MARSEL	322
V402623	1,146.29	.00	SOLTERO, JESSE	177
V402624	1,249.49	.00	SORIA, NOAH	5004
V402625	1,057.27	.00	STRICKLER, LINDA	5135
V402626	1,307.35	.00	TAPIA, ANGELICA	306
V402627	1,022.47	.00	THANKESWARAN, HASHMITHAA	543
V402628	902.37	.00	THOMSEN, MATTHEW	194
V402629	4,355.39	.00	VAN SICKLE, MICHELLE	2076
V402630	1,210.71	.00	VAZQUEZ, OSCAR	152
V402631	828.99	.00	VELOZ, SABRINA	146
V402632	963.66	.00	WONGSUPHAKPHAN, BRIANNA	337
V402633	1,477.34	.00	AGUILAR, KASSANDRA	685
V402634	1,415.56	.00	AGUILERA, CIENNA	617
V402635	132.31	.00	ARMENTA, JESSICA	599
V402636	980.83	.00	AVILA, RUBY	916
V402637	1,182.90	.00	BARNES, JOSIAH	619
V402638	610.49	.00	BAUTISTA, CELESTE	913
V402639	1,345.08	.00	BELMARES, NAYELY	919
V402640	1,102.34	.00	CLOCK, AUDREY	201
V402641	1,610.66	.00	CROCKETT, ALLISON	199
V402642	1,017.24	.00	DIXON, DAVONNE	563
V402643	1,345.62	.00	GALLEGO, LIAM	923
V402644	1,044.64	.00	GALLEGOS, INARI	572
V402645	1,590.37	.00	GLYNN, FIONA	115
V402646	968.17	.00	GODFREY, RILEY	4
V402647	401.98	.00	HILLIARD, AMAYA	616
V402648	1,163.65	.00	KEEBLE, CALEB	914
V402649	160.79	.00	LU, AIDEN	660
V402650	941.78	.00	LUM, OLIVER	686
V402651	1,771.39	.00	MAYA, GALILEA	324
V402652	1,192.91	.00	NGUYEN, DARREN	603
V402653	1,649.18	.00	PEDROZA, ANGELINE	325
V402654	846.19	.00	PEREZ CHRISTENSEN, JOHNNY	924
V402655	1,500.65	.00	POTTER, ALEXANDRA	564

SELECTION CRITERIA: checkhis.pay_run='NO1'
ALL CHECKS

V402656	1,456.52	.00	QUINTERO-GUAN, SEAN	601
V402657	1,646.52	.00	ROMERO, SYDNEY	14
V402658	1,443.39	.00	SINGH, YASHPREET	48
V402659	1,894.28	.00	SMITH, JOHN	210
V402660	1,527.53	.00	TAKEUCHI, AIRA	214
V402661	870.11	.00	TORRES, INEZ	296
V402662	1,610.66	.00	VACA, SARAH	311
V402663	1,374.35	.00	VALENCIA, JAYDEN	643
V402664	600.44	.00	AGUILAR, KALVIN	23
V402665	708.32	.00	BAKER, JADEN	904
V402666	407.12	.00	BARTOLO, BRYAN	338
V402667	670.71	.00	CABUSAO, NINA MARINELLA	729
V402668	1,172.81	.00	CARRERA ABAD, MARIA	864
V402669	841.15	.00	CHOATE, RACHAEL	511
V402670	1,095.79	.00	CORRALES, ISAAC	474
V402671	3,085.98	.00	DAVIS, TANIKKA	1082
V402672	847.08	.00	EDMONDSON JR, ROBERT	931
V402673	1,402.10	.00	GRACIA, TONY	622
V402674	702.72	.00	KENDRIX, PERRY	741
V402675	1,392.34	.00	LARIZ RUBALCAVA, CARLOS	429
V402676	674.80	.00	LIZARRAGA, ERIK	483
V402677	2,652.56	.00	LOZANO, WILFREDO	621
V402678	2,677.90	.00	MARQUEZ PINEDO, ANALISA	3118
V402679	1,035.83	.00	MEGGINSON, MARK	562
V402680	816.00	.00	MENDOZA, GISELLE	522
V402681	4,551.49	.00	NIELSEN, ROSEMARY	3760
V402682	816.00	.00	ORTIZ, YAHAIRA	241
V402683	286.24	.00	ROJAS, ASHLEY	473
V402684	368.35	.00	RUIZ, GIANCARLO	466
V402685	278.64	.00	SALAZAR, NICHOLAS	661
V402686	906.39	.00	SANCHEZ, MARIA	818
V402687	657.53	.00	SANDOVAL, RYAN	663
V402688	586.10	.00	SINGH, YASMINE	479
V402689	623.00	.00	SOSA, EMILY	888
V402690	541.76	.00	TILTON, ALEXANDRIA	879
V402691	736.39	.00	TOLEDO, ISAAC	742
V402692	259.42	.00	VEGA-MATA, PEDRO	278
V402693	3,122.64	.00	VILLAPANDO, MADELINNE	878
V402694	628.78	.00	ZAZUETA, RYAN	267

PAYRUN TOTAL
CHECK: 481 1,387,982.72 .00

TOTAL
CHECKS: 481 1,387,982.72 .00

August 25, 2026
CONSENT CALENDAR
Item No. 4C.

City Council Agenda Report

TREASURER'S REPORT FOR THE MONTH OF JULY 2026

PREPARED BY	PRESENTED BY
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Sung Hyun, Director of Finance	Aaron France, City Manager

RECOMMENDED ACTION

Receive and file the reports.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

The City of Buena Park's Investment Policy adopted by the City Council on February 24, 2026, requires the City Treasurer to submit a detailed investment report to the City Council. Attached for review are the Treasurer's Investment Reports for the month of July 2026. All of the investments listed meet the requirements of both the Government Code and the City Investment Policy.

BUDGET IMPACT

None.

Attachments

Treasurers Report Att1of4.pdf
Treasurers Report Att2of4.pdf
Treasurers Report Att3of4.pdf
Treasurers Report Att4of4.pdf

CITY OF BUENA PARK
Treasurer's Report of Monies on Deposit
Period Ending July 31, 2026

DESCRIPTION	City Book Balance	RDA Bond Proceeds Series B	Total
Union Bank - City Checking Account	4,214,938.10	-	4,214,938.10
Union Bank - Outstanding checks	(1,856,765.24)	-	(1,856,765.24)
Union Bank - Outstanding deposits	148,524.84	-	148,524.84
	2,506,697.70	-	2,506,697.70
Local Agency Investment Fund	20,810,092.99	-	20,810,092.99
Governmental Agency Securities	11,012,641.30	-	11,012,641.30
Commercial Paper	1,945,373.33	-	1,945,373.33
CMBS	13,507,646.49	-	13,507,646.49
Money Market Mutual	280,667.29	1,419,114.02	1,699,781.31
Supranational	3,383,135.00	-	3,383,135.00
Corporate	31,618,815.35	-	31,618,815.35
U S Treasury	64,423,955.12	-	64,423,955.12
Payables/Receivable	4,145.10	-	4,145.10
	146,986,471.97	1,419,114.02	148,405,585.99
Total	149,493,169.67	1,419,114.02	150,912,283.69

Fund Description	Cash Balance
11 - General Fund	45,257,585.08
12 - Economic Development Fund	14,830,833.59
13 - Measure R	17,518,025.06
17 - Opioid Settlement Fund	803,063.05
18 - Local Law Enforcement Fund	87,400.94
20 - Asset Forfeiture Fund	775,679.26
21 - Capital Project Fund	(65,970.04)
22 - Prop 172 PD Augment Fund	82,590.93
23 - State Law Enf Supp Fund	107,621.14
24 - State Gas Tax Fund	8,998,412.18
25 - Measure M2	2,692,394.31
28 - HOME Deferred Loan Fund	946,322.58
29 - Economic Development Fund (CDBG)	(113,105.33)
30 - State OCATT Fund	(185,188.83)
31 - Calhome Program	1,570,315.67
32 - Park In-Lieu Fund	892,116.16
33 - Traffic Congestion Relief Fund	132,614.12
40 - AB 2766 (AQMD) Fund	605,772.87
52 - Water Enterprise Fund	28,484,958.34
53 - Wastewater Enterprise Fund	13,184.41
54 - Water Impact Fund	17,078.08
55 - Sewer Impact Fund	15,338.76
62 - Workers' Comp Self-Ins Fund	5,106,001.30
63 - Public Liab Self-Ins Fund	-
65 - Accrued Leave Fund	714,312.17
71 - Equip Maint & Replacement Fund	8,864,607.51
73 - Payroll Revolving Fund	-
74 - Management Info Systems Fund	2,397,620.87
77 - Gov't Buildings Maintenance Fund	(10,035.67)
96 - Tourism & Marketing Dist	199,853.51
97 - Successor Fund to RDA	8,608,182.77
98 - Housing Successor Fund	1,564,698.90
Total Cash	150,912,283.69

* All investments are made in accordance with the City's adopted investment policy.
* The City has sufficient resources to meet expenditures for the next six (6) months.

PORTFOLIO SUMMARY

City of Buena Park Core | Account #405 | As of July 31, 2026

Portfolio Characteristics

Average Modified Duration	2.11
Average Coupon	3.65%
Average Purchase YTM	4.12%
Average Market YTM	4.38%
Average Credit Quality*	AA+
Average Final Maturity	2.34
Average Life	2.32

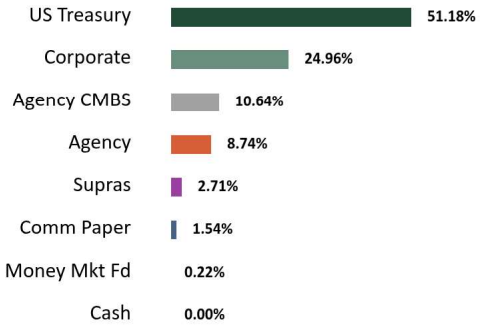
Account Summary

	End Values as of 06/30/2026	End Values as of 07/31/2026
Market Value	126,473,520.78	126,555,498.85
Accrued Interest	1,081,792.17	1,011,458.78
Total Market Value	**127,555,312.95**	**127,566,957.63**
Income Earned	482,084.33	439,457.17
Cont/WD	5,000,000.00	0.00
Par	127,788,101.14	128,269,812.39
Book Value	126,843,026.90	127,342,557.14
Cost Value	125,590,801.48	126,176,378.98

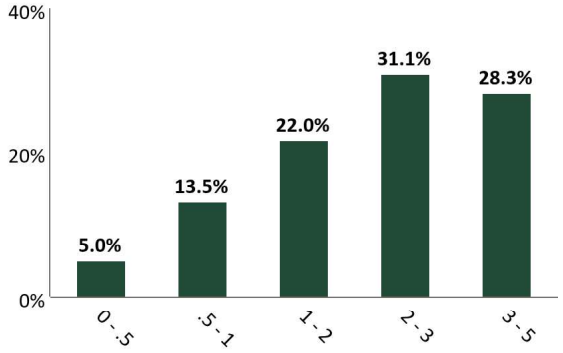
Top Issuers

United States	51.18%
Federal Home Loan Mortgage Corp	10.64%
Farm Credit System	4.94%
Federal Home Loan Banks	3.81%
Mitsubishi UFJ Financial Group, Inc.	1.54%
Inter-American Development Bank	1.54%
Blackrock, Inc.	1.18%
American Express Company	1.18%

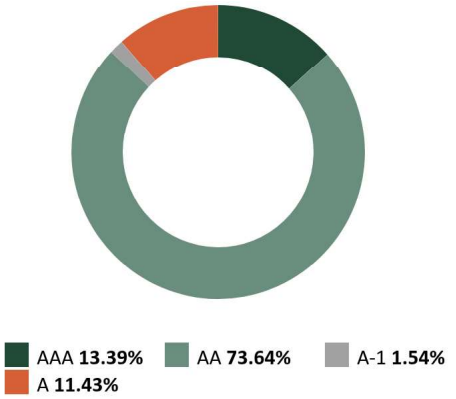
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Core	0.02%	0.27%	0.84%	3.25%	3.94%	4.49%	2.06%	1.99%	2.46%
Benchmark Return	0.04%	0.22%	0.74%	3.07%	3.74%	4.29%	1.89%	1.81%	2.28%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 0-5 Year US Treasury Index

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of July 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	100.0	10.6	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	10.6	Compliant	
Max Maturity (Years)	5.0	4.5	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV; Non Agency ABS & MBS)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
COLLATERALIZED BANK DEPOSITS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	1.5	Compliant	
Max % Issuer (MV)	5.0	1.5	Compliant	
Max Maturity (Days)	270	210	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	25.1	Compliant	
Max % Issuer (MV)	5.0	1.2	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	

The Statement of Compliance reflects Chandler's assessment of compliance with the applicable investment policy for the assets Chandler directly manages. The report may also present assets reported to Chandler by clients, custodians, or other third parties. Chandler includes those assets in the assessment but has no discretionary authority over them, does not independently verify the information provided, and assumes no responsibility for the accuracy or completeness of that information. Questions regarding this report should be directed to the designated investment professional.

STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of July 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	8.8	Compliant	
Max % Issuer (MV; Agencies & Agency CMOs)	30.0	10.6	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	2	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max % (MV)	35.0	0.0	Compliant	
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.2	Compliant	
Max % Issuer (MV)	20.0	0.2	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				

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STATEMENT OF COMPLIANCE

City of Buena Park Core | Account #405 | As of July 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	15.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.7	Compliant	
Max % Issuer (MV)	10.0	1.5	Compliant	
Max Maturity (Years)	5	2	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	51.1	Compliant	
Max % Issuer (BV)	100.0	51.3	Compliant	
Max Maturity (Years)	5	5	Compliant	

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RECONCILIATION SUMMARY

City of Buena Park Core | Account #405 | As of July 31, 2026

Maturities / Calls

Month to Date	**(3,500,000.00)**
Fiscal Year to Date	**(3,500,000.00)**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**6,778,379.51**
Fiscal Year to Date	**6,778,379.51**

Sales

Month to Date	**(2,827,003.84)**
Fiscal Year to Date	**(2,827,003.84)**

Interest Received

Month to Date	**495,371.70**
Fiscal Year to Date	**495,371.70**

Purchased / Sold Interest

Month to Date	**(35,079.82)**
Fiscal Year to Date	**(35,079.82)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Book Value	126,843,026.90	126,843,026.90
Maturities/Calls	(3,500,000.00)	(3,500,000.00)
Principal Paydowns	0.00	0.00
Purchases	6,778,379.51	6,778,379.51
Sales	(2,827,003.84)	(2,827,003.84)
Change in Cash, Payables, Receivables	(1,344.11)	(1,344.11)
Amortization/Accretion	49,498.67	49,498.67
Realized Gain (Loss)	0.00	0.00
Ending Book Value	127,342,557.14	127,342,557.14

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Market Value	126,473,520.78	126,473,520.78
Maturities/Calls	(3,500,000.00)	(3,500,000.00)
Principal Paydowns	0.00	0.00
Purchases	6,778,379.51	6,778,379.51
Sales	(2,827,003.84)	(2,827,003.84)
Change in Cash, Payables, Receivables	(1,344.11)	(1,344.11)
Amortization/Accretion	49,498.67	49,498.67
Change in Net Unrealized Gain (Loss)	(417,552.16)	(417,552.16)
Realized Gain (Loss)	0.00	0.00
Ending Market Value	126,555,498.85	126,555,498.85

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY									
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	2,000,000.00	07/22/2024 4.35%	2,014,366.00 2,004,283.88	100.42 4.12%	2,008,336.00 12,847.22	1.59% 4,052.12	Aa1/AA+ AA+	0.86 0.83
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	1,600,000.00	09/11/2023 4.50%	1,591,334.40 1,596,344.57	100.16 4.29%	1,602,577.60 27,805.56	1.27% 6,233.03	Aa1/AA+ AA+	2.11 1.95
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	2,500,000.00	11/14/2023 4.73%	2,488,100.00 2,494,555.34	100.64 4.32%	2,516,017.50 25,052.08	1.99% 21,462.16	Aa1/AA+ AA+	2.29 2.12
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	2,000,000.00	01/29/2024 4.05%	1,984,380.00 1,992,241.66	98.94 4.33%	1,978,882.00 2,798.61	1.56% (13,359.66)	Aa1/AA+ AA+	2.47 2.31
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	1,750,000.00	04/10/2024 4.66%	1,727,792.50 1,738,012.10	100.10 4.33%	1,751,729.00 23,606.77	1.38% 13,716.90	Aa1/AA+ AA+	2.69 2.48
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	1,200,000.00	06/11/2024 4.50%	1,206,668.40 1,203,813.65	100.73 4.35%	1,208,799.60 8,170.83	0.96% 4,985.95	Aa1/AA+ AA+	2.85 2.63
Total Agency		**11,050,000.00**	**4.47%**	**11,012,641.30 11,029,251.20**	**100.15 4.29%**	**11,066,341.70 100,281.08**	**8.74% 37,090.50**		**2.16 2.01**
AGENCY CMBS									
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	1,000,000.00	01/29/2024 4.42%	961,171.88 988,910.59	98.81 4.29%	988,074.00 2,703.33	0.78% (836.59)	Aaa/AA+ AA+	1.07 0.96
3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	1,200,000.00	11/05/2025 3.86%	1,199,765.62 1,199,829.81	98.73 4.51%	1,184,727.60 3,926.00	0.94% (15,102.21)	Aaa/AA+ AA+	1.99 1.85
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	1,250,000.00	06/10/2025 4.27%	1,234,960.94 1,240,255.30	98.59 4.55%	1,232,317.50 4,083.33	0.97% (7,937.80)	Aa1/AA+ AAA	2.15 1.94
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	1,000,000.00	12/09/2024 4.34%	979,062.50 988,061.56	98.24 4.56%	982,378.00 3,150.00	0.78% (5,683.56)	Aaa/AA+ AA+	2.24 2.04
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	1,000,000.00	04/17/2025 4.21%	981,015.63 987,559.54	97.86 4.57%	978,580.00 3,075.00	0.77% (8,979.54)	Aaa/AA+ AA+	2.49 2.25
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	1,250,000.00	12/29/2025 3.74%	1,241,650.39 1,243,259.31	97.54 4.57%	1,219,231.25 3,711.46	0.96% (24,028.06)	Aa1/AA+ AA+	2.49 2.29
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	1,000,000.00	09/11/2025 3.75%	990,820.31 993,140.69	97.31 4.58%	973,120.00 2,920.83	0.77% (20,020.69)	Aa1/AAA AA+	2.65 2.37
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	1,000,000.00	09/17/2024 3.74%	980,625.00 988,590.54	96.68 4.59%	966,759.00 2,748.33	0.76% (21,831.54)	Aa1/AA+ AAA	2.73 2.49

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3137H9D71	FHMS K-750 A2 3.0 09/25/2029	1,000,000.00	10/30/2024 4.49%	939,101.56 961,048.50	95.82 4.59%	958,234.00 2,500.00	0.76% (2,814.50)	Aa1/AA+ AAA	3.15 2.57
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	1,250,000.00	06/10/2025 4.35%	1,132,421.88 1,161,692.68	91.87 4.63%	1,148,323.75 2,155.21	0.91% (13,368.93)	Aa1/AA+ AAA	3.49 3.25
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	1,500,000.00	03/26/2025 4.40%	1,498,710.94 1,499,061.20	99.21 4.62%	1,488,192.00 5,515.00	1.18% (10,869.20)	Aaa/AA+ AA+	3.65 3.00
3137FXZ35	FHMS K-127 A2 2.108 01/25/2031	1,500,000.00	02/02/2026 4.08%	1,368,339.84 1,381,351.48	89.75 4.68%	1,346,302.50 2,635.00	1.06% (35,048.98)	Aa1/AA+ AAA	4.49 4.14
Total Agency CMBS		**13,950,000.00**	**4.14%**	**13,507,646.49** **13,632,761.20**	**96.63** **4.57%**	**13,466,239.60** **39,123.50**	**10.64%** **(166,521.60)**		**2.78** **2.48**
CASH									
CCYUSD	Receivable	4,145.10	--	4,145.10 4,145.10	1.00	4,145.10 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**4,145.10**		**4,145.10** **4,145.10**	**1.00**	**4,145.10** **0.00**	**0.00%** **0.00**		**0.00** **0.00**
COMMERCIAL PAPER									
62479MPS6	MUFG Bank, Ltd., New York Branch 02/26/2027	2,000,000.00	06/29/2026 4.19%	1,945,373.33 1,952,626.66	97.64 4.20%	1,952,816.00 0.00	1.54% 189.34	P-1/A-1 NA	0.57 0.56
Total Commercial Paper		**2,000,000.00**	**4.19%**	**1,945,373.33** **1,952,626.66**	**97.64** **4.20%**	**1,952,816.00** **0.00**	**1.54%** **189.34**		**0.57** **0.56**
CORPORATE									
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00	10/31/2023 5.91%	999,160.00 999,930.83	100.29 4.59%	1,002,932.00 14,868.39	0.79% 3,001.17	Aa3/A+ AA	0.25 0.16
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	500,000.00	03/14/2022 2.73%	489,930.00 498,752.98	98.92 4.10%	494,576.00 4,344.44	0.39% (4,176.98)	Aa2/AA A+	0.62 0.60
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	750,000.00	06/03/2022 3.36%	744,562.50 749,294.56	99.42 4.15%	745,662.75 9,066.67	0.59% (3,631.81)	Aa3/AA- NA	0.62 0.60
857477CL5	STATE STREET CORP 4.993 03/18/2027	1,000,000.00	03/19/2024 5.00%	999,860.00 999,970.64	100.40 4.33%	1,003,972.00 18,446.36	0.79% 4,001.36	Aa3/A AA-	0.63 0.52
023135CF1	AMAZON.COM INC 3.3 04/13/2027	500,000.00	06/09/2022 3.59%	493,600.00 499,075.35	99.34 4.27%	496,697.00 4,950.00	0.39% (2,378.35)	A1/AA AA-	0.70 0.67

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	750,000.00	06/29/2022 3.91%	752,805.00 750,405.31	99.80 4.26%	748,471.50 6,750.00	0.59% (1,933.81)	A2/A+ A+	0.77 0.74
931142EX7	WALMART INC 3.95 09/09/2027	750,000.00	09/08/2022 3.92%	751,140.00 750,237.29	99.72 4.21%	747,874.50 11,685.42	0.59% (2,362.79)	Aa2/AA AA	1.11 1.05
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	750,000.00	12/28/2022 4.66%	695,400.00 736,272.00	98.31 4.40%	737,360.25 6,514.58	0.58% 1,088.25	A2/A+ A	1.21 1.15
037833DK3	APPLE INC 3.0 11/13/2027	1,000,000.00	01/27/2023 4.12%	951,990.00 987,111.23	98.47 4.24%	984,677.00 6,500.00	0.78% (2,434.23)	Aaa/AA+ NA	1.29 1.23
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	500,000.00	01/27/2023 4.30%	506,670.00 501,947.42	100.25 4.42%	501,237.50 1,341.67	0.40% (709.92)	A1/A+ NA	1.45 1.37
713448FL7	PEPSICO INC 3.6 02/18/2028	1,000,000.00	03/16/2023 4.29%	969,840.00 990,495.23	98.84 4.39%	988,352.00 16,300.00	0.78% (2,143.23)	A1/A+ NA	1.55 1.46
57636QAW4	MASTERCARD INC 4.875 03/09/2028	1,000,000.00	03/16/2023 4.53%	1,015,050.00 1,004,691.02	100.63 4.46%	1,006,275.00 19,229.17	0.80% 1,583.98	Aa3/A+ NA	1.61 1.42
90331HPS6	US BANK NA 4.73 05/15/2028	1,250,000.00	05/12/2025 4.86%	1,250,475.00 1,250,277.60	100.12 4.58%	1,251,461.25 12,481.94	0.99% 1,183.65	A2/A+ A+	1.79 0.75
58933YBH7	MERCK & CO INC 4.05 05/17/2028	1,000,000.00	05/09/2023 4.07%	999,240.00 999,727.53	99.45 4.37%	994,544.00 8,325.00	0.79% (5,183.53)	Aa3/A+ NA	1.80 1.69
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	535,000.00	07/11/2023 4.98%	534,202.85 534,688.91	101.00 4.41%	540,358.56 1,250.56	0.43% 5,669.65	A1/A A+	1.96 1.84
756109CW2	REALTY INCOME CORP 3.95 02/01/2029	1,500,000.00	09/29/2025 4.09%	1,493,835.00 1,495,353.40	98.23 4.71%	1,473,504.00 29,625.00	1.16% (21,849.40)	A3/A- NA	2.51 2.34
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	1,250,000.00	02/12/2024 4.54%	1,247,675.00 1,248,822.19	100.17 4.43%	1,252,143.75 26,875.00	0.99% 3,321.56	Aa3/AA- NA	2.53 2.23
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	1,250,000.00	02/28/2024 4.81%	1,252,025.00 1,251,027.19	100.64 4.58%	1,258,057.50 26,102.43	0.99% 7,030.31	A1/AA- NA	2.57 2.27
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	1,250,000.00	05/16/2024 4.81%	1,251,912.50 1,251,031.92	100.83 4.50%	1,260,420.00 25,934.03	1.00% 9,388.08	A1/A A+	2.58 2.34
09290DAA9	BLACKROCK INC 4.7 03/14/2029	750,000.00	07/22/2024 4.65%	751,597.50 750,889.31	100.43 4.52%	753,201.75 13,414.58	0.60% 2,312.44	Aa3/AA- NA	2.62 2.32
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	750,000.00	06/11/2024 5.01%	744,682.50 746,955.18	100.76 4.56%	755,724.00 5,052.08	0.60% 8,768.82	A1/A A+	2.86 2.62
437076DC3	HOME DEPOT INC 4.75 06/25/2029	1,250,000.00	06/24/2024 4.81%	1,246,925.00 1,248,216.63	100.49 4.57%	1,256,121.25 5,937.50	0.99% 7,904.62	A2/A A	2.90 2.59
025816EJ4	AMERICAN EXPRESS CO 4.351 07/20/2029	1,500,000.00	07/22/2025 4.32%	1,501,260.00 1,500,830.38	99.42 4.60%	1,491,298.50 1,994.21	1.18% (9,531.88)	A2/A- A	2.97 1.86

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	750,000.00	03/26/2025 4.75%	756,720.00 754,355.02	100.28 4.92%	752,077.50 835.33	0.59% (2,277.52)	A1/A AA-	3.48 2.30
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	1,000,000.00	02/07/2025 4.92%	1,001,400.00 1,000,980.47	100.31 4.85%	1,003,124.00 23,925.00	0.79% 2,143.53	A2/NA A	3.52 3.05
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	1,000,000.00	05/01/2025 4.14%	1,002,580.00 1,001,924.58	99.05 4.48%	990,514.00 10,500.00	0.78% (11,410.58)	Aa3/A+ NA	3.75 3.39
74464AAC5	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030	1,500,000.00	06/03/2026 4.55%	1,490,130.00 1,490,514.72	98.47 4.81%	1,477,102.50 5,468.75	1.17% (13,412.22)	A2/A NA	3.92 3.54
30303MAB8	META PLATFORMS INC 4.2 11/15/2030	1,250,000.00	11/17/2025 4.18%	1,251,350.00 1,251,157.14	96.92 5.01%	1,211,536.25 11,083.33	0.96% (39,620.89)	Aa3/AA- NA	4.29 3.83
02079KAW7	ALPHABET INC 4.1 11/15/2030	1,250,000.00	11/17/2025 4.05%	1,252,925.00 1,252,507.14	97.20 4.83%	1,215,033.75 10,819.44	0.96% (37,473.39)	Aa2/AA+ NA	4.29 3.84
023135DD5	AMAZON.COM INC 4.25 03/13/2031	1,000,000.00	05/20/2026 4.66%	982,370.00 983,092.46	97.00 4.98%	970,024.00 16,291.67	0.77% (13,068.46)	A1/AA AA-	4.62 4.06
46647PBJ4	JPMORGAN CHASE & CO 4.493 03/24/2031	750,000.00	05/20/2026 4.72%	742,897.50 743,186.74	98.37 5.50%	737,799.00 11,887.73	0.58% (5,387.74)	A1/A AA-	4.65 3.26
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	1,000,000.00	05/27/2026 4.66%	995,070.00 995,246.85	98.39 4.93%	983,879.00 9,731.94	0.78% (11,367.85)	A1/A+ A+	4.79 4.20
58933YCK9	MERCK & CO INC 4.65 05/22/2031	500,000.00	05/20/2026 4.67%	499,535.00 499,553.08	99.32 4.81%	496,621.00 4,456.25	0.39% (2,932.08)	Aa3/A+ NA	4.81 4.22
Total Corporate		**31,785,000.00**	**4.48%**	**31,618,815.35** **31,718,522.30**	**99.38** **4.59%**	**31,582,633.06** **381,988.49**	**24.96%** **(135,889.24)**		**2.57** **2.20**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	280,667.29	-- 3.53%	280,667.29 280,667.29	1.00 3.53%	280,667.29 0.00	0.22% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**280,667.29**	**3.53%**	**280,667.29** **280,667.29**	**1.00** **3.53%**	**280,667.29** **0.00**	**0.22%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	1,500,000.00	07/24/2023 4.19%	1,454,115.00 1,482,005.39	98.25 4.45%	1,473,747.00 2,770.83	1.16% (8,258.39)	Aaa/AAA NA	1.95 1.85

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	2,000,000.00	12/28/2023 3.96%	1,929,020.00 1,967,945.84	97.64 4.30%	1,952,760.00 23,090.28	1.54% (15,185.84)	Aaa/AAA NA	2.13 2.00
Total Supranational		**3,500,000.00**	**4.06%**	**3,383,135.00 3,449,951.23**	**97.90 4.36%**	**3,426,507.00 25,861.11**	**2.71% (23,444.23)**		**2.05 1.94**
US TREASURY									
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	1,600,000.00	10/04/2022 4.00%	1,457,250.00 1,598,582.62	99.91 4.30%	1,598,500.80 11,071.82	1.26% (81.82)	Aa1/AA+ AA+	0.04 0.03
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00	05/26/2022 2.73%	924,257.81 997,129.17	99.54 3.80%	995,371.00 2,940.57	0.79% (1,758.17)	Aa1/AA+ AA+	0.17 0.16
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00	05/26/2022 2.72%	937,500.00 995,399.94	99.15 3.89%	991,510.00 2,117.49	0.78% (3,889.94)	Aa1/AA+ AA+	0.33 0.32
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00	06/03/2022 2.95%	1,391,015.63 1,490,074.52	98.90 3.98%	1,483,534.50 1,630.43	1.17% (6,540.02)	Aa1/AA+ AA+	0.42 0.40
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	1,500,000.00	06/09/2022 3.08%	1,397,578.13 1,488,948.58	98.80 4.00%	1,481,934.00 61.14	1.17% (7,014.58)	Aa1/AA+ AA+	0.50 0.48
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	1,700,000.00	10/04/2022 3.94%	1,585,050.78 1,685,721.49	99.07 4.02%	1,684,266.50 17,645.72	1.33% (1,454.99)	Aa1/AA+ AA+	0.54 0.52
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	1,500,000.00	06/17/2025 3.97%	1,497,421.88 1,499,041.62	99.90 4.03%	1,498,476.00 19,533.81	1.18% (565.62)	Aa1/AA+ AA+	0.67 0.64
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00	06/09/2022 3.07%	1,478,085.94 1,496,660.71	99.04 4.08%	1,485,556.50 10,424.59	1.17% (11,104.21)	Aa1/AA+ AA+	0.75 0.72
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	1,500,000.00	04/28/2026 3.79%	1,490,800.78 1,492,825.90	99.21 4.14%	1,488,184.50 4,239.13	1.18% (4,641.40)	Aa1/AA+ AA+	0.91 0.88
91282CNP2	UNITED STATES TREASURY 3.875 07/31/2027	2,000,000.00	05/27/2026 3.95%	1,998,281.25 1,998,541.67	99.70 4.19%	1,994,032.00 210.60	1.58% (4,509.67)	Aa1/AA+ AA+	1.00 0.96
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	1,500,000.00	09/27/2022 4.20%	1,428,808.59 1,484,360.06	98.89 4.19%	1,483,359.00 19,616.17	1.17% (1,001.06)	Aa1/AA+ AA+	1.08 1.03
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,150,000.00	12/28/2022 4.02%	1,060,560.55 1,126,360.28	97.55 4.23%	1,121,879.05 5,484.38	0.89% (4,481.23)	Aa1/AA+ AA+	1.29 1.24
91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	1,500,000.00	03/26/2026 4.00%	1,499,882.81 1,499,905.91	99.70 4.23%	1,495,488.00 7,704.92	1.18% (4,417.91)	Aa1/AA+ AA+	1.38 1.31
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	2,000,000.00	02/23/2023 4.15%	1,942,421.88 1,982,451.16	98.92 4.26%	1,978,360.00 190.22	1.56% (4,091.16)	Aa1/AA+ AA+	1.50 1.44

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CQB0	UNITED STATES TREASURY 3.375 02/29/2028	2,500,000.00	07/30/2026 4.20%	2,468,554.69 2,468,609.09	98.69 4.24%	2,467,187.50 35,309.10	1.95% (1,421.59)	Aa1/AA+ AA+	1.58 1.49
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	2,000,000.00	05/31/2023 3.84%	1,981,171.88 1,993,514.17	98.98 4.26%	1,979,688.00 24,364.75	1.56% (13,826.17)	Aa1/AA+ AA+	1.67 1.57
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	750,000.00	05/01/2025 3.64%	752,314.45 751,336.33	99.16 4.27%	743,672.25 8,299.18	0.59% (7,664.08)	Aa1/AA+ AA+	1.71 1.61
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	1,500,000.00	04/28/2026 3.85%	1,496,953.13 1,497,332.97	99.11 4.27%	1,486,582.50 11,922.55	1.17% (10,750.47)	Aa1/AA+ AA+	1.79 1.69
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	1,500,000.00	10/30/2024 4.11%	1,494,199.22 1,496,969.55	99.50 4.28%	1,492,441.50 5,217.39	1.18% (4,528.05)	Aa1/AA+ AA+	1.92 1.81
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	2,250,000.00	08/19/2025 3.71%	2,259,843.75 2,256,630.60	99.25 4.28%	2,233,037.25 4,027.68	1.76% (23,593.35)	Aa1/AA+ AA+	1.96 1.85
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	1,750,000.00	03/12/2024 4.20%	1,657,031.25 1,707,140.03	97.29 4.28%	1,702,491.00 23,210.46	1.35% (4,649.03)	Aa1/AA+ AA+	2.04 1.92
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	2,000,000.00	05/20/2026 4.13%	1,966,953.13 1,969,759.00	98.16 4.29%	1,963,126.00 25,495.92	1.55% (6,633.00)	Aa1/AA+ AA+	2.13 1.99
91282CPK1	UNITED STATES TREASURY 3.5 11/15/2028	2,000,000.00	05/27/2026 4.08%	1,973,125.00 1,975,061.67	98.25 4.31%	1,965,000.00 14,836.96	1.55% (10,061.67)	Aa1/AA+ AA+	2.29 2.15
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	2,000,000.00	02/26/2026 3.45%	2,002,421.88 2,002,054.57	98.19 4.31%	1,963,828.00 8,989.07	1.55% (38,226.57)	Aa1/AA+ AA+	2.38 2.23
91282CQJ3	UNITED STATES TREASURY 3.875 04/15/2029	2,000,000.00	05/20/2026 4.15%	1,984,921.88 1,985,946.05	98.85 4.33%	1,977,032.00 22,868.85	1.56% (8,914.05)	Aa1/AA+ AA+	2.71 2.51
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	1,000,000.00	07/23/2024 4.18%	937,929.69 963,780.64	95.84 4.33%	958,398.00 4,658.47	0.76% (5,382.64)	Aa1/AA+ AA+	2.83 2.66
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	2,000,000.00	09/03/2024 3.69%	2,027,343.75 2,016,717.70	99.06 4.34%	1,981,250.00 217.39	1.57% (35,467.70)	Aa1/AA+ AA+	3.00 2.79
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	2,000,000.00	09/17/2024 3.45%	1,971,093.75 1,981,997.55	96.53 4.34%	1,930,626.00 26,154.89	1.53% (51,371.55)	Aa1/AA+ AA+	3.08 2.85
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	2,500,000.00	06/03/2026 4.16%	2,449,023.44 2,451,458.89	97.52 4.35%	2,437,987.50 29,405.74	1.93% (13,471.39)	Aa1/AA+ AA+	3.17 2.92
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	1,500,000.00	12/30/2024 4.38%	1,483,535.16 1,488,927.05	99.30 4.36%	1,489,512.00 15,636.89	1.18% 584.95	Aa1/AA+ AA+	3.25 2.97
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	1,500,000.00	03/26/2026 4.03%	1,492,031.25 1,492,784.25	98.50 4.36%	1,477,558.50 9,846.31	1.17% (15,225.75)	Aa1/AA+ AA+	3.33 3.06
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	1,500,000.00	12/30/2024 4.38%	1,499,589.84 1,499,719.67	100.02 4.37%	1,500,292.50 5,706.52	1.19% 572.83	Aa1/AA+ AA+	3.42 3.12

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	1,250,000.00	02/07/2025 4.34%	1,245,263.67 1,246,664.23	99.60 4.38%	1,244,971.25 144.36	0.98% (1,692.98)	Aa1/AA+ AA+	3.50 3.21
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	2,000,000.00	03/26/2025 4.09%	1,991,875.00 1,994,097.07	98.79 4.37%	1,975,704.00 33,478.26	1.56% (18,393.07)	Aa1/AA+ AA+	3.58 3.24
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	1,000,000.00	12/29/2025 3.64%	1,009,648.44 1,008,391.74	98.15 4.39%	981,484.00 3,369.57	0.78% (26,907.74)	Aa1/AA+ AA+	3.91 3.57
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	1,500,000.00	09/11/2025 3.57%	1,520,625.00 1,516,888.67	98.11 4.40%	1,471,641.00 157.95	1.16% (45,247.67)	Aa1/AA+ AA+	4.00 3.65
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	2,500,000.00	06/03/2026 4.20%	2,428,613.28 2,431,137.93	96.43 4.41%	2,410,742.50 14,822.40	1.90% (20,395.43)	Aa1/AA+ AA+	4.33 3.93
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	2,250,000.00	02/26/2026 3.59%	2,241,210.94 2,241,943.36	96.27 4.41%	2,165,976.00 32,955.16	1.71% (75,967.36)	Aa1/AA+ AA+	4.58 4.11
91282CRA1	UNITED STATES TREASURY 4.375 07/31/2031	2,000,000.00	07/30/2026 4.38%	1,999,765.62 1,999,765.75	99.77 4.43%	1,995,468.00 237.77	1.58% (4,297.75)	Aa1/AA+ AA+	5.00 4.44
				64,423,955.12	**98.61**	**64,776,149.10**	**51.18%**		**2.25**
Total US Treasury		**65,700,000.00**	**3.88%**	**65,274,632.15**	**4.26%**	**464,204.61**	**(498,483.05)**		**2.08**
				126,176,378.98	**98.47**	**126,555,498.85**	**100.00%**		**2.34**
Total Portfolio		**128,269,812.39**	**4.12%**	**127,342,557.14**	**4.38%**	**1,011,458.78**	**(787,058.29)**		**2.11**
Total Market Value + Accrued						**127,566,957.63**			

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/01/2026	60934N104	32,812.50	FEDERATED HRMS GV O INST	1.000	3.51%	(32,812.50)	0.00	(32,812.50)	0.00
Purchase	07/02/2026	60934N104	5,489.21	FEDERATED HRMS GV O INST	1.000	3.50%	(5,489.21)	0.00	(5,489.21)	0.00
Purchase	07/10/2026	60934N104	11,500.00	FEDERATED HRMS GV O INST	1.000	3.45%	(11,500.00)	0.00	(11,500.00)	0.00
Purchase	07/13/2026	60934N104	26,250.00	FEDERATED HRMS GV O INST	1.000	3.47%	(26,250.00)	0.00	(26,250.00)	0.00
Purchase	07/14/2026	60934N104	13,241.25	FEDERATED HRMS GV O INST	1.000	3.50%	(13,241.25)	0.00	(13,241.25)	0.00
Purchase	07/15/2026	60934N104	43,593.75	FEDERATED HRMS GV O INST	1.000	3.51%	(43,593.75)	0.00	(43,593.75)	0.00
Purchase	07/17/2026	60934N104	1,022,871.50	FEDERATED HRMS GV O INST	1.000	3.49%	(1,022,871.50)	0.00	(1,022,871.50)	0.00
Purchase	07/20/2026	60934N104	71,382.50	FEDERATED HRMS GV O INST	1.000	3.47%	(71,382.50)	0.00	(71,382.50)	0.00
Purchase	07/23/2026	60934N104	18,795.00	FEDERATED HRMS GV O INST	1.000	3.51%	(18,795.00)	0.00	(18,795.00)	0.00
Purchase	07/27/2026	60934N104	2,155.21	FEDERATED HRMS GV O INST	1.000	3.51%	(2,155.21)	0.00	(2,155.21)	0.00
Purchase	07/27/2026	60934N104	36,968.28	FEDERATED HRMS GV O INST	1.000	3.51%	(36,968.28)	0.00	(36,968.28)	0.00
Purchase	07/30/2026	60934N104	1,025,000.00	FEDERATED HRMS GV O INST	1.000	3.53%	(1,025,000.00)	0.00	(1,025,000.00)	0.00
Purchase	07/31/2026	91282CRA1	2,000,000.00	UNITED STATES TREASURY 4.375 07/31/2031	99.988	4.38%	(1,999,765.62)	0.00	(1,999,765.62)	0.00
Purchase	07/31/2026	91282CQB0	2,500,000.00	UNITED STATES TREASURY 3.375 02/29/2028	98.742	4.20%	(2,468,554.69)	(35,079.82)	(2,503,634.51)	0.00
Total Purchase			**6,810,059.20**				**(6,778,379.51)**	**(35,079.82)**	**(6,813,459.33)**	**0.00**

TRANSACTION LEDGER

City of Buena Park Core | Account #405 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
TOTAL ACQUISITIONS			**6,810,059.20**				**(6,778,379.51)**	**(35,079.82)**	**(6,813,459.33)**	**0.00**
DISPOSITIONS										
Maturity	07/30/2026	3133EPZY4	(1,000,000.00)	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	100.000	5.06%	1,000,000.00	0.00	1,000,000.00	0.00
Maturity	07/31/2026	91282CCP4	(1,500,000.00)	UNITED STATES TREASURY 0.625 07/31/2026	100.000	2.93%	1,500,000.00	0.00	1,500,000.00	0.00
Total Maturity			**(2,500,000.00)**				**2,500,000.00**	**0.00**	**2,500,000.00**	**0.00**
Sale	07/10/2026	60934N104	(8,916.21)	FEDERATED HRMS GV O INST	1.000	3.45%	8,916.21	0.00	8,916.21	0.00
Sale	07/31/2026	60934N104	(2,818,087.63)	FEDERATED HRMS GV O INST	1.000	3.53%	2,818,087.63	0.00	2,818,087.63	0.00
Total Sale			**(2,827,003.84)**				**2,827,003.84**	**0.00**	**2,827,003.84**	**0.00**
TOTAL DISPOSITIONS			**(5,327,003.84)**				**5,327,003.84**	**0.00**	**5,327,003.84**	**0.00**
OTHER TRANSACTIONS										
Call Redemption	07/17/2026	06428CAA2	(1,000,000.00)	BANK OF AMERICA NA 5.526 08/18/2026	100.000	5.47%	1,000,000.00	0.00	1,000,000.00	0.00
Total Call Redemption			**(1,000,000.00)**				**1,000,000.00**	**0.00**	**1,000,000.00**	**0.00**
Coupon	07/01/2026	74464AAC5	0.00	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030		4.55%	32,812.50	0.00	32,812.50	0.00
Coupon	07/01/2026	3137H9D71	0.00	FHMS K-750 A2 3.0 09/25/2029		4.49%	2,500.00	0.00	2,500.00	0.00
Coupon	07/01/2026	3137FBBX3	0.00	FHMS K-068 A2 3.244 08/25/2027		4.42%	2,703.33	0.00	2,703.33	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	07/01/2026	3137HA4B9	0.00	FHMS K-751 A2 4.412 03/25/2030		4.40%	5,515.00	0.00	5,515.00	0.00
Coupon	07/01/2026	3137FRUT6	0.00	FHMS K-106 A2 2.069 01/25/2030		4.35%	2,155.21	0.00	2,155.21	0.00
Coupon	07/01/2026	3137FJZ93	0.00	FHMS K-084 A2 3.78 10/25/2028		4.34%	3,150.00	0.00	3,150.00	0.00
Coupon	07/01/2026	3137FJKE8	0.00	FHMS K-082 A2 3.92 09/25/2028		4.27%	4,083.33	0.00	4,083.33	0.00
Coupon	07/01/2026	3137FKZZ2	0.00	FHMS K-088 A2 3.69 01/25/2029		4.21%	3,075.00	0.00	3,075.00	0.00
Coupon	07/01/2026	3137FXZ35	0.00	FHMS K-127 A2 2.108 01/25/2031		4.08%	2,635.00	0.00	2,635.00	0.00
Coupon	07/01/2026	3137FHPJ6	0.00	FHMS K-080 A2 3.926 07/25/2028		3.86%	3,926.00	0.00	3,926.00	0.00
Coupon	07/01/2026	3137FLN91	0.00	FHMS K-091 A2 3.505 03/25/2029		3.75%	2,920.83	0.00	2,920.83	0.00
Coupon	07/01/2026	3137FL6P4	0.00	FHMS K-089 A2 3.563 01/25/2029		3.74%	3,711.46	0.00	3,711.46	0.00
Coupon	07/01/2026	3137FLYV0	0.00	FHMS K-092 A2 3.298 04/25/2029		3.74%	2,748.33	0.00	2,748.33	0.00
Coupon	07/10/2026	69371RS31	0.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		4.30%	11,500.00	0.00	11,500.00	0.00
Coupon	07/12/2026	459058KT9	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		4.19%	26,250.00	0.00	26,250.00	0.00
Coupon	07/14/2026	24422EXB0	0.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		4.98%	13,241.25	0.00	13,241.25	0.00
Coupon	07/15/2026	91282CNM9	0.00	UNITED STATES TREASURY 3.875 07/15/2028		3.71%	43,593.75	0.00	43,593.75	0.00
Coupon	07/17/2026	06428CAA2	0.00	BANK OF AMERICA NA 5.526 08/18/2026		5.47%	22,871.50	0.00	22,871.50	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	07/18/2026	3133EPW84	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		4.05%	38,750.00	0.00	38,750.00	0.00
Coupon	07/20/2026	025816EJ4	0.00	AMERICAN EXPRESS CO 4.351 07/20/2029		4.32%	32,632.50	0.00	32,632.50	0.00
Coupon	07/23/2026	46647PEB8	0.00	JPMORGAN CHASE & CO 5.012 01/23/2030		4.75%	18,795.00	0.00	18,795.00	0.00
Coupon	07/30/2026	3133EPZY4	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026		5.06%	25,000.00	0.00	25,000.00	0.00
Coupon	07/31/2026	91282CMG3	0.00	UNITED STATES TREASURY 4.25 01/31/2030		4.34%	26,562.50	0.00	26,562.50	0.00
Coupon	07/31/2026	91282CGH8	0.00	UNITED STATES TREASURY 3.5 01/31/2028		4.15%	35,000.00	0.00	35,000.00	0.00
Coupon	07/31/2026	91282CNP2	0.00	UNITED STATES TREASURY 3.875 07/31/2027		3.95%	38,750.00	0.00	38,750.00	0.00
Coupon	07/31/2026	91282CLC3	0.00	UNITED STATES TREASURY 4.0 07/31/2029		3.69%	40,000.00	0.00	40,000.00	0.00
Coupon	07/31/2026	91282CNN7	0.00	UNITED STATES TREASURY 3.875 07/31/2030		3.57%	29,062.50	0.00	29,062.50	0.00
Coupon	07/31/2026	912828Z78	0.00	UNITED STATES TREASURY 1.5 01/31/2027		3.08%	11,250.00	0.00	11,250.00	0.00
Coupon	07/31/2026	91282CCP4	0.00	UNITED STATES TREASURY 0.625 07/31/2026		2.93%	4,687.50	0.00	4,687.50	0.00
Total Coupon			**0.00**				**489,882.49**	**0.00**	**489,882.49**	**0.00**
Dividend	07/31/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.53%	4,145.10	0.00	4,145.10	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Total Dividend			**0.00**				**4,145.10**	**0.00**	**4,145.10**	**0.00**
Management Fee	07/10/2026	CCYUSD	(8,916.21)	Cash		0.00%	(8,916.21)	0.00	(8,916.21)	0.00
Total Management Fee			**(8,916.21)**				**(8,916.21)**	**0.00**	**(8,916.21)**	**0.00**
TOTAL OTHER TRANSACTIONS			**(1,008,916.21)**				**1,485,111.38**	**0.00**	**1,485,111.38**	**0.00**

INCOME EARNED

City of Buena Park Core | Account #405 | As of July 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	280,667.29	797,611.93 2,310,059.20 (2,827,003.84) 280,667.29	0.00 5,489.21 0.00 5,489.21	0.00 0.00 0.00 5,489.21	5,489.21
CCYUSD	Receivable	4,145.10	5,489.21 0.00 0.00 4,145.10	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**284,812.39**	**803,101.14 2,310,059.20 (2,827,003.84) 284,812.39**	**0.00 5,489.21 0.00 5,489.21**	**0.00 0.00 0.00 5,489.21**	**5,489.21**
FIXED INCOME						
02079KAW7	ALPHABET INC 4.1 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,252,557.74 0.00 0.00 1,252,507.14	6,548.61 0.00 10,819.44 4,270.83	0.00 (50.60) (50.60) 4,220.23	4,220.23
023135CF1	AMAZON.COM INC 3.3 04/13/2027	06/09/2022 06/13/2022 500,000.00	498,962.95 0.00 0.00 499,075.35	3,575.00 0.00 4,950.00 1,375.00	112.41 0.00 112.41 1,487.41	1,487.41
023135DD5	AMAZON.COM INC 4.25 03/13/2031	05/20/2026 05/21/2026 1,000,000.00	982,781.40 0.00 0.00 983,092.46	12,750.00 0.00 16,291.67 3,541.67	311.06 0.00 311.06 3,852.73	3,852.73
025816EJ4	AMERICAN EXPRESS CO 4.351 07/20/2029	07/22/2025 07/25/2025 1,500,000.00	1,500,866.18 0.00 0.00 1,500,830.38	29,187.96 32,632.50 1,994.21 5,438.75	0.00 (35.80) (35.80) 5,402.95	5,402.95
037833DK3	APPLE INC 3.0 11/13/2027	01/27/2023 01/31/2023 1,000,000.00	986,259.30 0.00 0.00 987,111.23	4,000.00 0.00 6,500.00 2,500.00	851.92 0.00 851.92 3,351.92	3,351.92

City of Buena Park Core | Account #405 | As of July 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	08/24/2023 08/28/2023 0.00	1,000,023.20 0.00 (1,000,000.00) 0.00	20,415.50 22,871.50 0.00 2,456.00	0.00 (23.20) (23.20) 2,432.80	2,432.80
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	03/14/2022 03/16/2022 500,000.00	498,581.92 0.00 0.00 498,752.98	3,386.11 0.00 4,344.44 958.33	171.05 0.00 171.05 1,129.39	1,129.39
09247XAN1	BLACKROCK FINANCE INC 3.2 03/15/2027	06/03/2022 06/07/2022 750,000.00	749,197.80 0.00 0.00 749,294.56	7,066.67 0.00 9,066.67 2,000.00	96.76 0.00 96.76 2,096.76	2,096.76
09290DAA9	BLACKROCK INC 4.7 03/14/2029	07/22/2024 07/23/2024 750,000.00	750,919.02 0.00 0.00 750,889.31	10,477.08 0.00 13,414.58 2,937.50	0.00 (29.71) (29.71) 2,907.79	2,907.79
14913UAJ9	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029	05/16/2024 05/20/2024 1,250,000.00	1,251,065.91 0.00 0.00 1,251,031.92	20,881.94 0.00 25,934.03 5,052.08	0.00 (34.00) (34.00) 5,018.09	5,018.09
17275RBR2	CISCO SYSTEMS INC 4.85 02/26/2029	02/28/2024 03/01/2024 1,250,000.00	1,251,062.22 0.00 0.00 1,251,027.19	21,050.35 0.00 26,102.43 5,052.08	0.00 (35.03) (35.03) 5,017.05	5,017.05
194162AT0	COLGATE-PALMOLIVE CO 4.2 05/01/2030	05/01/2025 05/02/2025 1,000,000.00	1,001,969.14 0.00 0.00 1,001,924.58	7,000.00 0.00 10,500.00 3,500.00	0.00 (44.56) (44.56) 3,455.44	3,455.44
24422EXB0	JOHN DEERE CAPITAL CORP 4.95 07/14/2028	07/11/2023 07/14/2023 535,000.00	534,675.38 0.00 0.00 534,688.91	12,284.94 13,241.25 1,250.56 2,206.88	13.53 0.00 13.53 2,220.40	2,220.40
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	06/11/2024 06/12/2024 750,000.00	746,864.86 0.00 0.00 746,955.18	2,020.83 0.00 5,052.08 3,031.25	90.32 0.00 90.32 3,121.57	3,121.57

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30303MAB8	META PLATFORMS INC 4.2 11/15/2030	11/17/2025 11/18/2025 1,250,000.00	1,251,180.50 0.00 0.00 1,251,157.14	6,708.33 0.00 11,083.33 4,375.00	0.00 (23.35) (23.35) 4,351.65	4,351.65
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	09/11/2023 09/12/2023 1,600,000.00	1,596,197.21 0.00 0.00 1,596,344.57	21,972.22 0.00 27,805.56 5,833.33	147.36 0.00 147.36 5,980.69	5,980.69
3130B1BC0	FEDERAL HOME LOAN BANKS 4.625 06/08/2029	06/11/2024 06/12/2024 1,200,000.00	1,203,927.11 0.00 0.00 1,203,813.65	3,545.83 0.00 8,170.83 4,625.00	0.00 (113.46) (113.46) 4,511.54	4,511.54
3130B1EF0	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	07/22/2024 07/23/2024 2,000,000.00	2,004,706.81 0.00 0.00 2,004,283.88	5,138.89 0.00 12,847.22 7,708.33	0.00 (422.93) (422.93) 7,285.40	7,285.40
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	11/14/2023 11/15/2023 2,500,000.00	2,494,353.21 0.00 0.00 2,494,555.34	15,416.67 0.00 25,052.08 9,635.42	202.14 0.00 202.14 9,837.55	9,837.55
3133EPW84	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029	01/29/2024 01/31/2024 2,000,000.00	1,991,974.73 0.00 0.00 1,992,241.66	35,090.28 38,750.00 2,798.61 6,458.33	266.93 0.00 266.93 6,725.27	6,725.27
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	10/31/2023 11/01/2023 0.00	999,959.48 0.00 (1,000,000.00) 0.00	20,972.22 25,000.00 0.00 4,027.78	40.52 0.00 40.52 4,068.30	4,068.30
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	04/10/2024 04/15/2024 1,750,000.00	1,737,634.04 0.00 0.00 1,738,012.10	17,226.56 0.00 23,606.77 6,380.21	378.05 0.00 378.05 6,758.26	6,758.26
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	01/29/2024 01/31/2024 1,000,000.00	987,968.75 0.00 0.00 988,910.59	2,703.33 2,703.33 2,703.33 2,703.33	941.84 0.00 941.84 3,645.17	3,645.17

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3137FHPJ6	FHMS K-080 A2 3.926 07/25/2028	11/05/2025 11/10/2025 1,200,000.00	1,199,822.27 0.00 0.00 1,199,829.81	3,926.00 3,926.00 3,926.00 3,926.00	7.54 0.00 7.54 3,933.54	3,933.54
3137FJKE8	FHMS K-082 A2 3.92 09/25/2028	06/10/2025 06/13/2025 1,250,000.00	1,239,858.87 0.00 0.00 1,240,255.30	4,083.33 4,083.33 4,083.33 4,083.33	396.44 0.00 396.44 4,479.77	4,479.77
3137FJZ93	FHMS K-084 A2 3.78 10/25/2028	12/09/2024 12/12/2024 1,000,000.00	987,594.27 0.00 0.00 988,061.56	3,150.00 3,150.00 3,150.00 3,150.00	467.29 0.00 467.29 3,617.29	3,617.29
3137FKZZ2	FHMS K-088 A2 3.69 01/25/2029	04/17/2025 04/23/2025 1,000,000.00	987,123.28 0.00 0.00 987,559.54	3,075.00 3,075.00 3,075.00 3,075.00	436.26 0.00 436.26 3,511.26	3,511.26
3137FL6P4	FHMS K-089 A2 3.563 01/25/2029	12/29/2025 01/02/2026 1,250,000.00	1,243,022.93 0.00 0.00 1,243,259.31	3,711.46 3,711.46 3,711.46 3,711.46	236.38 0.00 236.38 3,947.84	3,947.84
3137FLN91	FHMS K-091 A2 3.505 03/25/2029	09/11/2025 09/16/2025 1,000,000.00	992,915.20 0.00 0.00 993,140.69	2,920.83 2,920.83 2,920.83 2,920.83	225.49 0.00 225.49 3,146.32	3,146.32
3137FLYV0	FHMS K-092 A2 3.298 04/25/2029	09/17/2024 09/20/2024 1,000,000.00	988,227.40 0.00 0.00 988,590.54	2,748.33 2,748.33 2,748.33 2,748.33	363.13 0.00 363.13 3,111.46	3,111.46
3137FRUT6	FHMS K-106 A2 2.069 01/25/2030	06/10/2025 06/13/2025 1,250,000.00	1,159,500.91 0.00 0.00 1,161,692.68	2,155.21 2,155.21 2,155.21 2,155.21	2,191.78 0.00 2,191.78 4,346.99	4,346.99
3137FXZ35	FHMS K-127 A2 2.108 01/25/2031	02/02/2026 02/05/2026 1,500,000.00	1,379,072.61 0.00 0.00 1,381,351.48	2,635.00 2,635.00 2,635.00 2,635.00	2,278.87 0.00 2,278.87 4,913.87	4,913.87

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3137H9D71	FHMS K-750 A2 3.0 09/25/2029	10/30/2024 11/04/2024 1,000,000.00	959,977.08 0.00 0.00 961,048.50	2,500.00 2,500.00 2,500.00 2,500.00	1,071.43 0.00 1,071.43 3,571.43	3,571.43
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	03/26/2025 03/31/2025 1,500,000.00	1,499,038.95 0.00 0.00 1,499,061.20	5,515.00 5,515.00 5,515.00 5,515.00	22.25 0.00 22.25 5,537.25	5,537.25
437076DC3	HOME DEPOT INC 4.75 06/25/2029	06/24/2024 06/25/2024 1,250,000.00	1,248,164.43 0.00 0.00 1,248,216.63	989.58 0.00 5,937.50 4,947.92	52.20 0.00 52.20 5,000.12	5,000.12
4581X0DC9	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028	12/28/2023 12/29/2023 2,000,000.00	1,966,670.26 0.00 0.00 1,967,945.84	17,881.94 0.00 23,090.28 5,208.33	1,275.58 0.00 1,275.58 6,483.92	6,483.92
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	07/24/2023 07/26/2023 1,500,000.00	1,481,220.81 0.00 0.00 1,482,005.39	24,645.83 26,250.00 2,770.83 4,375.00	784.58 0.00 784.58 5,159.58	5,159.58
46647PBJ4	JPMORGAN CHASE & CO 4.493 03/24/2031	05/20/2026 05/21/2026 750,000.00	743,062.21 0.00 0.00 743,186.74	9,079.60 0.00 11,887.73 2,808.13	124.53 0.00 124.53 2,932.66	2,932.66
46647PEB8	JPMORGAN CHASE & CO 5.012 01/23/2030	03/26/2025 03/27/2025 750,000.00	754,504.03 0.00 0.00 754,355.02	16,497.83 18,795.00 835.33 3,132.50	0.00 (149.01) (149.01) 2,983.49	2,983.49
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	02/12/2024 02/14/2024 1,250,000.00	1,248,782.63 0.00 0.00 1,248,822.19	22,187.50 0.00 26,875.00 4,687.50	39.56 0.00 39.56 4,727.06	4,727.06
57636QAW4	MASTERCARD INC 4.875 03/09/2028	03/16/2023 03/20/2023 1,000,000.00	1,004,952.10 0.00 0.00 1,004,691.02	15,166.67 0.00 19,229.17 4,062.50	0.00 (261.08) (261.08) 3,801.42	3,801.42

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58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/09/2023 05/17/2023 1,000,000.00	999,714.64 0.00 0.00 999,727.53	4,950.00 0.00 8,325.00 3,375.00	12.90 0.00 12.90 3,387.90	3,387.90
58933YCK9	MERCK & CO INC 4.65 05/22/2031	05/20/2026 05/22/2026 500,000.00	499,545.19 0.00 0.00 499,553.08	2,518.75 0.00 4,456.25 1,937.50	7.89 0.00 7.89 1,945.39	1,945.39
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	10/31/2023 11/02/2023 1,000,000.00	999,907.01 0.00 0.00 999,930.83	9,966.72 0.00 14,868.39 4,901.67	23.82 0.00 23.82 4,925.49	4,925.49
62479MPS6	MUFG Bank, Ltd., New York Branch 02/26/2027	06/29/2026 06/30/2026 2,000,000.00	1,945,600.00 0.00 0.00 1,952,626.66	0.00 0.00 0.00 0.00	7,026.67 0.00 7,026.67 7,026.67	7,026.67
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	02/07/2025 02/10/2025 1,000,000.00	1,001,004.69 0.00 0.00 1,000,980.47	19,800.00 0.00 23,925.00 4,125.00	0.00 (24.22) (24.22) 4,100.78	4,100.78
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	06/29/2022 07/01/2022 750,000.00	750,455.17 0.00 0.00 750,405.31	4,250.00 0.00 6,750.00 2,500.00	0.00 (49.86) (49.86) 2,450.14	2,450.14
69371RS31	PACCAR FINANCIAL CORP 4.6 01/10/2028	01/27/2023 01/31/2023 500,000.00	502,061.97 0.00 0.00 501,947.42	10,925.00 11,500.00 1,341.67 1,916.67	0.00 (114.55) (114.55) 1,802.11	1,802.11
713448FL7	PEPSICO INC 3.6 02/18/2028	03/16/2023 03/20/2023 1,000,000.00	989,974.65 0.00 0.00 990,495.23	13,300.00 0.00 16,300.00 3,000.00	520.58 0.00 520.58 3,520.58	3,520.58
74464AAC5	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030	06/03/2026 06/04/2026 1,500,000.00	1,490,309.09 0.00 0.00 1,490,514.72	32,812.50 32,812.50 5,468.75 5,468.75	205.63 0.00 205.63 5,674.38	5,674.38

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756109CW2	REALTY INCOME CORP 3.95 02/01/2029	09/29/2025 10/06/2025 1,500,000.00	1,495,195.97 0.00 0.00 1,495,353.40	24,687.50 0.00 29,625.00 4,937.50	157.43 0.00 157.43 5,094.93	5,094.93
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/19/2024 03/21/2024 1,000,000.00	999,966.66 0.00 0.00 999,970.64	14,285.53 0.00 18,446.36 4,160.83	3.97 0.00 3.97 4,164.81	4,164.81
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	05/27/2026 05/28/2026 1,000,000.00	995,162.51 0.00 0.00 995,246.85	5,940.28 0.00 9,731.94 3,791.67	84.34 0.00 84.34 3,876.01	3,876.01
90331HPS6	US BANK NA 4.73 05/15/2028	05/12/2025 05/15/2025 1,250,000.00	1,250,291.42 0.00 0.00 1,250,277.60	7,554.86 0.00 12,481.94 4,927.08	0.00 (13.81) (13.81) 4,913.27	4,913.27
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	10/04/2022 10/05/2022 1,600,000.00	1,595,444.15 0.00 0.00 1,598,582.62	9,016.57 0.00 11,071.82 2,055.25	3,138.48 0.00 3,138.48 5,193.72	5,193.72
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	12/28/2022 12/29/2022 1,150,000.00	1,124,804.37 0.00 0.00 1,126,360.28	3,304.69 0.00 5,484.38 2,179.69	1,555.91 0.00 1,555.91 3,735.59	3,735.59
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	03/12/2024 03/13/2024 1,750,000.00	1,705,356.59 0.00 0.00 1,707,140.03	18,901.93 0.00 23,210.46 4,308.53	1,783.44 0.00 1,783.44 6,091.96	6,091.96
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	10/04/2022 10/05/2022 1,700,000.00	1,683,485.96 0.00 0.00 1,685,721.49	14,370.17 0.00 17,645.72 3,275.55	2,235.52 0.00 2,235.52 5,511.08	5,511.08
912828Z78	UNITED STATES TREASURY 1.5 01/31/2027	06/09/2022 06/10/2022 1,500,000.00	1,487,076.49 0.00 0.00 1,488,948.58	9,385.36 11,250.00 61.14 1,925.78	1,872.10 0.00 1,872.10 3,797.88	3,797.88

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91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	06/03/2022 06/06/2022 0.00	1,497,316.90 0.00 (1,500,000.00) 0.00	3,910.57 4,687.50 0.00 776.93	2,683.10 0.00 2,683.10 3,460.03	3,460.03
91282CCZ2	UNITED STATES TREASURY 0.875 09/30/2026	05/26/2022 05/31/2022 1,000,000.00	995,645.90 0.00 0.00 997,129.17	2,199.45 0.00 2,940.57 741.12	1,483.26 0.00 1,483.26 2,224.38	2,224.38
91282CDK4	UNITED STATES TREASURY 1.25 11/30/2026	05/26/2022 05/31/2022 1,000,000.00	994,221.41 0.00 0.00 995,399.94	1,058.74 0.00 2,117.49 1,058.74	1,178.53 0.00 1,178.53 2,237.27	2,237.27
91282CDQ1	UNITED STATES TREASURY 1.25 12/31/2026	06/03/2022 06/06/2022 1,500,000.00	1,488,050.25 0.00 0.00 1,490,074.52	50.95 0.00 1,630.43 1,579.48	2,024.28 0.00 2,024.28 3,603.76	3,603.76
91282CEN7	UNITED STATES TREASURY 2.75 04/30/2027	06/09/2022 06/10/2022 1,500,000.00	1,496,280.13 0.00 0.00 1,496,660.71	6,949.73 0.00 10,424.59 3,474.86	380.58 0.00 380.58 3,855.44	3,855.44
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	07/23/2024 07/24/2024 1,000,000.00	962,694.76 0.00 0.00 963,780.64	2,329.24 0.00 4,658.47 2,329.23	1,085.88 0.00 1,085.88 3,415.12	3,415.12
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	04/28/2026 04/29/2026 1,500,000.00	1,492,158.04 0.00 0.00 1,492,825.90	132.47 0.00 4,239.13 4,106.66	667.86 0.00 667.86 4,774.52	4,774.52
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	09/27/2022 09/28/2022 1,500,000.00	1,483,132.62 0.00 0.00 1,484,360.06	15,667.46 0.00 19,616.17 3,948.71	1,227.44 0.00 1,227.44 5,176.15	5,176.15
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	09/17/2024 09/18/2024 2,000,000.00	1,981,501.92 0.00 0.00 1,981,997.55	20,889.95 0.00 26,154.89 5,264.95	495.63 0.00 495.63 5,760.57	5,760.57

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91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	03/26/2026 03/27/2026 1,500,000.00	1,492,600.45 0.00 0.00 1,492,784.25	4,923.16 0.00 9,846.31 4,923.16	183.80 0.00 183.80 5,106.96	5,106.96
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	02/23/2023 02/28/2023 2,000,000.00	1,981,458.44 0.00 0.00 1,982,451.16	29,198.90 35,000.00 190.22 5,991.32	992.73 0.00 992.73 6,984.05	6,984.05
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	03/26/2025 03/27/2025 2,000,000.00	1,993,957.06 0.00 0.00 1,994,097.07	26,739.13 0.00 33,478.26 6,739.13	140.01 0.00 140.01 6,879.14	6,879.14
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	05/31/2023 06/01/2023 2,000,000.00	1,993,183.47 0.00 0.00 1,993,514.17	18,224.04 0.00 24,364.75 6,140.71	330.69 0.00 330.69 6,471.40	6,471.40
91282CHK0	UNITED STATES TREASURY 4.0 06/30/2028	10/30/2024 10/31/2024 1,500,000.00	1,496,835.15 0.00 0.00 1,496,969.55	163.04 0.00 5,217.39 5,054.35	134.40 0.00 134.40 5,188.75	5,188.75
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	09/03/2024 09/04/2024 2,000,000.00	2,017,190.99 0.00 0.00 2,016,717.70	33,370.17 40,000.00 217.39 6,847.23	0.00 (473.29) (473.29) 6,373.94	6,373.94
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	06/03/2026 06/04/2026 2,500,000.00	2,450,157.19 0.00 0.00 2,451,458.89	21,994.54 0.00 29,405.74 7,411.20	1,301.71 0.00 1,301.71 8,712.91	8,712.91
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,488,637.86 0.00 0.00 1,488,927.05	10,424.59 0.00 15,636.89 5,212.30	289.18 0.00 289.18 5,501.48	5,501.48
91282CMB4	UNITED STATES TREASURY 4.0 12/15/2027	03/26/2026 03/31/2026 1,500,000.00	1,499,900.09 0.00 0.00 1,499,905.91	2,622.95 0.00 7,704.92 5,081.97	5.82 0.00 5.82 5,087.79	5,087.79

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	12/30/2024 12/31/2024 1,500,000.00	1,499,712.71 0.00 0.00 1,499,719.67	178.33 0.00 5,706.52 5,528.19	6.96 0.00 6.96 5,535.16	5,535.16
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	02/07/2025 02/10/2025 1,250,000.00	1,246,583.37 0.00 0.00 1,246,664.23	22,159.88 26,562.50 144.36 4,546.99	80.85 0.00 80.85 4,627.84	4,627.84
91282CMV0	UNITED STATES TREASURY 3.875 03/31/2027	06/17/2025 06/18/2025 1,500,000.00	1,498,918.85 0.00 0.00 1,499,041.62	14,610.66 0.00 19,533.81 4,923.16	122.77 0.00 122.77 5,045.92	5,045.92
91282CMW8	UNITED STATES TREASURY 3.75 04/15/2028	05/01/2025 05/02/2025 750,000.00	751,402.83 0.00 0.00 751,336.33	5,917.01 0.00 8,299.18 2,382.17	0.00 (66.49) (66.49) 2,315.68	2,315.68
91282CND9	UNITED STATES TREASURY 3.75 05/15/2028	04/28/2026 04/30/2026 1,500,000.00	1,497,206.36 0.00 0.00 1,497,332.97	7,184.10 0.00 11,922.55 4,738.45	126.61 0.00 126.61 4,865.06	4,865.06
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	12/29/2025 12/30/2025 1,000,000.00	1,008,573.78 0.00 0.00 1,008,391.74	105.30 0.00 3,369.57 3,264.27	0.00 (182.05) (182.05) 3,082.22	3,082.22
91282CNM9	UNITED STATES TREASURY 3.875 07/15/2028	08/19/2025 08/20/2025 2,250,000.00	2,256,918.48 0.00 0.00 2,256,630.60	40,221.86 43,593.75 4,027.68 7,399.58	0.00 (287.88) (287.88) 7,111.69	7,111.69
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	09/11/2025 09/12/2025 1,500,000.00	1,517,247.27 0.00 0.00 1,516,888.67	24,245.51 29,062.50 157.95 4,974.94	0.00 (358.60) (358.60) 4,616.34	4,616.34
91282CNP2	UNITED STATES TREASURY 3.875 07/31/2027	05/27/2026 05/28/2026 2,000,000.00	1,998,417.47 0.00 0.00 1,998,541.67	32,327.35 38,750.00 210.60 6,633.25	124.20 0.00 124.20 6,757.45	6,757.45

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	05/20/2026 05/21/2026 2,000,000.00	1,968,550.92 0.00 0.00 1,969,759.00	19,809.78 0.00 25,495.92 5,686.14	1,208.08 0.00 1,208.08 6,894.22	6,894.22
91282CPK1	UNITED STATES TREASURY 3.5 11/15/2028	05/27/2026 05/28/2026 2,000,000.00	1,974,138.03 0.00 0.00 1,975,061.67	8,940.22 0.00 14,836.96 5,896.74	923.64 0.00 923.64 6,820.38	6,820.38
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	06/03/2026 06/04/2026 2,500,000.00	2,429,788.55 0.00 0.00 2,431,137.93	7,411.20 0.00 14,822.40 7,411.20	1,349.38 0.00 1,349.38 8,760.59	8,760.59
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	02/26/2026 02/27/2026 2,000,000.00	2,002,128.03 0.00 0.00 2,002,054.57	3,060.11 0.00 8,989.07 5,928.96	0.00 (73.46) (73.46) 5,855.50	5,855.50
91282CQB0	UNITED STATES TREASURY 3.375 02/29/2028	07/30/2026 07/31/2026 2,500,000.00	0.00 2,468,554.69 0.00 2,468,609.09	0.00 (35,079.82) 35,309.10 229.28	54.40 0.00 54.40 283.69	283.69
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	02/26/2026 03/02/2026 2,250,000.00	2,241,793.99 0.00 0.00 2,241,943.36	26,321.33 0.00 32,955.16 6,633.83	149.38 0.00 149.38 6,783.21	6,783.21
91282CQJ3	UNITED STATES TREASURY 3.875 04/15/2029	05/20/2026 05/21/2026 2,000,000.00	1,985,505.09 0.00 0.00 1,985,946.05	16,304.64 0.00 22,868.85 6,564.21	440.96 0.00 440.96 7,005.17	7,005.17
91282CRA1	UNITED STATES TREASURY 4.375 07/31/2031	07/30/2026 07/31/2026 2,000,000.00	0.00 1,999,765.62 0.00 1,999,765.75	0.00 0.00 237.77 237.77	0.13 0.00 0.13 237.90	237.90
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	12/28/2022 12/30/2022 750,000.00	735,304.80 0.00 0.00 736,272.00	4,670.83 0.00 6,514.58 1,843.75	967.20 0.00 967.20 2,810.95	2,810.95

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
931142EX7	WALMART INC 3.95 09/09/2027	09/08/2022 09/12/2022 750,000.00	750,257.01 0.00 0.00 750,237.29	9,216.67 0.00 11,685.42 2,468.75	0.00 (19.72) (19.72) 2,449.03	2,449.03
			126,039,925.76 **4,468,320.31** **(3,500,000.00)** **127,057,744.75**	**1,081,792.17** **454,802.67** **1,011,458.78** **384,469.28**	**52,385.34** **(2,886.67)** **49,498.67** **433,967.96**	**433,967.96**
Total Fixed Income		**127,985,000.00**				
			126,843,026.90 **6,778,379.51** **(6,327,003.84)** **127,342,557.14**	**1,081,792.17** **460,291.88** **1,011,458.78** **389,958.49**	**52,385.34** **(2,886.67)** **49,498.67** **439,457.17**	**439,457.17**
TOTAL PORTFOLIO		**128,269,812.39**				

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
AUGUST 2026							
08/03/2026	Coupon	756109CW2	0.00	REALTY INCOME CORP 3.95 02/01/2029		29,625.00	29,625.00
08/03/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	4,145.10		4,145.10
08/07/2026	Coupon	63743HFX5	1,000,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		24,750.00	24,750.00
08/10/2026	Coupon	532457CK2	1,250,000.00	ELI LILLY AND CO 4.5 02/09/2029		28,125.00	28,125.00
08/17/2026	Coupon	9128282A7	1,600,000.00	UNITED STATES TREASURY 1.5 08/15/2026		12,000.00	12,000.00
08/17/2026	Final Maturity	9128282A7	1,600,000.00	UNITED STATES TREASURY 1.5 08/15/2026	1,600,000.00		1,600,000.00
08/17/2026	Coupon	9128284V9	1,750,000.00	UNITED STATES TREASURY 2.875 08/15/2028		25,156.25	25,156.25
08/17/2026	Coupon	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027		19,125.00	19,125.00
08/18/2026	Coupon	713448FL7	1,000,000.00	PEPSICO INC 3.6 02/18/2028		18,000.00	18,000.00
08/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
08/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
08/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
08/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
08/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
08/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
08/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
08/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
08/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
08/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
08/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
08/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
08/26/2026	Coupon	17275RBR2	1,250,000.00	CISCO SYSTEMS INC 4.85 02/26/2029		30,312.50	30,312.50
08/27/2026	Coupon	14913UAJ9	1,250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		30,312.50	30,312.50
08/31/2026	Coupon	91282CFH9	1,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		23,437.50	23,437.50
08/31/2026	Coupon	91282CFJ5	2,000,000.00	UNITED STATES TREASURY 3.125 08/31/2029		31,250.00	31,250.00
08/31/2026	Coupon	91282CGQ8	2,000,000.00	UNITED STATES TREASURY 4.0 02/28/2030		40,000.00	40,000.00
08/31/2026	Coupon	91282CQB0	2,500,000.00	UNITED STATES TREASURY 3.375 02/29/2028		42,187.50	42,187.50
08/31/2026	Coupon	91282CQD6	2,250,000.00	UNITED STATES TREASURY 3.5 02/28/2031		39,375.00	39,375.00
August 2026 Total					**1,604,145.10**	**432,779.75**	**2,036,924.85**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
SEPTEMBER 2026							
09/08/2026	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
09/09/2026	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
09/09/2026	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
09/14/2026	Coupon	023135DD5	1,000,000.00	AMAZON.COM INC 4.25 03/13/2031		21,250.00	21,250.00
09/14/2026	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
09/15/2026	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
09/15/2026	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
09/15/2026	Coupon	91282CNY3	2,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		33,750.00	33,750.00
09/18/2026	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
09/18/2026	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		24,965.00	24,965.00
09/24/2026	Coupon	46647PBJ4	750,000.00	JPMORGAN CHASE & CO 4.493 03/24/2031		16,848.75	16,848.75
09/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
09/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
09/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
09/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
09/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
09/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
09/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
09/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
09/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
09/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
09/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
09/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
09/30/2026	Coupon	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026		24,508.33	24,508.33
09/30/2026	Effective Maturity	61690U7W4	1,000,000.00	MORGAN STANLEY BANK NA 5.882 10/30/2026	1,000,000.00		1,000,000.00
09/30/2026	Coupon	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026		4,375.00	4,375.00
09/30/2026	Final Maturity	91282CCZ2	1,000,000.00	UNITED STATES TREASURY 0.875 09/30/2026	1,000,000.00		1,000,000.00
09/30/2026	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/30/2026	Coupon	91282CLN9	2,500,000.00	UNITED STATES TREASURY 3.5 09/30/2029		43,750.00	43,750.00
09/30/2026	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50
September 2026 Total					**2,000,000.00**	**414,695.58**	**2,414,695.58**
OCTOBER 2026							
10/13/2026	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
10/13/2026	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
10/15/2026	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
10/15/2026	Coupon	91282CQJ3	2,000,000.00	UNITED STATES TREASURY 3.875 04/15/2029		38,750.00	38,750.00
10/15/2026	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
10/26/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
10/26/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
10/26/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
10/26/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
10/26/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
10/26/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
10/26/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
10/26/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
10/26/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
10/26/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
10/26/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
10/26/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
October 2026 Total						**149,529.75**	**149,529.75**
NOVEMBER 2026							
11/02/2026	Coupon	194162AT0	1,000,000.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		21,000.00	21,000.00
11/02/2026	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
11/02/2026	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
11/10/2026	Coupon	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		15,000.00	15,000.00
11/13/2026	Coupon	037833DK3	1,000,000.00	APPLE INC 3.0 11/13/2027		15,000.00	15,000.00
11/13/2026	Coupon	3133EPC45	2,500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		57,812.50	57,812.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/16/2026	Coupon	02079KAW7	1,250,000.00	ALPHABET INC 4.1 11/15/2030		25,625.00	25,625.00
11/16/2026	Coupon	30303MAB8	1,250,000.00	META PLATFORMS INC 4.2 11/15/2030		26,250.00	26,250.00
11/16/2026	Coupon	89236TQB4	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031		22,750.00	22,750.00
11/16/2026	Coupon	90331HPS6	1,250,000.00	US BANK NA 4.73 05/15/2028		29,562.50	29,562.50
11/16/2026	Coupon	9128283F5	1,150,000.00	UNITED STATES TREASURY 2.25 11/15/2027		12,937.50	12,937.50
11/16/2026	Coupon	91282CND9	1,500,000.00	UNITED STATES TREASURY 3.75 05/15/2028		28,125.00	28,125.00
11/16/2026	Coupon	91282CPK1	2,000,000.00	UNITED STATES TREASURY 3.5 11/15/2028		35,000.00	35,000.00
11/17/2026	Coupon	58933YBH7	1,000,000.00	MERCK & CO INC 4.05 05/17/2028		20,250.00	20,250.00
11/23/2026	Coupon	58933YCK9	500,000.00	MERCK & CO INC 4.65 05/22/2031		11,625.00	11,625.00
11/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
11/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
11/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
11/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
11/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
11/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
11/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
11/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
11/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
11/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
11/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
11/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
11/30/2026	Coupon	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026		6,250.00	6,250.00
11/30/2026	Final Maturity	91282CDK4	1,000,000.00	UNITED STATES TREASURY 1.25 11/30/2026	1,000,000.00		1,000,000.00
11/30/2026	Coupon	91282CES6	1,000,000.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00
11/30/2026	Coupon	91282CFY2	1,500,000.00	UNITED STATES TREASURY 3.875 11/30/2029		29,062.50	29,062.50
11/30/2026	Coupon	91282CPN5	2,500,000.00	UNITED STATES TREASURY 3.5 11/30/2030		43,750.00	43,750.00
November 2026 Total					**1,000,000.00**	**504,436.00**	**1,504,436.00**
DECEMBER 2026							
12/08/2026	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
12/11/2026	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/11/2026	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
12/15/2026	Coupon	91282CMB4	1,500,000.00	UNITED STATES TREASURY 4.0 12/15/2027		30,000.00	30,000.00
12/15/2026	Coupon	91282CPP0	2,000,000.00	UNITED STATES TREASURY 3.5 12/15/2028		35,000.00	35,000.00
12/25/2026	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,703.33	2,703.33
12/25/2026	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	925.92		925.92
12/25/2026	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
12/25/2026	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
12/25/2026	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
12/25/2026	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
12/25/2026	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
12/25/2026	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
12/25/2026	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
12/25/2026	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
12/25/2026	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
12/25/2026	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
12/25/2026	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
12/28/2026	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
12/31/2026	Coupon	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026		9,375.00	9,375.00
12/31/2026	Final Maturity	91282CDQ1	1,500,000.00	UNITED STATES TREASURY 1.25 12/31/2026	1,500,000.00		1,500,000.00
12/31/2026	Coupon	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027		24,375.00	24,375.00
12/31/2026	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
12/31/2026	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
12/31/2026	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00
December 2026 Total					**1,500,925.92**	**341,936.00**	**1,842,861.92**
JANUARY 2027							
01/04/2027	Coupon	74464AAC5	1,500,000.00	PUBLIC STORAGE OPERATING CO 4.375 07/01/2030		32,812.50	32,812.50
01/11/2027	Coupon	69371RS31	500,000.00	PACCAR FINANCIAL CORP 4.6 01/10/2028		11,500.00	11,500.00
01/12/2027	Coupon	459058KT9	1,500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		26,250.00	26,250.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/14/2027	Coupon	24422EXB0	535,000.00	JOHN DEERE CAPITAL CORP 4.95 07/14/2028		13,241.25	13,241.25
01/15/2027	Coupon	91282CNM9	2,250,000.00	UNITED STATES TREASURY 3.875 07/15/2028		43,593.75	43,593.75
01/19/2027	Coupon	3133EPW84	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 3.875 01/18/2029		38,750.00	38,750.00
01/20/2027	Coupon	025816EJ4	1,500,000.00	AMERICAN EXPRESS CO 4.351 07/20/2029		32,632.50	32,632.50
01/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,700.83	2,700.83
01/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,107.23		2,107.23
01/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
01/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
01/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
01/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
01/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
01/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
01/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
01/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
01/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
01/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
01/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
01/25/2027	Coupon	46647PEB8	750,000.00	JPMORGAN CHASE & CO 5.012 01/23/2030		18,795.00	18,795.00
January 2027 Total					**2,107.23**	**256,696.00**	**258,803.22**
FEBRUARY 2027							
02/01/2027	Coupon	756109CW2	1,500,000.00	REALTY INCOME CORP 3.95 02/01/2029		29,625.00	29,625.00
02/01/2027	Coupon	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027		11,250.00	11,250.00
02/01/2027	Final Maturity	912828Z78	1,500,000.00	UNITED STATES TREASURY 1.5 01/31/2027	1,500,000.00		1,500,000.00
02/01/2027	Coupon	91282CGH8	2,000,000.00	UNITED STATES TREASURY 3.5 01/31/2028		35,000.00	35,000.00
02/01/2027	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
02/01/2027	Coupon	91282CMG3	1,250,000.00	UNITED STATES TREASURY 4.25 01/31/2030		26,562.50	26,562.50
02/01/2027	Coupon	91282CNN7	1,500,000.00	UNITED STATES TREASURY 3.875 07/31/2030		29,062.50	29,062.50
02/01/2027	Coupon	91282CNP2	2,000,000.00	UNITED STATES TREASURY 3.875 07/31/2027		38,750.00	38,750.00
02/01/2027	Coupon	91282CRA1	2,000,000.00	UNITED STATES TREASURY 4.375 07/31/2031		43,750.00	43,750.00
02/08/2027	Coupon	63743HFX5	1,000,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		24,750.00	24,750.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/09/2027	Coupon	532457CK2	1,250,000.00	ELI LILLY AND CO 4.5 02/09/2029		28,125.00	28,125.00
02/16/2027	Coupon	9128284V9	1,750,000.00	UNITED STATES TREASURY 2.875 08/15/2028		25,156.25	25,156.25
02/16/2027	Coupon	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027		19,125.00	19,125.00
02/16/2027	Final Maturity	912828V98	1,700,000.00	UNITED STATES TREASURY 2.25 02/15/2027	1,700,000.00		1,700,000.00
02/18/2027	Coupon	713448FL7	1,000,000.00	PEPSICO INC 3.6 02/18/2028		18,000.00	18,000.00
02/18/2027	Coupon	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027		20,804.17	20,804.17
02/18/2027	Effective Maturity	857477CL5	1,000,000.00	STATE STREET CORP 4.993 03/18/2027	1,000,000.00		1,000,000.00
02/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,695.13	2,695.13
02/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	7,306.59		7,306.59
02/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
02/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
02/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
02/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
02/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
02/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
02/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
02/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
02/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
02/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
02/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
02/26/2027	Coupon	17275RBR2	1,250,000.00	CISCO SYSTEMS INC 4.85 02/26/2029		30,312.50	30,312.50
02/26/2027	Final Maturity	62479MPS6	2,000,000.00	MUFG Bank, Ltd., New York Branch 02/26/2027	2,000,000.00		2,000,000.00
February 2027 Total					**6,207,306.59**	**459,388.22**	**6,666,694.81**
MARCH 2027							
03/01/2027	Coupon	14913UAJ9	1,250,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.85 02/27/2029		30,312.50	30,312.50
03/01/2027	Coupon	91282CFH9	1,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		23,437.50	23,437.50
03/01/2027	Coupon	91282CFJ5	2,000,000.00	UNITED STATES TREASURY 3.125 08/31/2029		31,250.00	31,250.00
03/01/2027	Coupon	91282CGQ8	2,000,000.00	UNITED STATES TREASURY 4.0 02/28/2030		40,000.00	40,000.00
03/01/2027	Coupon	91282CQB0	2,500,000.00	UNITED STATES TREASURY 3.375 02/29/2028		42,187.50	42,187.50
03/01/2027	Coupon	91282CQD6	2,250,000.00	UNITED STATES TREASURY 3.5 02/28/2031		39,375.00	39,375.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/08/2027	Coupon	3130AWTR1	1,600,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		35,000.00	35,000.00
03/09/2027	Coupon	57636QAW4	1,000,000.00	MASTERCARD INC 4.875 03/09/2028		24,375.00	24,375.00
03/09/2027	Coupon	931142EX7	750,000.00	WALMART INC 3.95 09/09/2027		14,812.50	14,812.50
03/15/2027	Coupon	023135DD5	1,000,000.00	AMAZON.COM INC 4.25 03/13/2031		21,250.00	21,250.00
03/15/2027	Coupon	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		5,750.00	5,750.00
03/15/2027	Final Maturity	084664CZ2	500,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	500,000.00		500,000.00
03/15/2027	Coupon	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027		12,000.00	12,000.00
03/15/2027	Final Maturity	09247XAN1	750,000.00	BLACKROCK FINANCE INC 3.2 03/15/2027	750,000.00		750,000.00
03/15/2027	Coupon	09290DAA9	750,000.00	BLACKROCK INC 4.7 03/14/2029		17,625.00	17,625.00
03/15/2027	Coupon	91282CNY3	2,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		33,750.00	33,750.00
03/18/2027	Coupon	4581X0DC9	2,000,000.00	INTER-AMERICAN DEVELOPMENT BANK 3.125 09/18/2028		31,250.00	31,250.00
03/24/2027	Coupon	46647PBJ4	750,000.00	JPMORGAN CHASE & CO 4.493 03/24/2031		16,848.75	16,848.75
03/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,675.38	2,675.38
03/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,479.87		2,479.87
03/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
03/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
03/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
03/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
03/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
03/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
03/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
03/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
03/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
03/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
03/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
03/31/2027	Coupon	91282CGT2	2,000,000.00	UNITED STATES TREASURY 3.625 03/31/2028		36,250.00	36,250.00
03/31/2027	Coupon	91282CLN9	2,500,000.00	UNITED STATES TREASURY 3.5 09/30/2029		43,750.00	43,750.00
03/31/2027	Coupon	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027		29,062.50	29,062.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/31/2027	Final Maturity	91282CMV0	1,500,000.00	UNITED STATES TREASURY 3.875 03/31/2027	1,500,000.00		1,500,000.00
March 2027 Total					**2,752,479.87**	**567,381.80**	**3,319,861.67**
APRIL 2027							
04/12/2027	Coupon	3133ERAK7	1,750,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029		38,281.25	38,281.25
04/13/2027	Coupon	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027		8,250.00	8,250.00
04/13/2027	Final Maturity	023135CF1	500,000.00	AMAZON.COM INC 3.3 04/13/2027	500,000.00		500,000.00
04/15/2027	Coupon	91282CMW8	750,000.00	UNITED STATES TREASURY 3.75 04/15/2028		14,062.50	14,062.50
04/15/2027	Coupon	91282CQJ3	2,000,000.00	UNITED STATES TREASURY 3.875 04/15/2029		38,750.00	38,750.00
04/15/2027	Coupon	91324PDE9	750,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		11,062.50	11,062.50
04/26/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,668.68	2,668.68
04/26/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	17,876.72		17,876.72
04/26/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
04/26/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
04/26/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
04/26/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
04/26/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
04/26/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
04/26/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
04/26/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
04/26/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
04/26/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
04/26/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
04/30/2027	Coupon	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027		20,625.00	20,625.00
04/30/2027	Final Maturity	91282CEN7	1,500,000.00	UNITED STATES TREASURY 2.75 04/30/2027	1,500,000.00		1,500,000.00
04/30/2027	Coupon	91282CLR0	1,500,000.00	UNITED STATES TREASURY 4.125 10/31/2029		30,937.50	30,937.50
April 2027 Total					**2,017,876.72**	**201,057.59**	**2,218,934.31**
MAY 2027							
05/03/2027	Coupon	194162AT0	1,000,000.00	COLGATE-PALMOLIVE CO 4.2 05/01/2030		21,000.00	21,000.00
05/10/2027	Coupon	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		15,000.00	15,000.00
05/10/2027	Final Maturity	665859AW4	750,000.00	NORTHERN TRUST CORP 4.0 05/10/2027	750,000.00		750,000.00
05/13/2027	Coupon	037833DK3	1,000,000.00	APPLE INC 3.0 11/13/2027		15,000.00	15,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/13/2027	Coupon	3133EPC45	2,500,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		57,812.50	57,812.50
05/14/2027	Coupon	89236TQB4	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031		22,750.00	22,750.00
05/17/2027	Coupon	02079KAW7	1,250,000.00	ALPHABET INC 4.1 11/15/2030		25,625.00	25,625.00
05/17/2027	Coupon	30303MAB8	1,250,000.00	META PLATFORMS INC 4.2 11/15/2030		26,250.00	26,250.00
05/17/2027	Coupon	58933YBH7	1,000,000.00	MERCK & CO INC 4.05 05/17/2028		20,250.00	20,250.00
05/17/2027	Coupon	90331HPS6	1,250,000.00	US BANK NA 4.73 05/15/2028		29,562.50	29,562.50
05/17/2027	Coupon	9128283F5	1,150,000.00	UNITED STATES TREASURY 2.25 11/15/2027		12,937.50	12,937.50
05/17/2027	Coupon	91282CND9	1,500,000.00	UNITED STATES TREASURY 3.75 05/15/2028		28,125.00	28,125.00
05/17/2027	Coupon	91282CPK1	2,000,000.00	UNITED STATES TREASURY 3.5 11/15/2028		35,000.00	35,000.00
05/24/2027	Coupon	58933YCK9	500,000.00	MERCK & CO INC 4.65 05/22/2031		11,625.00	11,625.00
05/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,620.35	2,620.35
05/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	2,214.19		2,214.19
05/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
05/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
05/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
05/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
05/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
05/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
05/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
05/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
05/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
05/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
05/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
May 2027 Total					**752,214.19**	**359,978.02**	**1,112,192.21**
JUNE 2027							
06/01/2027	Coupon	91282CES6	1,000,000.00	UNITED STATES TREASURY 2.75 05/31/2029		13,750.00	13,750.00
06/01/2027	Coupon	91282CFY2	1,500,000.00	UNITED STATES TREASURY 3.875 11/30/2029		29,062.50	29,062.50
06/01/2027	Coupon	91282CPN5	2,500,000.00	UNITED STATES TREASURY 3.5 11/30/2030		43,750.00	43,750.00
06/08/2027	Coupon	3130B1BC0	1,200,000.00	FEDERAL HOME LOAN BANKS 4.625 06/08/2029		27,750.00	27,750.00
06/11/2027	Coupon	24422EXT1	750,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		18,187.50	18,187.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/11/2027	Coupon	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		46,250.00	46,250.00
06/11/2027	Final Maturity	3130B1EF0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	2,000,000.00		2,000,000.00
06/15/2027	Coupon	91282CMB4	1,500,000.00	UNITED STATES TREASURY 4.0 12/15/2027		30,000.00	30,000.00
06/15/2027	Coupon	91282CPP0	2,000,000.00	UNITED STATES TREASURY 3.5 12/15/2028		35,000.00	35,000.00
06/25/2027	Coupon	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027		2,614.37	2,614.37
06/25/2027	Principal Paydown	3137FBBX3	1,000,000.00	FHMS K-068 A2 3.244 08/25/2027	20,179.30		20,179.30
06/25/2027	Coupon	3137FHPJ6	1,200,000.00	FHMS K-080 A2 3.926 07/25/2028		3,926.00	3,926.00
06/25/2027	Coupon	3137FJKE8	1,250,000.00	FHMS K-082 A2 3.92 09/25/2028		4,083.33	4,083.33
06/25/2027	Coupon	3137FJZ93	1,000,000.00	FHMS K-084 A2 3.78 10/25/2028		3,150.00	3,150.00
06/25/2027	Coupon	3137FKZZ2	1,000,000.00	FHMS K-088 A2 3.69 01/25/2029		3,075.00	3,075.00
06/25/2027	Coupon	3137FL6P4	1,250,000.00	FHMS K-089 A2 3.563 01/25/2029		3,711.46	3,711.46
06/25/2027	Coupon	3137FLN91	1,000,000.00	FHMS K-091 A2 3.505 03/25/2029		2,920.83	2,920.83
06/25/2027	Coupon	3137FLYV0	1,000,000.00	FHMS K-092 A2 3.298 04/25/2029		2,748.33	2,748.33
06/25/2027	Coupon	3137FRUT6	1,250,000.00	FHMS K-106 A2 2.069 01/25/2030		2,155.21	2,155.21
06/25/2027	Coupon	3137FXZ35	1,500,000.00	FHMS K-127 A2 2.108 01/25/2031		2,635.00	2,635.00
06/25/2027	Coupon	3137H9D71	1,000,000.00	FHMS K-750 A2 3.0 09/25/2029		2,500.00	2,500.00
06/25/2027	Coupon	3137HA4B9	1,500,000.00	FHMS K-751 A2 4.412 03/25/2030		5,515.00	5,515.00
06/25/2027	Coupon	437076DC3	1,250,000.00	HOME DEPOT INC 4.75 06/25/2029		29,687.50	29,687.50
06/30/2027	Coupon	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027		24,375.00	24,375.00
06/30/2027	Final Maturity	91282CEW7	1,500,000.00	UNITED STATES TREASURY 3.25 06/30/2027	1,500,000.00		1,500,000.00
06/30/2027	Coupon	91282CHK0	1,500,000.00	UNITED STATES TREASURY 4.0 06/30/2028		30,000.00	30,000.00
06/30/2027	Coupon	91282CMD0	1,500,000.00	UNITED STATES TREASURY 4.375 12/31/2029		32,812.50	32,812.50
06/30/2027	Coupon	91282CNK3	1,000,000.00	UNITED STATES TREASURY 3.875 06/30/2030		19,375.00	19,375.00
June 2027 Total					**3,520,179.30**	**419,034.53**	**3,939,213.83**
Grand Total			**375,435,000.00**		**21,357,234.92**	**4,106,913.24**	**25,464,148.16**

PORTFOLIO SUMMARY

City of Buena Park Liquid | Account #406 | As of July 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.83%
Average Purchase YTM	3.85%
Average Market YTM	3.85%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

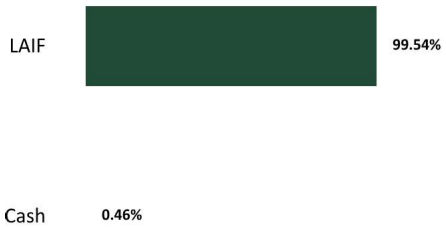
Account Summary

	End Values as of 06/30/2026	End Values as of 07/31/2026
Market Value	30,732,909.13	20,810,092.99
Accrued Interest	0.00	0.00
Total Market Value	**30,732,909.13**	**20,810,092.99**
Income Earned	0.00	361,843.72
Cont/WD	(2,000,000.00)	(10,000,000.00)
Par	30,732,909.13	20,810,092.99
Book Value	30,732,909.13	20,810,092.99
Cost Value	30,732,909.13	20,810,092.99

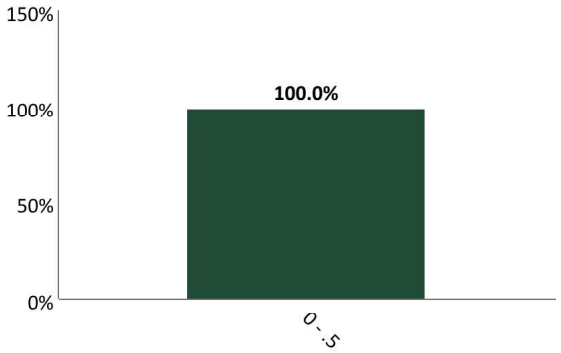
Top Issuers

LAIF	99.54%

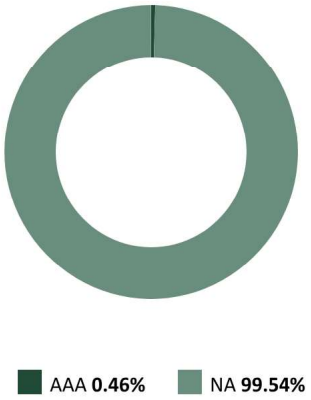
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (01/01/06)
City of Buena Park Liquid	0.40%	1.12%	2.46%	4.27%	4.45%	4.39%	3.23%	2.43%	2.02%
Benchmark Return	0.33%	0.92%	2.08%	3.82%	4.20%	4.61%	3.59%	2.37%	1.76%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 3-Month US Treasury Bill Index

RECONCILIATION SUMMARY

City of Buena Park Liquid | Account #406 | As of July 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**361,843.72**
Fiscal Year to Date	**361,843.72**

Sales

Month to Date	**(10,000,000.00)**
Fiscal Year to Date	**(10,000,000.00)**

Interest Received

Month to Date	**361,843.72**
Fiscal Year to Date	**361,843.72**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Book Value	30,732,909.13	30,732,909.13
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	361,843.72	361,843.72
Sales	(10,000,000.00)	(10,000,000.00)
Change in Cash, Payables, Receivables	(284,659.86)	(284,659.86)
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	20,810,092.99	20,810,092.99

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Market Value	30,732,909.13	30,732,909.13
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	361,843.72	361,843.72
Sales	(10,000,000.00)	(10,000,000.00)
Change in Cash, Payables, Receivables	(284,659.86)	(284,659.86)
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	20,810,092.99	20,810,092.99

HOLDINGS REPORT

City of Buena Park Liquid | Account #406 | As of July 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	95,237.93	--	95,237.93	1.00	95,237.93	0.46%	Aaa/AAA	0.00
				95,237.93		0.00	0.00	AAA	0.00
				95,237.93	**1.00**	**95,237.93**	**0.46%**		**0.00**
Total Cash		**95,237.93**		**95,237.93**		**0.00**	**0.00**		**0.00**
LAIF									
90LAIF$00	Local Agency Investment Fund State Pool	20,714,855.06	--	20,714,855.06	1.00	20,714,855.06	99.54%	NA/NA	0.00
			3.85%	20,714,855.06	3.85%	0.00	0.00	NA	0.00
				20,714,855.06	**1.00**	**20,714,855.06**	**99.54%**		**0.00**
Total LAIF		**20,714,855.06**	**3.85%**	**20,714,855.06**	**3.85%**	**0.00**	**0.00**		**0.00**
				20,810,092.99	**1.00**	**20,810,092.99**	**100.00%**		**0.00**
Total Portfolio		**20,810,092.99**	**3.85%**	**20,810,092.99**	**3.85%**	**0.00**	**0.00**		**0.00**
Total Market Value + Accrued						**20,810,092.99**			

TRANSACTION LEDGER

City of Buena Park Liquid | Account #406 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/15/2026	90LAIF$00	361,843.72	Local Agency Investment Fund State Pool	1.000	3.84%	(361,843.72)	0.00	(361,843.72)	0.00
Total Purchase			**361,843.72**				**(361,843.72)**	**0.00**	**(361,843.72)**	**0.00**
TOTAL ACQUISITIONS			**361,843.72**				**(361,843.72)**	**0.00**	**(361,843.72)**	**0.00**
DISPOSITIONS										
Sale	07/15/2026	90LAIF$00	(6,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.84%	6,000,000.00	0.00	6,000,000.00	0.00
Sale	07/16/2026	90LAIF$00	(1,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.84%	1,000,000.00	0.00	1,000,000.00	0.00
Sale	07/23/2026	90LAIF$00	(1,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.85%	1,000,000.00	0.00	1,000,000.00	0.00
Sale	07/29/2026	90LAIF$00	(2,000,000.00)	Local Agency Investment Fund State Pool	1.000	3.85%	2,000,000.00	0.00	2,000,000.00	0.00
Total Sale			**(10,000,000.00)**				**10,000,000.00**	**0.00**	**10,000,000.00**	**0.00**
TOTAL DISPOSITIONS			**(10,000,000.00)**				**10,000,000.00**	**0.00**	**10,000,000.00**	**0.00**
OTHER TRANSACTIONS										
Cash Transfer	07/15/2026	CCYUSD	(6,000,000.00)	Cash		0.00%	(6,000,000.00)	0.00	(6,000,000.00)	0.00
Cash Transfer	07/16/2026	CCYUSD	(1,000,000.00)	Cash		0.00%	(1,000,000.00)	0.00	(1,000,000.00)	0.00
Cash Transfer	07/23/2026	CCYUSD	(1,000,000.00)	Cash		0.00%	(1,000,000.00)	0.00	(1,000,000.00)	0.00
Cash Transfer	07/29/2026	CCYUSD	(2,000,000.00)	Cash		0.00%	(2,000,000.00)	0.00	(2,000,000.00)	0.00

TRANSACTION LEDGER

City of Buena Park Liquid | Account #406 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Total Cash Transfer			**(10,000,000.00)**				**(10,000,000.00)**	**0.00**	**(10,000,000.00)**	**0.00**
Dividend	07/15/2026	90LAIF$00	0.00	Local Agency Investment Fund State Pool		3.84%	9,171.94	0.00	9,171.94	0.00
Total Dividend			**0.00**				**9,171.94**	**0.00**	**9,171.94**	**0.00**
TOTAL OTHER TRANSACTIONS			**(10,000,000.00)**				**(9,990,828.06)**	**0.00**	**(9,990,828.06)**	**0.00**

INCOME EARNED

City of Buena Park Liquid | Account #406 | As of July 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
CCYUSD	Receivable	95,237.93	379,897.79 0.00 0.00 95,237.93	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
			379,897.79 **0.00** **0.00**	**0.00** **0.00** **0.00**	**0.00** **0.00** **0.00**	
Total Cash & Equivalents		**95,237.93**	**95,237.93**	**0.00**	**0.00**	**0.00**
LAIF						
90LAIF$00	Local Agency Investment Fund State Pool	20,714,855.06	30,353,011.34 361,843.72 (10,000,000.00) 20,714,855.06	0.00 361,843.72 0.00 361,843.72	0.00 0.00 0.00 361,843.72	361,843.72
			30,353,011.34 **361,843.72** **(10,000,000.00)**	**0.00** **361,843.72** **0.00**	**0.00** **0.00** **0.00**	
Total LAIF		**20,714,855.06**	**20,714,855.06**	**361,843.72**	**361,843.72**	**361,843.72**
			30,732,909.13 **361,843.72** **(10,000,000.00)**	**0.00** **361,843.72** **0.00**	**0.00** **0.00** **0.00**	
TOTAL PORTFOLIO		**20,810,092.99**	**20,810,092.99**	**361,843.72**	**361,843.72**	**361,843.72**

CASH FLOW REPORT

City of Buena Park Liquid | Account #406 | As of July 31, 2026

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
OCTOBER 2026							
10/15/2026	Dividend	90LAIF$00	20,714,855.06	Local Agency Investment Fund State Pool	95,237.93		95,237.93
October 2026 Total					**95,237.93**		**95,237.93**
Grand Total			**20,714,855.06**		**95,237.93**		**95,237.93**

PORTFOLIO SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of July 31, 2026

Portfolio Characteristics

Average Modified Duration	0.00
Average Coupon	3.51%
Average Purchase YTM	3.53%
Average Market YTM	3.53%
Average Credit Quality*	AAA
Average Final Maturity	0.00
Average Life	0.00

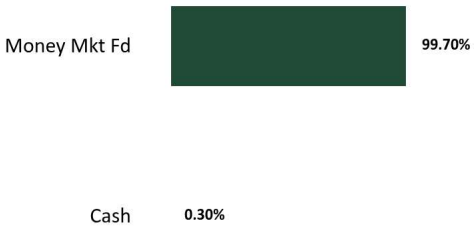
Account Summary

	End Values as of 06/30/2026	End Values as of 07/31/2026
Market Value	1,414,913.82	1,419,114.02
Accrued Interest	0.00	0.00
Total Market Value	**1,414,913.82**	**1,419,114.02**
Income Earned	4,153.14	4,050.00
Cont/WD	0.00	0.00
Par	1,414,913.82	1,419,114.02
Book Value	1,414,913.82	1,419,114.02
Cost Value	1,414,913.82	1,419,114.02

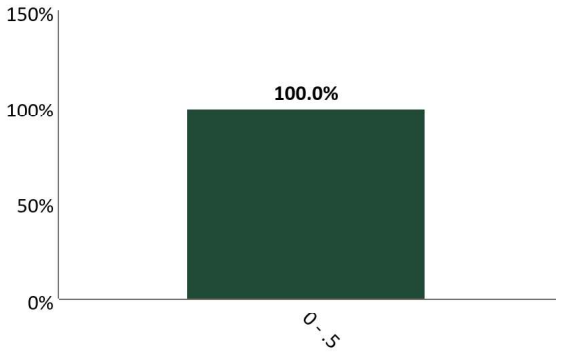
Top Issuers

Federated Hermes, Inc.	99.70%

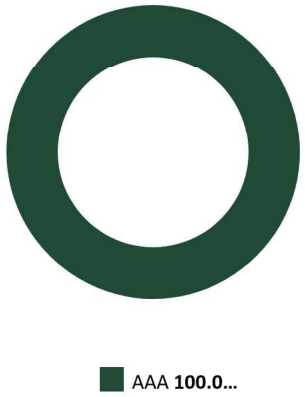
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (08/01/08)
Buena Park RDA Series B Bond	0.30%	0.88%	2.06%	3.76%	4.15%	4.53%	3.48%	2.24%	1.71%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: NO BENCHMARK REQUIRED

STATEMENT OF COMPLIANCE

City of Buena Park RDA Series B Bond | Account #10033 | As of July 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
BANKERS' ACCEPTANCES				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	270.0	0.0	Compliant	
Min Rating (A-1+ by S&P & Moody's)	0.0	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	0.0	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	100.0	99.7	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	100.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	100.0	0.0	Compliant	
Max Maturity (Days)	30.0	0.0	Compliant	
Min Rating (A-1 by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	0.0	Compliant	

The Statement of Compliance reflects Chandler's assessment of compliance with the applicable investment policy for the assets Chandler directly manages. The report may also present assets reported to Chandler by clients, custodians, or other third parties. Chandler includes those assets in the assessment but has no discretionary authority over them, does not independently verify the information provided, and assumes no responsibility for the accuracy or completeness of that information. Questions regarding this report should be directed to the designated investment professional.

RECONCILIATION SUMMARY

City of Buena Park RDA Series B Bond | Account #10033 | As of July 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Principal Paydowns

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Purchases

Month to Date	**4,050.00**
Fiscal Year to Date	**4,050.00**

Sales

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Interest Received

Month to Date	**4,050.00**
Fiscal Year to Date	**4,050.00**

Purchased / Sold Interest

Month to Date	**0.00**
Fiscal Year to Date	**0.00**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Book Value	1,414,913.82	1,414,913.82
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,050.00	4,050.00
Sales	0.00	0.00
Change in Cash, Payables, Receivables	150.20	150.20
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Book Value	1,419,114.02	1,419,114.02

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2026)
Beginning Market Value	1,414,913.82	1,414,913.82
Maturities/Calls	0.00	0.00
Principal Paydowns	0.00	0.00
Purchases	4,050.00	4,050.00
Sales	0.00	0.00
Change in Cash, Payables, Receivables	150.20	150.20
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	0.00	0.00
Realized Gain (Loss)	0.00	0.00
Ending Market Value	1,419,114.02	1,419,114.02

HOLDINGS REPORT

City of Buena Park RDA Series B Bond | Account #10033 | As of July 31, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	4,200.20	--	4,200.20 4,200.20	1.00	4,200.20 0.00	0.30% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**4,200.20**		**4,200.20** **4,200.20**	**1.00**	**4,200.20** **0.00**	**0.30%** **0.00**		**0.00** **0.00**
MONEY MARKET FUND									
60934N104	FEDERATED HRMS GV O INST	1,414,913.82	-- 3.53%	1,414,913.82 1,414,913.82	1.00 3.53%	1,414,913.82 0.00	99.70% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**1,414,913.82**	**3.53%**	**1,414,913.82** **1,414,913.82**	**1.00** **3.53%**	**1,414,913.82** **0.00**	**99.70%** **0.00**		**0.00** **0.00**
Total Portfolio		**1,419,114.02**	**3.53%**	**1,419,114.02** **1,419,114.02**	**1.00** **3.53%**	**1,419,114.02** **0.00**	**100.00%** **0.00**		**0.00** **0.00**
Total Market Value + Accrued						**1,419,114.02**			

TRANSACTION LEDGER

City of Buena Park RDA Series B Bond | Account #10033 | As of July 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/02/2026	60934N104	4,050.00	FEDERATED HRMS GV O INST	1.000	3.50%	(4,050.00)	0.00	(4,050.00)	0.00
Total Purchase			**4,050.00**				**(4,050.00)**	**0.00**	**(4,050.00)**	**0.00**
TOTAL ACQUISITIONS			**4,050.00**				**(4,050.00)**	**0.00**	**(4,050.00)**	**0.00**
OTHER TRANSACTIONS										
Dividend	07/31/2026	60934N104	0.00	FEDERATED HRMS GV O INST		3.53%	4,200.20	0.00	4,200.20	0.00
Total Dividend			**0.00**				**4,200.20**	**0.00**	**4,200.20**	**0.00**
TOTAL OTHER TRANSACTIONS			**0.00**				**4,200.20**	**0.00**	**4,200.20**	**0.00**

INCOME EARNED

City of Buena Park RDA Series B Bond | Account #10033 | As of July 31, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
60934N104	FEDERATED HRMS GV O INST	1,414,913.82	1,410,863.82 4,050.00 0.00 1,414,913.82	0.00 4,050.00 0.00 4,050.00	0.00 0.00 0.00 4,050.00	4,050.00
CCYUSD	Receivable	4,200.20	4,050.00 0.00 0.00 4,200.20	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**1,419,114.02**	**1,414,913.82** **4,050.00** **0.00** **1,419,114.02**	**0.00** **4,050.00** **0.00** **4,050.00**	**0.00** **0.00** **0.00** **4,050.00**	**4,050.00**
TOTAL PORTFOLIO		**1,419,114.02**	**1,414,913.82** **4,050.00** **0.00** **1,419,114.02**	**0.00** **4,050.00** **0.00** **4,050.00**	**0.00** **0.00** **0.00** **4,050.00**	**4,050.00**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
AUGUST 2026							
08/03/2026	Dividend	60934N104	0.00	FEDERATED HRMS GV O INST	4,200.20		4,200.20
August 2026 Total					**4,200.20**		**4,200.20**
Grand Total			**0.00**		**4,200.20**		**4,200.20**

August 25, 2026
CONSENT CALENDAR
Item No. 4D.

City Council Agenda Report

PROFESSIONAL SERVICES AGREEMENT WITH THE CODE GROUP (DBA "VCA CODE") FOR CONTINUED BUILDING INSPECTION, PLANNING, AND RELATED SERVICES FOR FISCAL YEAR 2026-2027

PREPARED BY	PRESENTED BY
Jose Ibarra , Building and Safety Manager	Jose Ibarra , Building and Safety Manager
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Matt Foulkes, Director of Community & Economic Development	Aaron France, City Manager

RECOMMENDED ACTION

1) Dispense with formal bidding pursuant to Buena Park Municipal Code Section 3.28.080(H), as continuing to utilize the current service provider is in the City's best interests; 2) Approve a Professional Services Agreement with The Code Group, Inc., doing business as VCA Code, for building inspection, plan review, planning, and related professional services for Fiscal Year 2026-2027, in an amount not to exceed $150,000; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; and, 4) Authorize the City Manager and City Clerk to execute the agreement.

PREVIOUS CITY COUNCIL ACTION

On June 9, 2026, the City Council approved Amendment No. 2 to the Professional Services Agreement with The Code Group (dba VCA Code), increasing the total contract amount by $40,000, from $150,000 to $190,000, for building inspection, plan review, and related professional services through June 30, 2026.

DISCUSSION

The Community and Economic Development Department utilizes professional consulting services, as needed, to supplement City staff and maintain service levels during periods of increased workload, staffing vacancies, and for projects requiring specialized technical expertise.

VCA Code currently provides professional building and safety services to the City and has personnel experienced in municipal building inspection, plan review, code administration, and related development services. Continued access to these services will provide the City with flexibility to supplement Building and Safety Division operations based on workload and staffing needs. The proposed agreement also includes planning and related professional services that may be utilized by the Community and Economic Development Department on an as-needed basis.

Under the proposed Professional Services Agreement, VCA Code may provide building inspection, plan review, planning, and other related professional services when requested and authorized by the City. Services will be assigned based on the City's operational needs and will be compensated in accordance with the fee schedule included in VCA Code's proposal.

The agreement is for Fiscal Year 2026-2027, beginning July 1, 2026 and ending June 30, 2027, with total compensation not to exceed $150,000. Approval of the agreement will allow the Department to continue utilizing VCA Code on an as-needed basis while maintaining appropriate service levels and providing additional professional resources when necessary.

Given VCA Code's extensive institutional knowledge of the City's code and administrative practices, and the competitive pricing offered by VCA Code which remains below market, staff believes that dispensing with formal bidding as permitted by Buena Park Municipal Code Section 3.28.080(H), will serve the City's best interests at this time. Staff is planning on going out to bid for the services sometime during the term of the new agreement.

This report has been reviewed and approved by the Purchasing Manager.

BUDGET IMPACT

The Professional Services Agreement has a not-to-exceed amount of $150,000 for Fiscal Year 2026-2027. Sufficient funds are available in the adopted Fiscal Year 2026-2027 Community and Economic Development Department budget. Services will be utilized on an as-needed basis and expenditures will not exceed the amount authorized under the agreement.

Attachments

PSA VCA FY26-27.pdf

CITY OF BUENA PARK
PROFESSIONAL SERVICES AGREEMENT

DATE: July 1, 2026

SERVICES: On Call Building and Planning Services

PROJECT: Building Inspection, Plan Review, Planning, and Related Services for Special City Projects

PARTIES TO THE AGREEMENT:

"CITY": City of Buena Park, a California Municipal Corporation

City Representative:
Name: Aaron France
Title: City Manager
Tel.: (714(562-3555
Email: afrance@buenapark.com

"CONSULTANT": The Code Group , a California Corporation

Consultant Representative:
Name: Kyrsten Head
Title: Senior Contract & Proposal Manager
Tel.: (714) 787-1527
Email: Kyrsten.head@vcaconsultants.com

SUMMARY OF TERMS:

Start Date: July 1, 2026

End Date: June 30, 2027

Contract Value: $150,000.00 (NOT TO EXCEED MAXIMUM / NO GURANTEED MINIMUM)

Services a "Public Work": NO

Community Workforce Agreement: NO

Insurance Approved By Risk Management: YES

APPROVED BY: *(select one)*

(___) Department Head
Contract Value ≤ $10,000

(___) City Manager
Contract Value ≤ $80,000

(X) City Council
Contract Value > $80,000
("Levine Act Exhibit" Required)

AGREEMENT MUST BE FIRST EXECUTED BY CONSULTANT BEFORE IT MAY BE EXECUTED ON BEHALF OF THE CITY.

CITY OF BUENA PARK
PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement ("*Agreement*") is dated as of July 1, 2026 between the City of Buena Park, a California charter city ("*CITY*"), and The Code Group (dba "VCA Code"), a California Corporation ("*CONSULTANT*"). CITY and CONSULTANT are at times referred to herein jointly as "Parties" and individually as a "Party."

1. TERM. The term of this Agreement shall commence on July 1, 2026 and shall remain in full force and effect until June 30, 2027 unless extended upon the mutual written agreement of the Parties or earlier terminated pursuant to Section 16.2 of this Agreement ("*Term*").

2. SERVICES. Subject to the terms and conditions in this Agreement, CONSULTANT shall provide those on call professional services that are specifically described in Exhibit "A" (the "*Services*"), provided that the specific Services to be rendered by CONSULTANT are subject to and will be described in a written task or work order from City to CONSULTANT ("Work Order"). The Community Development Director is the task administrator for this Agreement ("Designated Official"), and the CONSULTANT shall provide the Services under the direction of the Designated Official (or his/her designee). CONSULTANT shall commence performance of the Services upon receipt of a written Work Order from the Designated Official authorizing the CONSULTANT to proceed, and only to the extent of such authorization or Work Order.

3. SCHEDULE OF PERFORMANCE. CONSULTANT shall commence providing the Services upon receipt of a written Work Order from the City Representative and CONSULTANT shall proceed only to the extent of such authorization. CONSULTANT shall perform all Services in the time required by the Work Order, or if not specified in the Schedule of Performance in a timely and diligent manner reasonably acceptable to CITY.

4. COMPENSATION. CONSULTANT shall perform the Services described in each Work Order at the direction of CITY, and CITY shall pay CONSULTANT in consideration for such Services on a time and materials basis as enumerated in the fee schedule included in Exhibit "A". The maximum "NOT-TO-EXCEED" compensation amount, including reimbursement for expenses, if any, that the CONSULTANT is entitled to receive pursuant to this Agreement shall equal to the total value of Work Orders for Services approved by the City, which may be none, and provided that in no event shall the total value or Services rendered by or compensation payable to CONSULTANT under this Agreement exceed the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS (**$150,000.00**) ("*Compensation*").

5. PAYMENT.

5.1 Invoices. Each calendar month after CITY's issuance of a Work Order, CONSULTANT shall submit an invoice to CITY for the Services performed and any authorized reimbursable expenses incurred in the immediately preceding calendar month. *(Ex: invoices for Services rendered in January should be submitted in February)*. The invoices shall describe in detail the Services rendered during each invoice period such as the days worked, personnel involved, number of hours worked, rates charged, milestones achieved, work product generated, or reimbursable expenses incurred, as applicable. CONSULTANT shall remit the invoices to the address and in the manner specified by CITY.

5.2 Payment. CITY shall review all invoices and notify CONSULTANT in writing of any disputed charges or amounts. CITY shall pay all undisputed portions of the invoice within

thirty (30) calendar days after receipt. CITY shall not withhold federal or state payroll or other taxes, or make deductions, from payments made to CONSULTANT.

6. STANDARD OF SKILL. CONSULTANT shall perform all Services in the manner and according to the standards currently observed by a competent practitioner of CONSULTANT's profession in California, and shall at all times, meet or exceed any applicable professional standards of care, workmanship, or conduct. All products of whatsoever nature that CONSULTANT delivers to CITY pursuant to this Agreement shall be prepared in a professional manner and conform to the standards of quality normally observed by a person currently practicing in CONSULTANT's profession. The acceptance of the Services by CITY shall not operate as a release of CONSULTANT from such standards of care, workmanship, or conduct.

7. INDEPENDENT CONTRACTOR. CONSULTANT is and shall at all times remain as to CITY a wholly independent contractor. Neither CITY nor any of its agents shall have control over the conduct of CONSULTANT or any of CONSULTANT's employees or agents, except as herein set forth. CONSULTANT shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of CITY. CONSULTANT shall have no power to incur any debt, obligation, or liability on behalf of CITY or otherwise act on behalf of CITY as an agent.

7.1 CONSULTANT shall not have the status of an employee of CITY under this Agreement, or be entitled to participate in any insurance, medical care, vacation, sick leave or other benefits provided for CITY's officers or employees.

7.2 In the event that CONSULTANT, or any of its employees, agents, or subcontractors providing Services under this Agreement, claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System ("*PERS*") to be eligible for enrollment in PERS as an employee of CITY, CONSULTANT shall indemnify, defend, and hold CITY harmless for the payment of any employee and/or employer contributions for PERS benefits on behalf of CONSULTANT or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of CITY.

7.3 CONSULTANT represents that it has, or will secure at its own expense, all personnel required to perform the Services under this Agreement. All of the Services shall be performed by CONSULTANT or under its direct supervision, and all personnel engaged in the work shall be qualified to perform it. CONSULTANT reserves the right to determine the assignment of its own employees to the performance of the Services under this Agreement, but CITY reserves the right, for good cause, to require CONSULTANT to exclude any employee from performing Services on CITY's premises.

8. ADMINISTRATION.

8.1 City's Representative. The City Representative identified on the cover page of this Agreement shall have authority to administer this Agreement and oversee CONSULTANT's performance of the Services, provided that an individual's authority to amend this Agreement shall be governed by applicable provisions of the Buena Park Municipal Code. All activities performed by CONSULTANT shall be coordinated through the City Representative. CITY may change the identity of the City Representative upon written notice to CONSULTANT.

8.2 Consultant's Representative. Consultant's Representative identified on the cover page of this Agreement has the authority to administer this Agreement on behalf of

CONSULTANT and to act, bind, and approve all matters relating to this Agreement on behalf of CONSULTANT. Consultant's Representative shall not be replaced without the advance consent of CITY, which consent shall not be unreasonably withheld.

9. SAFETY REQUIREMENTS. All work performed under this Agreement shall be performed in such a manner as to provide safety to the public and to meet or exceed the safety standards outlined by CAL OSHA. CITY may issue restraint or cease and desist orders to CONSULTANT when unsafe or harmful acts are observed or reported relative to the performance of the Services. CONSULTANT shall maintain the work sites free of hazards to persons and property resulting from its operations. CONSULTANT shall immediately report to CITY any hazardous condition noted by CONSULTANT.

10. INDEMNIFICATION AND HOLD HARMLESS.

10.1 Purpose of Section. CONSULTANT agrees that CITY, and its elected officials, officers, employees, and agents (cumulatively "*City Indemnitees*") shall, to the fullest extent permitted by California law, be fully protected from any loss, injury, damage, claim, liability, taxes, fees, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other cost or damages of any kind arising out of or in any way related to CONSULTANT's provision of the Services or performance of this Agreement. This Section is intended by the Parties to provide the fullest protection possible under California law to CITY and the City Indemnitees. CONSULTANT acknowledges that CITY would not have entered into this Agreement without the covenants and commitments of CONSULTANT in this Section 10.

10.2 Indemnification for Design Services (if applicable). Consistent with California Civil Code Section 2782.8, if and to the extent the Services are design professional services to be performed by a design professional, as that term is defined under said Section 2782.8, CONSULTANT shall, to the fullest extent permitted by law, indemnify, protect, defend, and hold the City Indemnitees harmless for all claims, demands, costs, or liability that arise out of, pertain, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT, its officers, employees, or agents in said performance of the Services, excepting only liability arising from the sole negligence, active negligence, or intentional misconduct of CITY.

10.3 Indemnification for Services. Other than in the performance of design professional services by a design professional, as covered by Section 10.2 above, to the fullest extent permitted by law CONSULTANT shall, at its sole cost and expense, protect, defend, hold harmless and indemnify the City Indemnitees from and against any and all damages, costs, taxes, fees, expenses, liabilities, claims, demands, causes of action, proceedings, judgments, penalties, liens and/or losses of any nature whatsoever, including fees of accountants, attorneys and other professionals, and all costs associated therewith, and the payment of all consequential damages (collectively "Claims"), in law or equity, whether actual, alleged or threatened, which arise out of, pertain to, or relate to the acts or omissions, or willful misconduct, of CONSULTANT, or its officers, agents, servants, employees, subcontractors, materialmen, suppliers, or contractors, or their officers, agents, servants or employees (or any entity or individual that CONSULTANT shall bear the legal liability thereof) in the performance of this Agreement, including CONSULTANT's active or passive negligence, except for Claims arising from the sole negligence or willful misconduct of CITY, as determined by final arbitration or court decision or by the agreement of the Parties. CONSULTANT shall defend the City Indemnitees in any action or actions filed in connection with any Claims with counsel of CITY's choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. CONSULTANT shall reimburse the Indemnitees for any and all legal expenses and costs incurred by City Indemnitees in connection therewith.

10.4 Taxes, Assessments, Workers Compensation. CONSULTANT shall pay all required taxes on amounts paid to CONSULTANT under this Agreement and indemnify and hold CITY harmless from any and all taxes, assessments, penalties and interest asserted against CITY by reason of the independent contractor relationship created by this Agreement. CONSULTANT shall fully comply with applicable workers' compensation laws regarding CONSULTANT and its CONSULTANT shall indemnify and hold CITY harmless from any failure of CONSULTANT to comply with applicable workers' compensation laws.

10.5 Obligations Not Limited by Insurance. The obligations and covenants of CONSULTANT in this Section 10 are independent and separate from any requirement or covenant to carry insurance. The obligations of CONSULTANT under this Section 10 shall not be limited by the limits of any policies of insurance by this Agreement or otherwise maintained by CONSULTANT, nor shall CONSULTANT's obligations by limited by the provisions of any workers' compensation act or similar act. CONSULTANT expressly waives any statutory immunity under such statutes or laws as to the CITY or City Indemnitees.

10.6 Survival; Enforcement. CONSULTANT's obligations and covenants under this Section shall survive the expiration or termination of this Agreement and shall continue in full force and effect for a time at least equal to the statute of limitations that is applicable to the underlying Claim, demand, cost or liability. CITY may offset against the amount of any compensation due CONSULTANT any amount due to CITY from CONSULTANT as a result of CONSULTANT's failure to promptly pay CITY any obligation for reimbursement or indemnification arising under this Section 10.

11. INSURANCE. At all times during the term of this Agreement CONSULTANT shall maintain insurance coverage in the forms, types, and amounts that are set forth in this Section 11, and upon CITY's request CONSULTANT shall provide evidence of such coverage to the satisfaction of CITY's Director of Risk Management, which may include a visual inspection of all policies, copies of declarations page, endorsements signed by an authorized representative of the underwriting company, or certificates of insurance.

11.1 Minimum Scope of Insurance. CONSULTANT shall maintain policies with coverage at least as broad as:

.1 Commercial General Liability insurance using the most current version of Insurance Services Office (ISO) Commercial General Liability Coverage Form CG 00 01, which shall include insurance for "bodily injury," "property damage" and "personal and advertising injury" with coverage for premises and operations, products and completed operations, and contractual liability.

.2 The most current version of Insurance Service Office (ISO) Business Auto Coverage Form CA 00 01, which shall include coverage for all owned, hired, and non-owned automobiles or other licensed vehicles (Code 1-Any Auto).

.3 Workers' Compensation insurance as required by the California Labor Code and Employer's Liability Insurance.

.4 Professional Liability (Errors and Omissions) insurance appropriate to CONSULTANT's profession. If such insurance policy is written on a claims-made form, the retroactive date must be shown and must be before the effective date of the Agreement or the commencement of Services by Consultant.

11.2 Minimum Limits of Insurance. CONSULTANT shall maintain insurance coverage limits not less than:

.1 Commercial General Liability: $2,000,000 per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit is used, either the general aggregate limit shall apply separately to the Services / location or the general aggregate limit shall be $4,000,000 and contain specific language creating a duty to defend against any suit seeking damages.

.2 Automobile Liability: $1,000,000 per accident for bodily injury and property damage.

.3 Employer's Liability: $1,000,000 per accident for bodily injury or disease.

.4 Professional liability: $2,000,000 per claim, with an extended reporting period of not less than two years.

11.3 Umbrella or Excess Insurance. In the event CONSULTANT purchases an umbrella or excess insurance policy(ies) to meet the "Minimum Limits of Insurance," this insurance policy(ies) shall "follow form" and afford no less coverage than the primary insurance policy(ies) required by this Section 11.

11.4 Deductibles and Self-insured Retentions: CONSULTANT shall be responsible for payment of any deductibles contained in any insurance policy(ies) required hereunder and CONSULTANT shall also be responsible for payment of any self-insured retentions. Any deductibles or self-insured retentions must be declared to, and approved by, the City Manager or his/her designee. At the option of the City Manager or his/her designee, either (i) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects CITY and City Indemnitees; or (ii) CONSULTANT shall provide a financial guarantee, satisfactory to the City Manager or his/her designee, guaranteeing payment of losses and related investigations, claim administration and defense expenses. At no time shall CITY be responsible for the payment of any deductibles or self-insured retentions.

11.5 Required Endorsements. Each insurance policy shall be endorsed as follows:

.1 Except with respect to Employer's Liability or Professional Liability/E&O policies required by this Section 11, CITY and City Indemnitees shall be named as additional insureds (collectively "*Additional Insureds*"). Additional Insured endorsements shall not: (a) be limited to "Ongoing Operations"; (b) exclude "Contractual Operations"; (c) restrict coverage to the "Sole" liability of CONSULTANT; or (d) contain any other exclusion contrary to this Agreement.

.2 For any claims related to this Agreement or the Services performed under this Agreement, CONSULTANT's insurance coverage shall be primary to any other similar insurance carried by Additional Insureds. Any insurance or self-insurance maintained by Additional Insureds shall be in excess of CONSULTANT's insurance and shall not be called upon to contribute with it.

.3 All insurance coverage shall contain a provision that prohibits cancellation, modification or lapse without thirty (30) calendar days' prior written notice from insurer to CITY. The notice shall be provided via certified mail, return receipt requested. CONSULTANT shall

require its insurer to modify the applicable policy and all certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

.4 Each policy shall be endorsed to state that the insurer waives the right of subrogation against CITY and City Indemnitees.

11.6 Duration of Insurance. The requirements of this Section 11 shall survive expiration or termination of the Agreement. Insurance must be maintained, and evidence of insurance must be provided for at least 3 years after any expiration or termination of the Agreement or, in the alternative, the policy shall be endorsed to provide not less than a 3-year discovery period.

11.7 Acceptability of Insurers. All insurance coverage required by this Agreement shall be written by insurers admitted to conduct business in the State of California by the Department of Insurance and rated "A:VIII" in the most recent A.M. Best's Insurance Rating Guide.

11.8 Verification of Coverage. CONSULTANT shall furnish CITY with evidence of the insurance required by this Agreement to the satisfactory to CITY. Such evidence shall consist of original certificates of insurance and amendatory endorsements, including an additional insured endorsement. The endorsements shall be on forms provided by CITY or on such other forms approved by CITY and conforming to CITY's requirements. CONSULTANT shall file all certificates of insurance and fully executed endorsements with CITY before commencing performance of the Services. Where and at the times applicable, CONSULTANT shall also provide proof that the policies of insurance required under this Agreement and expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. CONSULTANT shall furnish such proof to CITY prior to the expiration of the original policies. CITY may require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time. CONSULTANT shall provide complete copies of policies to CITY upon request.

11.9 Other Insurance Provisions.

.1 All insurance coverage and limits provided pursuant to this Agreement shall apply to the full extent of the policies involved, available or applicable. Nothing contained in this Agreement or any other agreement relating to CITY or its operations limits the application of the insurance coverage.

.2 Requirements of specific coverage features or limits contained in this Section 11 are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only and is not intended by any Party to be all inclusive, or to the exclusion of other coverage, or a waiver of any type.

.3 All insurance coverage shall cover CONSULTANT's operations pursuant to the terms of this Agreement.

.4 Any actual or alleged failure on the part of CITY or any other additional insured under these requirements to obtain proof of insurance required under this Agreement in no way waives any right or remedy of CITY or any additional insured, in this or any other regard.

.5 In the event any policy of insurance required under this Agreement does not comply with these requirements or is canceled and not replaced, CITY has the right, but not the duty, to obtain the insurance it deems necessary, and CONSULTANT shall promptly reimburse to CITY any premium paid by CITY.

.6 CONSULTANT shall provide immediate notice to CITY of any claim or loss against CONSULTANT that includes CITY or any of the Additional Insureds as a defendant. CITY assumes no obligation or liability from the notice. CITY shall have the right, but not the duty, to monitor the handling of the claim or claims if they are likely to involve CITY.

11.10 Subcontractors. CONSULTANT shall include all subcontractors, or any other party involved in the performance of the Services, as insureds under its policies or shall require subcontractors or any other party involved in the Services by CONSULTANT to carry the same insurance as required in this Section 11. CONSULTANT shall obtain certificates evidencing the coverage and make reasonable efforts to ensure that the coverage is provided as required in this Section. CONSULTANT shall require that no contract used by any subcontractor, or contract CONSULTANT enters into on behalf of CITY, shall reserve the right to charge back to CITY the cost of insurance required by this Agreement. CONSULTANT shall, upon request, submit to CITY for review, all agreements with subcontractors or others with whom CONSULTANT contracts with on behalf of CITY, and all certificates of insurance obtained in compliance with Section 11.8. CITY's failure to request copies of the documents shall not impose any liability on CITY, or its employees, or be deemed a waiver of any of CITY's rights.

12. WORK PRODUCT.

12.1 Deliverables. CONSULTANT shall, in such time and in such form as CITY may require, furnish reports concerning the status of Services required under this Agreement. CONSULTANT shall, upon request by CITY and upon completion or termination of this Agreement, deliver or return to CITY all material furnished to CONSULTANT by CITY.

12.2 Ownership.

.1 All draft and final reports, documents and other written material, and any and all images, ideas, concepts, designs including website designs, source code, object code, electronic data and files or other media whatsoever, created or developed by CONSULTANT in the performance of this Agreement (collectively, "*Work Product*") shall be considered to be "works made for hire" for the benefit of CITY. All Work Product and any and all intellectual property rights arising from their creation, including all copyrights and other proprietary rights, shall be and remain the property of CITY without restriction or limitation upon their use, duplication or dissemination by CITY upon final payment being made. CONSULTANT shall not obtain or attempt to obtain copyright protection as to any of the Work Product.

.2 CONSULTANT hereby assigns to CITY all rights of ownership to the Work Product, including any and all related intellectual property and proprietary rights that are not otherwise vested in CITY pursuant to subsection .1 above.

.3 CONSULTANT warrants and represents that it has secured all necessary licenses, consents or approvals necessary to the production of the Work Product, and that upon final payment, CITY shall have full legal title to the Work Product, and full legal authority and the right to use and reproduce the Work Product for any purpose. CONSULTANT shall defend, indemnify and hold CITY and the City Indemnitees harmless from any loss, claim or liability in any

way related to a claim that CITY's use of any of the Work Product is violating federal, state or local laws, or any contractual provisions, or any rights or laws relating to trade names, licenses, franchises, copyrights, patents or other means of protecting intellectual property rights or interests in products, ideas or inventions. CONSULTANT shall bear all costs arising from the use of patented, copyrighted, trade secret or trademarked documents, materials, equipment, devices or processes in connection with its provision of the Work Product produced under this Agreement. In the event any the use of any of the Work Product or other deliverables hereunder by CITY is held to constitute an infringement and the use of any of the same is enjoined, CONSULTANT, at its expense, shall: (a) secure for CITY the right to continue using the Work Product and other deliverables by suspension of any injunction, or by procuring a license or licenses for CITY; or (b) modify the Work Product and other deliverables so that they become non-infringing while remaining in compliance with the requirements of this Agreement. CONSULTANT's covenants under this Section 12.2 shall survive the expiration or termination of this Agreement.

13. CONFIDENTIALITY. During performance of this Agreement, CONSULTANT may gain access to and use CITY information regarding inventions, machinery, products, prices, apparatus, costs, discounts, future plans, business affairs, governmental affairs, processes, trade secrets, technical matters, systems, facilities, customer lists, product design, copyright, data, and other vital information (hereafter collectively referred to as "*City Information*") that are valuable, special and unique assets of CITY. CONSULTANT agrees to protect all City Information and treat it as strictly confidential, and further agrees that CONSULTANT shall not at any time, either directly or indirectly, divulge, disclose or communicate in any manner any City Information to any third party without the prior written consent of CITY. In addition, CONSULTANT shall comply with all CITY policies governing the use of CITY network and technology systems. A violation by CONSULTANT of this section shall be a material violation of this Agreement and shall justify legal and/or equitable relief.

14. RECORDS. CONSULTANT shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information relating to the Services, as required by CITY or the City Representative. CONSULTANT shall maintain adequate records on services provided in sufficient detail to permit an evaluation of the Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. At all times during regular business hours, CONSULTANT shall provide access to such books and records to the City Representative, or his or her designees, and shall give the City Representative, or his or her designees, the right to examine and audit such books and records and to make transcripts as necessary, and shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement.

15. ASSIGNMENT AND SUBCONTRACTING. This Agreement is personal to CONSULTANT and CITY has entered this Agreement in reliance on CONSULTANT's skill, competence and experience. CONSULTANT shall not assign any of its rights or delegate any of its duties under this Agreement, either in whole or in part, without CITY's prior written consent, by and through the City Representative. CITY's consent to an assignment of rights under this Agreement shall not release CONSULTANT from any of its obligations or alter any of its obligations to be performed under this Agreement. Any attempt at assignment or delegation by CONSULTANT in violation of this Section shall be void and of no effect and shall entitle CITY to immediately terminate this Agreement for cause. As used in this section, "assignment" and "delegation" means any sale, gift, pledge, hypothecation, encumbrance or other transfer of all or any portion of the rights, obligations, or liabilities in or arising from this Agreement to any person or entity, whether by operation of law or otherwise, and regardless of the legal form of the transaction in which the attempted transfer occurs. CONSULTANT shall not subcontract any performance required under this Agreement without CITY's prior written consent.

16. SUSPENSION AND TERMINATION.

16.1 Right to Suspend. CITY shall have the right at any time to temporarily suspend CONSULTANT's performance hereunder, in whole or in part, by giving a written notice of suspension to CONSULTANT. If CITY gives such notice of suspension, CONSULTANT shall immediately suspend its activities under this Agreement as specified in such notice.

16.2 Termination. CITY shall have the right to terminate this Agreement at any time by giving a written notice of termination to CONSULTANT. If CITY gives such notice of termination, CONSULTANT shall immediately cease rendering Services pursuant to this Agreement. If CITY terminates this Agreement:

.1 CONSULTANT shall, not later than five days after such notice of termination, deliver to CITY copies of all Work Product or other information prepared pursuant to this Agreement.

.2 CITY shall pay CONSULTANT the reasonable value of Services rendered by CONSULTANT prior to termination; provided, however, CITY shall not in any manner be liable for lost profits that might have been made by CONSULTANT had the Agreement not been terminated or had CONSULTANT completed the Services required by this Agreement. In this regard, CONSULTANT shall furnish to CITY such financial information as in the judgment of CITY is necessary for CITY to determine the reasonable value of the Services render by CONSULTANT. The foregoing is cumulative and does not affect any right or remedy that CITY may have in law or equity.

17. Conflicts of Interest. CONSULTANT shall comply with all applicable federal, state and local conflict of Interest laws, including the Political Reform Act (Cal. Gov. Code § 81000 *et seq.*), the Levine Act (Cal. Gov. Code § 84308), and California Government Code Section 1090. CONSULTANT covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, that would conflict in any manner with the interests of CITY or that would in any way hinder CONSULTANT's performance of Services under this Agreement. CONSULTANT further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor, without the written consent of CITY. CONSULTANT agrees to avoid conflicts of interest or the appearance of any conflicts of interest with the interests of CITY at all times during the performance of this Agreement.

18. NOTICES. Any notice, consent, request, demand, bill, invoice, report or other communication required or permitted under this Agreement shall be given in writing to the person at the addresses specified on first page of this Agreement and deemed effective: (a) on personal delivery, (b) on confirmed delivery by courier service during CONSULTANT's and CITY's regular business hours, or (c) three business days after deposit in the United States mail, by first class mail, postage prepaid. Either Party may change the specified person or address at which it is to receive notices by advising the other Party in writing.

19. MISCELLANEOUS TERMS.

19.1 Exhibits; Precedence. All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement by this reference. In the event of any inconsistency

between the express provisions of this Agreement and any provision of an exhibit, the provisions of this Agreement shall prevail.

19.2 Time of the Essence. Time is of the essence in respect to all provisions of this Agreement that specify a time for performance.

19.3 Nuisance; Compliance with Laws. CONSULTANT shall not maintain, commit or permit the maintenance or commission of any nuisance in connection with performing the Services. In the performing the Services CONSULTANT shall abide by and conform with and to any and all applicable laws of the United States and the State of California, and the local laws, regulations, and policies of the City of Buena Park.

19.4 Permits and Licenses. CONSULTANT, at its sole expense, shall obtain and maintain during the term of this Agreement all appropriate permits, licenses, and certificates that may be required in connection with performing the Services.

19.5 Governing Law; Venue. The terms of this Agreement, and any dispute arising from the relationship between the Parties to this Agreement, shall be governed by and construed in accordance with the laws of the State of California, without regard for its conflicts of laws principles, except that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement. The venue for resolving any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be a court with jurisdiction that is located in the County of Orange, California.

19.6 Cost of Litigation. If any legal action is necessary to enforce any provision of this Agreement or for damages by reason of an alleged breach of any provisions of this Agreement (whether in contract, tort, or both), the prevailing Party shall be entitled to receive from the losing Party all attorneys' fees, costs and expenses in such amount as the courts may determine to be reasonable.

19.7 Waiver. No delay or omission to exercise any right, power or remedy accruing to CITY under this Agreement shall impair any right, power or remedy of CITY, nor shall it be construed as a waiver of, or consent to, any breach or default. No waiver by CITY of any breach, any failure of a condition, or any right or remedy under this Agreement shall be: (1) effective unless it is in writing and signed by the Party making the waiver; (2) deemed to be a waiver of, or consent to, any other breach, failure of a condition, or right or remedy; or (3) deemed to constitute a continuing waiver unless the writing expressly so states.

19.8 Efficient Performance. CONSULTANT shall commence, carry on and complete its assignments with all practicable dispatch, in a sound, economical, and efficient manner in accordance with all applicable laws and generally accepted industry and applicable professional standards.

19.9 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the Parties to this Agreement and their respective successors and assigns, and no other person or entity may have or acquire a right by virtue of this Agreement.

19.10 When Rights and Remedies Not Waived. In no event shall the making by CITY of any payment to CONSULTANT constitute or be construed as a waiver by CITY of any breach of covenant, or any default that may then exist, on the part of CONSULTANT, and the making of any such payment by CITY while any such breach or default shall exist shall in no way impair or prejudice any right or remedy available to CITY with regard to such breach or default.

19.11 Severability. If any part, term or provision of this Agreement shall be held illegal, unenforceable or in conflict with any law of a federal, state, or local government having jurisdiction over this Agreement, the validity of the remaining portions or provisions shall not be affected by such holding.

19.12 Captions. The titles of the sections, subsections and paragraphs set forth in this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of the provisions of this Agreement and the rights or obligations of the Parties to this Agreement.

19.13 Word Usage. Unless the context clearly requires otherwise, (a) the word "shall" is mandatory and "may" is permissive; (b) "or" is not exclusive; and (c) "includes" or "including" are not limiting.

19.14 Integrated Agreement and Modification of Agreement. This Agreement, and all exhibits referred to in this Agreement, constitutes the final, complete and exclusive statement of the terms of the agreement between CITY and CONSULTANT with respect to the subject matter of this Agreement. This Agreement supersedes all prior or contemporaneous oral or written negotiations, representations or agreements of the Parties. No verbal agreement or implied covenant shall be held to vary the provisions of this Agreement. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement. This Agreement may be modified only by a writing signed by both Parties.

19.15 Authority to Bind Parties. Each of the undersigned hereby represents that he or she has the authority to execute this Agreement on behalf of his or her contracting Party.

In recognition of the obligations stated in this Agreement, the Parties have executed this Agreement on the date indicated above by and through their duly authorized representatives.

CITY OF BUENA PARK	**THE CODE GROUP (dba "VCA Code")+**
	Name of Business
Signature	Signature
Name: Aaron France	Name: Tom VanDorpe, S.E.
Title: City Manager	Title: CEO and President

***If CONSULTANT is a corporation, then pursuant to California Corporations Code Section 313 this Agreement must be executed by either: (1) the chairperson of the board; (2) the president; or (3) the vice president plus any one of the following: the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer.**

Signature

Name: Gina Birkett

Title: Chief Financial Officer

ATTEST:

BY: _____
Adria M. Vicuña, MMC
Director of Government & Community Relations/City Clerk

APPROVED AS TO FORM:

BY: _____
Christopher Cardinale, City Attorney

EXHIBIT A

1) **SERVICES.** CONSULTANT shall provide to CITY the following Services

Professional surveying services as described in Consultant's Proposal dated August 14, 2026, attached and incorporated as Exhibit A-1, on an on-call basis. The specific services to be rendered will be defined in and may differ by individual Work Order issued by the City, but may include professional building inspection, plan review, planning, and related services as maybe directed by City in a Work Order.

2) **SCHEDULE OF PERFORMANCE.** CONSULTANT shall perform all Services in compliance with the following Schedule of Performance:

Consultant shall provide the services as assigned in writing by the City and within the time specified in the Work Order, or if not specified within a reasonable period of time acceptable to City.

3) **COMPENSATION SCHEDULE.** CONSULTANT shall perform all Services in compliance with the following Schedule of Performance:

This professional service agreement has a not-to-exceed contract value of $150,000 with no guaranteed minimum. The City is under no obligation to issue Work Orders under the Agreement. Services described in a Work Order shall be compensated at the applicable hourly rate for the service that is detailed Consultant's Proposal in Exhibit A-1.

EXHIBIT B

REQUIRED FOR ALL CONTRACTS AWARDED BY THE CITY COUNCIL (OTHER THAN COMPETITIVELY BID, LABOR, OR PERSONAL EMPLOYMENT CONTRACTS)

LEVINE ACT DISCLOSURE STATEMENT

California Government Code section 84308, commonly referred to as the "Levine Act," precludes an elected or appointed officer of a local government agency from making, participating in, or in any way attempting to influence the awarding of a contract by the agency if the officer receives any political contributions totaling more than $250 in the 12 months preceding the contract award, during the proceeding leading to the contract award, and for 12 months following the final decision on the contract, when the contribution is from any person that has a financing interest in the contract. This prohibition applies to contributions made directly to the officer, received by the officer on behalf of any other officer, or received on behalf of any candidate for office or on behalf of any committee. The Levine Act also requires disclosure of any such contributions to be made by a party to be awarded a contract by the local agency. The Levine Act does not apply to contracts that are competitively bid, labor, or personal employment contracts.

LEVINE ACT DISCLOSURES:

1. Have you or your company, or any agent on behalf of you or your company, made any contributions of more than $250 to any member of the Buena Park City Council in the 12 months preceding the date the City issued the request for proposals leading to the contract?

   YES ___ NO X

   If yes, please identify the Councilmember(s) and amount of any such campaign contribution(s):

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any contributions of more than $250 to any member of the Buena Park City Council after the date of the issuance of the request for proposals, or in the 12 months after the City Council's decision on the contract?

   YES ___ NO X

   If yes, please identify the Councilmember(s):

NOTE: Answering yes to either of the two (2) questions above does not preclude the City of Buena Park from awarding a contract to your firm. It does, however, preclude the identified officer(s) from making, participating in, or in any way attempting to influence the contract award process. Failing to provide full and accurate information on this form may be grounds for disqualification and other legal penalties.

DATE	SIGNATURE
The Code Group (dba VCA Code)	Tom VanDorpe, S.E.

EXHIBIT B

Leadership | Service | Commitment

VCA Code

August 14, 2026

Attn: Jose Ibarra
Building and Safety Manager
Community and Economic Development Department
City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90621

Re: Letter Agreement for Continued Professional Services for FY 2026-2027

Dear Mr. Ibarra,

The Code Group, Inc. (dba VCA Code) is pleased to present this letter agreement to the City of Buena Park (City) to provide continued professional services for fiscal year 2026-2027 including building inspection services, plan review services, planning services, and other related professional services as requested by the City. VCA understands that the contract amount shall not exceed $150,000.00.

Located in Orange, CA, we are available for inspections at the City of Buena Park's offices. I, Bob Heinrich, will serve as the primary contact for this agreement. My contact information is as follows:

Bob Heinrich, Principal/President
The Code Group, Inc. (VCA Code)
1845 W. Orangewood Avenue, #210
Orange, CA 92868
E: BHeinrich@vcacode.com; P: (714) 363-4700

VCA Code proposes the fee schedule provided in **Attachment A: Fee Schedule**. Our staff are highly qualified to provide the requested services. Representative resumes of our personnel are included in **Attachment B: Resumes**. Resumes for additional personnel can be provided upon request.

Please feel free to contact me with any questions you may have regarding our letter agreement. We greatly look forward to the opportunity to provide building inspection services to the City of Buena Park.

Sincerely,

VCA CODE
Bob Heinrich, Principal/President

ATTACHMENT A: FEE SCHEDULE

VCA Code proposes the following fee schedule for Outsourced Plan Review and Staff Augmentation. VCA understands the contract amount shall not exceed $150,000.00 and is open to negotiating alternative rates with Buena Park based on project needs.

Outsourced Plan Review billed at the fee structure below.

SERVICE	VCA CODE FEE
Plan Review (includes 3 reviews)	65% of City collected plan check fee (min. $270)
Revisions, Reviews Beyond 3rd Check, Meetings, Other Projects as Agreed Upon (min. 2 hours)	• $135 to $145 per hour | ICC Plans Examiner • $145 to $160 per hour | Plan Check Engineer • $145 to $160 per hour | CASp • $160 to $195 per hour | Client Consultation (CBO/Sr. Management)
Expedited Plan Check*	1.5x Fee Collected

**Note: VCA and Buena Park shall mutually agree on expedited project timelines.*

Staffing Augmentation

Service/Function	VCA Code Fee
Building Inspector	$95 to $105 per hour
Combination Building Inspector	$105 to $115 per hour
Senior Building Inspector	$105 to $115 per hour
City Planner / Planning Manager	$175 to $195 per hour
Senior Planner / Principal Planner	$145 to $165 per hour
Associate Planner	$105 to $135 per hour
Assistant Planner / Counter Services	$90 to $105 per hour
Planning Technician / Assistant	$80 to $90 per hour
Community Development Director	$195 to $215 per hour
Client Consultation (CBO/Sr. Management)	$160 to $195 per hour
Permit Technician	$70 to $80 per hour
Senior Permit Technician	$80 to $90 per hour
Plans Examiner at City	$135 to $145 per hour

Plan Check Engineer at City	$145 to $160 per hour
Principal Plan Check Engineer/Structural Engineer at City	$145 to $160 per hour
Plan Check Manager at City	$175 to $195 per hour
Administrative Personnel	$60 to $70 per hour
Code Enforcement Officer	$80 to $90 per hour
Code Enforcement Supervisor	$95 to $105 per hour
Fire Inspector	$95 to $105 per hour
Electrical Inspector	$90 to $105 per hour
Grading Inspector	$95 to $115 per hour
Supervisor for Permit Tech / Counter Services	$95 to $115 per hour
CalGreen Inspector / Manager Services	$105 / $135 per hour
Zoning Administrator	$125 to $145 per hour
CASp Services (Inspection & Plan Review)	$145 to $160 per hour
Building Official	$175 to $195 per hour
Mileage	Current IRS Mileage Rate

Notes:

- Compensation is based on experience and agreement between the City and VCA prior to start of work.
- Overtime is charged at 1.5x the hourly rate (applies for work billed hourly that exceeds 8 hours per day or 40 hours per week).
- VCA may charge a 2-hour minimum for work and/or meetings if preapproved by the city.
- Rates are subject to annual CPI adjustment with City approval.

ATTACHMENT B: RESUMES

Bob Heinrich | President/Principal/Building Official

Years of Experience: 34+ Years | 5 Years as Building Official

Professional Summary

ICC Certified Building Official with 34+ years of experience in municipal building department leadership, code administration, plan review, permit operations, staff development, and stakeholder service. Former City of Anaheim Building Official and former ICC/ICBO executive recognized for improving service delivery, reducing operational costs, guiding code adoption, and leading technical teams through complex organizational change.

Core Competencies

- Building Department Leadership & Administration
- Building Code Interpretation, Adoption & Enforcement
- Plan Review, Permit Operations & Technical Oversight
- Staff Leadership, Mentoring & Performance Management
- Budget, Staffing & Operational Management
- Customer Service & Stakeholder Engagement
- Process Improvement & Municipal Consulting

Licenses & Certifications

- ICC Certified Building Official — #8226143

Relevant Experience

Positions Held: President/Principal/CBO - VCA Code; Building Official - City of Anaheim; Western Regional Business Partner - HR Green; CEO/COO - International Code Council/ International Conference of Building Officials.

Municipal Experience: City of Anaheim and various Southern California municipal building departments.

- Directs VCA Code plan review operations, including hiring, mentoring, technical guidance, quality oversight, and service delivery for municipal clients.
- Served as the City of Anaheim Building Official and Building Division manager, providing leadership, code administration, plan review oversight, and customer focused departmental direction.
- Secured community and industry support for staffing and service enhancements, reduced annual plan review costs by more than $100,000, and maintained over 90% achievement of turnaround goals.
- Provides building code evaluation and plan checking services and has been directly responsible for the adoption and administration of applicable building codes.
- As ICC/ICBO CEO and COO, led the consolidation of three organizations and seven subsidiaries into a $55+ million national organization with more than 365 staff and 55,000 members.
- Held Chairman of the Board with ICC Evaluation Service, Inc. and the ICC Foundation and served as practice lead for western governmental services operations.

Education

- California State University - Bachelor of Science in Civil Engineering
- Professional Engineer (inactive)

Danny Rodriguez | Senior Building Inspector

Years of Experience: 36 Years

Professional Summary

Senior Building Inspector with 36 years of experience in municipal inspections, plan review, construction, and project oversight. Extensive expertise in residential, commercial, industrial, multi-unit, and high-rise tenant improvement projects, including building, electrical, plumbing, and mechanical code compliance. Combines public agency and general contracting experience to effectively coordinate with project teams and municipal staff.

Core Competencies

- Residential, commercial & Industrial Inspections
- Building, Electrical, Plumbing & Mechanical Codes
- Plan Review & Construction Document Interpretation
- Contractor, Developer & Municipal Coordination
- Inspection Documentation & Recordkeeping
- Large-Scale Project Oversight
- Bilingual: English & Spanish

Licenses & Certifications

- ICC Certified Building Inspector—#863360
- ICC Certified Plans Examiner —#863360
- ICC California Licensed Contractor —#863360

Relevant Experience

Positions Held: Senior Building Inspector - VCA Code; Principal Partner / General Contractor - R&G General Contractors; Building Inspector - City of Lake Elsinore and City of Santa Ana.

Cities / Jurisdictions Supported: City of Lake Elsinore and City of Santa Ana.

- Performed inspections for residential, commercial, industrial, multi-unit remodel, high rise tenant improvement, new construction, and renovation projects.
- Conducted plan checks and field inspections for building, electrical, plumbing, and mechanical code compliance; interpreted construction documents and verified installations and testing.
- Prepared accurate inspection logs and project records, tracked project phases and deadlines, and proactively addressed code and construction concerns.
- Coordinated with contractors, developers, architects, engineers, permit officials, municipal staff, and public; provided technical guidance and responsive issue resolution.
- Managed large and complex assignments, including inspections for a 500-unit residential development, and applied general contracting expertise in permitting, estimating, job costing subcontract negations, material procurement, site coordination, and cost impact resolution.

Education

- Orange Coast College — Associate of Arts, Architectural Technology and Construction

Roger Banowetz | Senior Combination Building Inspector

Years of Experience: 36+ Years

Professional Summary

Senior Combination Building Inspector with 36+ years of municipal and contract inspection experience, backed by an extensive construction and carpentry background. Experienced in residential and commercial inspections, plan review, code enforcement, complaint investigations, and providing practical guidance to contractors, property owners, and municipal staff.

Core Competencies

- Residential & Commercial Combination Inspections
- Building, Plumbing, Mechanical & Electrical Codes
- Plan Review & Construction Document Interpretation
- Code Enforcement & Complaint Investigation
- Correction Notices & Stop-Work Orders
- Inspection Reporting & Court Testimony
- Contractor, Public & Municipal Coordination

Licenses & Certifications

- ICC Certified Building Inspector — #1061413
- California OES Safety Assessment Program

Relevant Experience

Positions Held: Senior Building Inspector – VCA Code; Building Inspector - City of Santa Ana and City of Anaheim; Maintenance Carpenter - City of Anaheim.

Cities / Jurisdictions Supported: Multiple jurisdictions across Orange, Los Angeles, Riverside, and San Diego counties, including Buena Park, Anaheim, Santa Ana, Costa Mesa, Irvine, Lake Forest, Mission Viejo, West Covina, Pomona, Corona, Fontana, La Mesa, Vista, and County of Orange.

- Inspected new and existing residential and commercial buildings through all phases of construction, including foundations, framing, plumbing, mechanical, electrical, and final inspections.
- Reviewed plans and construction documents for one- and two-family dwellings and accessory structures; interpreted adopted codes and verified conformance with approved plans and specifications.
- Investigated complaints and unsafe or illegal conditions, prepared reports, issued correction and stop-work notices, and provided testimony regarding code violations.
- Advised contractors, developers, property owners, and the public on construction methods, code requirements, and corrective actions while maintaining complete inspection records.
- Applied extensive Class A construction and carpentry experience in framing, finish work, cabinetmaking, glass, tile, flooring, job planning, and material procurement.

Education

- Coursework: California State University, Fullerton; California State University, Long Beach; Fullerton College; and Control Data Institute

Richard Supan, P.E., M.S.C.E., CBO, CFM | Director of Plan Review

Years of Experience: 10+ Years

Professional Summary

Director of Plan Review and licensed Civil Engineer with more than 10 years of experience in municipal plan review, building safety, structural engineering, and code administration. Leads multidisciplinary teams, provides technical oversight, and resolves complex structural and code issues while promoting quality, consistency, and responsive service.

Core Competencies

- Plan Review Leadership & Operations
- Technical Oversight & Quality Assurance
- Structural Engineering & Code Compliance
- Staff Supervision, Training & Mentoring
- Life Safety & Complex Code Interpretation
- Municipal Client & Stakeholder Coordination

Licenses & Certifications

- California Licensed Civil Engineer — #88934
- ICC Certified Building Official — #8326066
- ICC Certified Building and Residential Plan Examiner — #8326066
- ICC Certified Commercial and Residential Building Inspector — #8326066
- ICC Certified Building Code Specialist — #8326066
- ICC Certified Fire Marshal — #8326066

Relevant Experience

Positions Held: Director of Plan Review / Principal Plan Check Engineer - VCA Code; Plan Check Manager - City of Anaheim; Building & Safety Manager - City of Fullerton; Structural Engineering Associate III - City of Los Angeles; Project Engineer - City of Anaheim.

Cities / Jurisdictions Supported: Anaheim, Fullerton, Los Angeles, and multiple California jurisdictions.

- Leads plan review operations, staffing, workload, quality assurance, and municipal service delivery.
- Serves as senior technical authority for structural review, life safety, calculations, and complex code issues.
- Supervises and mentors review staff, establishes standards, and promotes consistent, timely reviews.
- Manages municipal plan check and Building & Safety operations, including permitting, inspections, procedures, and public service.
- Performs advanced structural reviews and coordinates with municipal leadership to resolve technical issues.

Education & Professional Leadership

- Cal Poly Pomona - Master of Science in Civil Engineering; UC Irvine - Bachelor of Science in Civil Engineering.
- ICC Orange Empire Chapter: President (2024), Vice President (2023), Secretary (2022), Treasurer (2021), and Immediate Past President (2025).

Rouhi El-Rabaa, P.E., CASp | Plan Check Engineer

Years of Experience: 10+ Years

Professional Summary

Licensed Civil Engineer, Certified Access Specialist, and ICC Certified Plans Examiner with 10+ years of multidisciplinary plan review experience. Expertise includes architectural, structural, accessibility, fire, energy, MEP, and green code compliance for residential, commercial, mixed-use, medical, industrial, assembly, and specialty projects. Recognized for clear correction comments, practical code interpretation, and effective coordination with applicants, design professionals, and municipal staff.

Core Competencies

- Multidisciplinary Plan Review & Code Compliance
- Structural Calculations & Engineering Review
- Accessibility Review & CASp Compliance
- MEP, Energy, Fire & Green Codes
- Residential, Commercial & Mixed-Use Projects
- Electronic Plan Review & Correction Letters
- Applicant, Design Team & Municipal Coordination

Licenses & Certifications

- California Licensed Civil Engineer —C-92565;
- ICC Certified Building Plans Examiner — #8868081
- Certified Access Specialist (CASp) — #973

Relevant Experience

Positions Held: Plan Check Engineer - VCA Code; Plans Examiner - City of Redlands.

Cities / Jurisdictions Supported: City of Redlands and Multiple California jurisdictions.

- Conducts full scope reviews of architectural, structural, fire, accessibility, energy, MEP, and green construction documents for varied project types.
- Reviews MEP and energy designs, including equipment sizing, ventilation, electrical loads, lighting compliance, and plumbing fixture calculations.
- Evaluates structural calculations and systems for regular and irregular buildings, podiums, tilt-up, steel, modular, component, and freestanding structures.
- Prepares clear correction letters and coordinates with architects, engineers, applicants, and municipal staff to resolve technical issues and support approvals.
- Provides supervisory and quality control experience across complex hotels, casinos, medical facilities, universities, mixed-use developments, and multifamily podium projects.

Education

- University of California, Los Angeles - Bachelor of Science in Civil Engineering.

Kevin Santos, E.I.T. | Manager of Plan Review

Years of Experience: 10+ Years

Professional Summary

Plan Review Manager and Structural Plans Examiner with more than 10 years of experience in residential, commercial, industrial, and tenant improvement projects. Provides technical oversight, quality control, and resolution of complex structural and code issues while supporting timely, consistent municipal service. Expertise includes structural calculations, gravity and lateral systems, engineering reports, accessibility, energy, and multidisciplinary code requirements.

Core Competencies

- Plan Review Management & Technical Oversight
- Quality Control & Review Consistency
- Workload Coordination & Turnaround Management
- Structural Plan Review & Code Compliance
- Gravity & Lateral Force Analysis
- Residential, Commercial & Industrial Projects
- CBC, CRC, Accessibility & Title 24

Licenses & Certifications

- ICC Certified California Building Plans Examiner — #9950640
- Engineer-in-Training (EIT), State of California — #14-698-17

Relevant Experience

Positions Held: Manager of Plan Review - VCA Code; Plan Check Engineer - Melad & Associates.

Cities / Jurisdictions Supported: Multiple California jurisdictions.

- Manages and coordinates plan review assignments for multiple California jurisdictions, tracking workload, priorities, and progress to support established turnaround expectations.
- Provides technical oversight and quality review of structural, architectural, accessibility, energy, and related construction documents for residential, commercial, industrial, tenant improvement, remodel, addition, pool, and basement projects.
- Guides plan review staff in the evaluation of gravity and lateral force calculations, structural design criteria, engineering reports, product approvals, connection details, and code compliance.
- Applies working knowledge of electrical, plumbing, mechanical, and Title 24 requirements to coordinate multidisciplinary residential plan review.
- Promotes consistent correction comments and review practices through technical coordination, code interpretation, and resolution of complex or escalated plan check issues.
- Coordinates with designers, engineers, contractors, building officials, and municipal staff to clarify requirements, resolve corrections, and support timely project approvals.

Education

- University of California, Los Angeles — Bachelor of Science in Civil Engineering; University of California, Irvine — Web Development, Division of Continuing Education.

Shawn Dalipe, P.E. | Assistant Technical Director of Plan Review

Years of Experience: 10+ Years

Professional Summary

Assistant Technical Director of Plan Review and licensed Civil Engineer with more than 10 years of experience in municipal plan review, structural engineering, project coordination, and client service. Supports technical oversight, quality control, and resolution of complex code issues for residential and commercial projects. Recognized for organized workflow management, consistent review standards, and responsive coordination with applicants, design teams, and municipal staff.

Core Competencies

- Plan Review Leadership & Technical Oversight
- Quality Control & Review Consistency
- Workload, Schedule & Project Coordination
- Structural Plan Review & Code Compliance
- Residential & Commercial Projects
- Process Improvement & SOP Development
- Applicant, Design Team & Municipal Coordination

Licenses & Certifications

- California Licensed Professional Engineer (Civil) — C-95354
- ICC Certified California Building Plans Examiner —#8959728
- OSHA 10 Certification

Relevant Experience

Positions Held: Assistant Technical Director of Plan Review – VCA Code; Plan Check Engineer – VCA Code; Project Engineer – LJP Construction Services.

Cities / Jurisdictions Supported: Multiple California jurisdictions.

- Supports plan review leadership by coordinating assignments, monitoring progress, and promoting consistent, timely service for municipal clients.
- Performs over the counter and electronic plan reviews of residential and commercial construction documents for code and jurisdictional compliance.
- Provides technical guidance and quality review on structural documents, correction comments, and complex code issues; coordinates resolutions with design teams and municipal staff.
- Applies project management experience overseeing the distribution and completion of more than 150 projects and tracking schedules, budgets, workloads, and staff efficiency.
- Developed and maintained standard operating procedures, project tracking tools, and documentation systems to improve workflow, communication, and team consistency.

Education

- University of California, Irvine - Bachelor of Science in Civil Engineering, emphasis in Structural Engineering.

Jonathan Gulliver | Plans Examiner

Years of Experience: 45+ Years

Professional Summary

Plans Examiner and licensed architect with 45+ years of experience in architectural design, project management, construction coordination, and building code review. Expertise spans mixed-use, multifamily, single-family, commercial, retail, institutional, industrial, medical, and high security projects. Combines extensive design leadership with practical code compliance review and effective coordination among owners, contractors, consultants, and municipal agencies.

Core Competencies

- Residential, Commercial & Mixed-Use Plan Review
- Architectural Code Compliance & Constructability
- Multifamily, Retail, Institutional & Industrial Projects
- Construction Document & Design Development Review
- A/E Team Leadership & Consultant Coordination
- Owner, Contractor & Municipal Agency Liaison
- Large-scale Domestic & International Project Delivery

Licenses & Certifications

- California Licensed Architect — C-20658
- NCARB Certification — #48958

Relevant Experience

Positions Held: Plans Examiner - VCA Code; Licensed Architect; Senior Project Architect; Construction and Design Manager.

Cities / Jurisdictions Supported: Multiple municipal jurisdictions and domestic and international project locations.

- Reviews plans for mixed-use, multifamily, single-family, commercial, and apartment projects for code compliance and constructability.
- Provides architectural and technical review informed by extensive experience with retail, restaurant, institutional, industrial, medical, and residential projects.
- Directed and coordinated architectural and engineering teams from design development through construction in the United States and internationally.
- Serves as liaison among owners, contractors, consultants, planning departments, and building departments to resolve code and project coordination issues.
- Managed large-scale retail and mixed-use developments ranging from approximately 300,000 to 500,000 square feet, including complex public and support spaces.

Education

- California State Polytechnic University, Pomona - Bachelor of Arts in Architecture.

Jack Kuwitzky | Senior Combination Inspector & Plans Examiner

Years of Experience: 20+ Years Building Inspector | 6+ Years Plans Examiner

Professional Summary

Senior Combination Building Inspector and Plans Examiner with more than 20 years of municipal inspection experience and over five years of plan review expertise. Provides comprehensive code compliance services for residential, multifamily, and commercial construction, including Type I, Type IIB, Type V, structural steel, and tenant improvement projects. Brings strong technical judgment, practical field knowledge, and clear communication to public counter assistance and jobsite issue resolution.

Core Competencies

- Combination Building Inspections
- Residential, Multifamily & Commercial Construction
- Building, Plumbing, Mechanical & Electrical Codes
- Plan Review & Construction Document Evaluation
- Concrete, Framing, Roofing & Structural Steel
- Public Counter & Applicant Assistance
- Code Guidance & Conflict Resolution

Licenses & Certifications

- ICC Certified Building Plans Examiner — #8196504
- ICC Certified Commercial Building Inspector — #8196504
- CALBO Certified Disaster Assessment

Relevant Experience

Positions Held: Plans Examiner / Senior Combination Building Inspector - VCA Code.

Cities / Jurisdictions Supported: Multiple municipal jurisdictions.

- Performs full combination inspections across building, plumbing, mechanical, electrical, concrete, framing, roofing, and structural steel scopes for residential, multifamily, and commercial projects.
- Evaluates construction from pre-grade through final inspection for new dwellings, additions, remodels, repairs, upgrades, and tenant improvements.
- Inspects Type I, Type IIB, Type V, and steel-framed construction, including new commercial buildings, residential developments, and tenant improvement work.
- Reviews plans for residential additions and remodels, solar installations, tenant improvements, and mechanical, electrical, and plumbing systems in residential and light-commercial buildings.
- Prepares clear correction comments and provides code guidance to applicants, contractors, homeowners, permit technicians, and municipal staff at the public counter and in the field.

Education

- Coastline Community College — Associate of Science, Building Technology

David M. Gans | Senior Plans Examiner / Building Official

Years of Experience: 37+ Years

Professional Summary

Senior plans examiner and building official with 37+ years of experience in building code administration, multidiscipline plan review, inspections, accessibility, and municipal department leadership. Expertise includes complex commercial, high-rise residential, biotech, wastewater treatment, and federal construction projects. Recognized for technical code interpretation, staff training, efficient customer service, and consistent regulatory compliance.

Core Competencies

- Building, Electrical, Plumbing & Mechanical Plan Review
- Accessibility, Energy & Fire/Life Safety Compliance
- Complex Commercial, Residential & Federal Projects
- Code Interpretation, Appeals, Waivers & Variances
- Building Department Leadership & Staff Development
- Occupancy Approvals & Damaged Building Assessment
- Applicant, Design Professional & Agency Coordination

Licenses & Certifications

- ICC Master Code Professional & Certified Building Official — #5261924
- ICC Building, Electrical, Mechanical, Plumbing & Accessibility Plans Examiner — #5261924
- IAPMO Plumbing & Mechanical Plans Examiner
- Certified Access Specialist (CASp) — #673
- CALBO Damaged Building Assessment Certification

Relevant Experience

Positions Held: Senior Plans Examiner – VCA Code; Plumbing & Mechanical Inspector II - City of San Diego; Building Code Official - National Park Service; Chief Building Official / Plans Examiner / Inspector - City of Oceanside.

Cities / Jurisdictions Supported: Cities of San Diego and Oceanside; National Park Service Pacific West, Intermountain, and Alaska Regions, and multiple California jurisdictions.

- Performs technical review and inspection of complex plumbing and mechanical systems, including high-rise residential, biotech, and wastewater facilities.
- Conducted multidisciplinary plan reviews for structural, electrical, plumbing, mechanical, accessibility, energy, and fire/life safety compliance.
- Served as Building Code Official for federal projects, providing code interpretations, occupancy approvals, appeal review, and technical guidance.
- Led municipal building department operations, budgets, staffing, customer service, and regulatory compliance for the City of Oceanside.
- Developed code training and served on national code and certification committees.

Education

- University of La Verne - Bachelor of Science in Public Administration, Honors.

Samir Ghosn, M.S., P.E., C.B.O. | Senior Structural Engineer / Chief Building Official / Principal Civil Engineer

Years of Experience: 44+ Years

Professional Summary

ICC Certified Building Official and registered Civil Engineer with more than 44 years of experience in municipal leadership, plan review, code administration, structural engineering, and public service. Former Newport Beach Chief Building Official and Senior Plan Check Engineer recognized for resolving complex code issues and improving review consistency, turnaround, and service.

Core Competencies

- Building Department Leadership & Administration
- Plan Review Management & Technical Oversight
- Code Interpretation, Adoption & Enforcement
- Structural, Geotechnical & Fire/Life Safety Review
- Permit, Inspection & Public Counter Operations
- Staff Leadership, Training & Quality Control
- Budget, Fee Studies & Municipal Operations

Licenses & Certifications

- California Licensed Civil Engineer — C042152
- Nevada Licensed Civil Engineer — #9274
- Colorado Licensed Civil Engineer — #31786
- ICC Certified Building Plans Examiner — #8137310
- ICC Certified Residential Fire Sprinkler Inspector / Plans Examiner — #8137310
- Leadership Development Certificate - California State University, Fullerton

Relevant Experience

Positions Held: Senior Plan Check Engineer / Former Plan Check Manager - VCA Code; Chief Building Official / Plan Check Supervisor – City of Newport Beach; President / CEO - JM Consulting Engineers; Senior Plan Check Engineer – City of Laguna Beach; Civil Engineering Associate – City of Los Angeles.

Cities / Jurisdictions Supported: Cities of Newport Beach, Laguna Beach, Los Angeles, and other California jurisdictions.

- Supervises plan check services, verifies corrections, and trains staff on code compliance and consistency.
- Former Newport Beach Chief Building Official overseeing plan review, inspections, code enforcement, public counter, and fire/life safety.
- Directed review of more than $860 million in annual construction and resolved complex structural, accessibility, energy, seismic, hillside, and flood hazard issues.
- Managed code adoption, budgets, fee studies, consultants, FEMA mapping, reporting, and public outreach.
- Led multidisciplinary building safety teams to improve review quality, turnaround, training, and customer service across varied project types.

Education

- M.S., Civil Engineering - California State University, Long Beach; B.S., Civil Engineering - California State University, Northridge.

Jennifer A. Lilley, AICP | Director of Planning & Development Services

Years of Experience: 30+ Years

Professional Summary

Director of Planning & Development Services with more than 30 years of municipal leadership experience in planning, community development, economic development, housing, and building services. Leads multidisciplinary teams, complex entitlements, development initiatives, and client partnerships while improving service delivery and supporting sustainable community growth.

Core Competencies

- Planning & Development Services Leadership
- Land Use, Entitlements & Development Review
- Community & Economic Development
- General Plans, Specific Plans & Housing Policy
- Public Private Partnerships & Agreements
- Organizational Leadership & Process Improvement
- Public Engagement & Stakeholder Coordination

Certifications and Affiliations

Certification

- American Institute of Certified Planners (AICP)

Professional Affiliations & Memberships

- American Planning Association (APA)
- Planning Directors Association of Orange County
- Former Board Leader - California APA and Orange Section APA

Relevant Experience

Positions Held: Director of Planning & Development Services - VCA Code; Director, Community & Economic Development - Riverside; Community & Economic Development Director - Stanton; City Planner / Economic Development Lead - Brea; Founder & President - Lilley Planning Group.

Cities / Jurisdictions Supported: Riverside, Stanton, Brea, and multiple California jurisdictions.

- Leads VCA planning operations, staff, project delivery, client service, practice growth, and strategic initiatives for municipal partners.
- Directed a 147-person Riverside department and advanced service improvements, major entitlements, more than $557 million in investment, and over 1,100 jobs.
- Led Stanton planning, building, housing, and economic development operations, including development agreements, community benefits, and economic recovery programs.
- Managed Brea planning and entitlement services, General and Specific Plans, major mixed-use development, process improvements, and public facing planning tools.
- Founded a municipal consulting practice delivering planning, entitlement, community development, strategic planning, and public engagement services across California.

Education

- California State Polytechnic University, Pomona - Bachelor of Arts in Urban & Regional Planning.

VCACONS-01 MCCOWANA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768
IOA Insurance Services
3636 Nobel Drive
Suite 410
San Diego, CA 92122

CONTACT NAME: Ali Smith
PHONE (A/C, No, Ext): (619) 788-5795 50206
FAX (A/C, No): (619) 574-6288
E-MAIL ADDRESS: Ali.Smith@ioausa.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Travelers Indemnity Company of Connecticut	25682
INSURER B : Travelers Property Casualty Company of America	25674
INSURER C : Hartford Casualty Insurance Company	29424
INSURER D : Fireman's Fund Indemnity Corporation	11380
INSURER E :	
INSURER F :	

INSURED
VCA Consultants, Inc.
(See Desc. of Operations for Full Named Insured)
1845 W. Orangewood Ave, Suite 200
Orange, CA 92868

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	6801R291569	7/1/2026	7/1/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Limit Cont Liab						MED EXP (Any one person)	$ 5,000
	X Serv Interest						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						Ded	$ 0
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO	X	X	BA9P831412	7/1/2026	7/1/2027	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X Comp.: $1,000 X Coll.: $1,000							$
B	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE			CUP1R295206	7/1/2026	7/1/2027	AGGREGATE	$ 5,000,000
	X DED RETENTION $ 0							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A	N/A	X	72WEGAM3JXV	7/1/2026	7/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Professional Liab.			USF00847426	7/1/2026	7/1/2027	Per Claim	2,000,000
D	Ded $75,000 Ech Clm			USF00847426	7/1/2026	7/1/2027	Aggregate	4,000,000

APPROVED
By Rebecca Valdez at 4:36 pm, Aug 13, 2026

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Named Insured Includes: VCA Consultants, Inc., dba VCA Structural; dba VCA Consultants; Van Dorpe Chou Associates, Inc.; The Code Group, Inc.; dba VCA Green; dba VCA Code; dba VCA Code Group, , The Code Group, Inc. dba: Verde, The Code Group, Inc. dba: Verde, a VCA Company, The Code Group, Inc., dba: VCA Municipal. The Umbrella policy is follow-form to the underlying GL, Auto and WC policies.

Insured maintains, at a minimum, the limits stated herein.

Re: All Operations
SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

The City of Buena Park
6550 Beach Blvd
Buena Park, CA 90621

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Cole Hall

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AGENCY CUSTOMER ID: VCACONS-01 MCCOWANA

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY	License # 0E67768	NAMED INSURED
IOA Insurance Services		VCA Consultants, Inc. (See Desc. of Operations for Full Named Insured) 1845 W. Orangewood Ave, Suite 200 Orange, CA 92868
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:
The City of Buena Park, its elected officials, officers, employees, volunteers, boards, agents and representatives are Additional Insured with respect to General and Auto Liability per the attached endorsements as required by written contract. Insurance is Primary and Non-Contributory. Waiver of Subrogation applies to General Liability, Auto Liability, and Workers' Compensation.

30 Days Notice of Cancellation with 10 Days Notice for Non-Payment of Premium in accordance with the policy provisions.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

Policy Number: 72WEGAM3JXV **Endorsement Number:**

Named Insured and Address: VCA Consultants, Inc.
1845 W Orangewood Ave., Suite 200
Orange, CA 92868

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be 2 % of the California workers' compensation premium otherwise due on such remuneration.

SCHEDULE

Person or Organization	Job Description
Any person or organization from whom you are required by written contract or agreement to obtain this waiver of rights from us	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AUTO COVERAGE PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. BLANKET ADDITIONAL INSURED
B. EMPLOYEE HIRED AUTO
C. EMPLOYEES AS INSURED
D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS
E. TRAILERS – INCREASED LOAD CAPACITY
F. HIRED AUTO PHYSICAL DAMAGE
G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT
H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT
I. WAIVER OF DEDUCTIBLE – GLASS
J. PERSONAL PROPERTY
K. AIRBAGS
L. AUTO LOAN LEASE GAP
M. BLANKET WAIVER OF SUBROGATION

A. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

B. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   An "employee" of yours is an "insured" while operating a covered "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5., Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

   b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

   (1) Any covered "auto" you lease, hire, rent or borrow; and

   (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

   However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

C. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

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Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   (2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)** of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

E. TRAILERS – INCREASED LOAD CAPACITY

The following replaces Paragraph **C.1.** of **SECTION I – COVERED AUTOS**:

1. "Trailers" with a load capacity of 3,000 pounds or less designed primarily for travel on public roads.

F. HIRED AUTO PHYSICAL DAMAGE

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Hired Auto Physical Damage Coverage

If hired "autos" are covered "autos" for Covered Autos Liability Coverage but not covered "autos" for Physical Damage Coverage, and this policy also provides Physical Damage Coverage for an owned "auto", then the Physical Damage Coverage is extended to "autos" that you hire, rent or borrow subject to the following:

(1) The most we will pay for "loss" to any one "auto" that you hire, rent or borrow is the lesser of:

(a) $50,000;

(b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or

(c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

(2) An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".

(3) If a repair or replacement results in better than like kind or quality, we will not pay for the amount of betterment.

(4) A deductible equal to the highest Physical Damage deductible applicable to any owned covered "auto".

(5) This Coverage Extension does not apply to:

(a) Any "auto" that is hired, rented or borrowed with a driver; or

(b) Any "auto" that is hired, rented or borrowed from your "employee".

G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a., Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT

Paragraph **C.1.b.** of **SECTION III – PHYSICAL DAMAGE COVERAGE** is deleted.

I. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D., Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

J. PERSONAL PROPERTY

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property Coverage

We will pay up to $400 for "loss" to wearing apparel and other personal property which is:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage only applies in the event of a total theft of your covered "auto".

No deductibles apply to Personal Property coverage.

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K. AIRBAGS

The following is added to Paragraph **B.3.**, **Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

b. The airbags are not covered under any warranty; and

c. The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

L. AUTO LOAN LEASE GAP

The following is added to Paragraph **A.4.**, **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Auto Loan Lease Gap Coverage for Private Passenger Type Vehicles

In the event of a total "loss" to a covered "auto" of the private passenger type shown in the Schedule or Declarations for which Physical Damage Coverage is provided, we will pay any unpaid amount due on the lease or loan for such covered "auto" less the following:

(1) The amount paid under the Physical Damage Coverage Section of the policy for that "auto"; and

(2) Any:

(a) Overdue lease or loan payments at the time of the "loss";

(b) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;

(c) Security deposits not returned by the lessor;

(d) Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and

(e) Carry-over balances from previous loans or leases.

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph **A.5.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED (ARCHITECTS, ENGINEERS AND SURVEYORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

1. The following is added to **SECTION II – WHO IS AN INSURED**:

   Any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:

   a. Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and

   b. If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies, or in connection with premises owned by or rented to you.

   The person or organization does not qualify as an additional insured:

   c. With respect to the independent acts or omissions of such person or organization; or

   d. For "bodily injury", "property damage" or "personal injury" for which such person or organization has assumed liability in a contract or agreement.

   The insurance provided to such additional insured is limited as follows:

   e. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this Coverage Part.

   f. This insurance does not apply to the rendering of or failure to render any "professional services".

   g. In the event that the Limits of Insurance of the Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement does not increase the limits of insurance described in Section **III** – Limits Of Insurance.

   h. This insurance does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.

2. The following is added to Paragraph **4.a.** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

   The insurance provided to the additional insured is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover. However, if you specifically agree in the "written contract requiring insurance" that this insurance provided to the additional insured under this Coverage Part must apply on a primary basis or a primary and non-contributory basis, this insurance is primary to other insurance available to the additional insured which covers that person or organizations as a named insured for such loss, and we will not share with the other insurance, provided that:

   (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and

   (2) The "personal injury" for which coverage is sought arises out of an offense committed;

   after you have signed that "written contract requiring insurance". But this insurance provided to the additional insured still is excess over valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under any other insurance.

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3. The following is added to Paragraph **8., Transfer Of Rights Of Recovery Against Others To Us,** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

   We waive any right of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal injury" arising out of "your work" performed by you, or on your behalf, done under a "written contract requiring insurance" with that person or organization. We waive this right only where you have agreed to do so as part of the "written contract requiring insurance" with such person or organization signed by you before, and in effect when, the "bodily injury" or "property damage" occurs, or the "personal injury" offense is committed.

4. The following definition is added to the **DEFINITIONS** Section:

   "Written contract requiring insurance" means that part of any written contract under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

   a. After you have signed that written contract;

   b. While that part of the written contract is in effect; and

   c. Before the end of the policy period.

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August 25, 2026
CONSENT CALENDAR
Item No. 4E.

City Council Agenda Report

APPROVAL OF CITY RESPONSES TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: "CALIFORNIA HOUSING MANDATES: THE UNINTENDED RESHAPING OF ORANGE COUNTY NEIGHBORHOODS"

PREPARED BY	PRESENTED BY
Jessica Fewer, Senior Management Analyst	Jessica Fewer, Senior Management Analyst
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/HR Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve the City's responses to the Orange County Grand Jury Report entitled, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods."

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

On May 27, 2026, the Orange County Grand Jury released a report entitled, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods" (Attachment 1). The report reviews the significant shift in land use authority from cities and counties to the state over the past 10 years, the reduction of local governments' authority to determine where and how housing is built, the concerns with allowing higher-density development in single-family neighborhoods, and the potential effects of streamlined approval processes that limit local discretion and public hearings.

The City of Buena Park is required to respond to specific findings and recommendations. Staff has drafted a response letter from the City (Attachment 2). With City Council approval, staff will remit this response to the Grand Jury by the August 27, 2026, deadline.

BUDGET IMPACT

There is no budget impact with the approval of this item.

Attachments

California_Housing_Mandates_The_Unintended_Reshaping_of_Orange_County_Neighborhoods.pdf
Grand_Jury_Response_-Matt Edits_6-1-2026 _mf CC DRAFT.pdf



California Housing Mandates

The Unintended Reshaping of Orange County Neighborhoods

Orange County Grand Jury 2025-2026

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SUMMARY

California's perceived housing shortage has prompted the California Legislature to impose increasingly bureaucratic prescriptive State Housing Mandates (Housing Mandates) on local governments, with the stated goal of accelerating production across all income levels. Core frameworks such as the Housing Element and the Regional Housing Needs Allocation (RHNA) process require cities and counties to plan for significant increases in housing capacity. Many additional statutes have contributed to a streamlined development approval process and weakened local discretion with severe penalties for noncompliance. These measures are intended to overcome decades of the perceived underbuilding and restrictive zoning within cities, yet their cumulative effect has been to create unnecessary local government costs, confusion, inequity, and growing tension between state directives and local realities. All of these efforts have led to minimal housing being built.

In Orange County, a region defined by diverse cities, established neighborhoods, and distinct infrastructure constraints, as well as environmentally sensitive areas, these Housing Mandates operate as a one-size-fits-all system poorly suited to local conditions. Housing targets are derived from opaque formulas, that fail to account for land costs, land availability, funding limitations, labor shortages, construction costs, infrastructure capacity and accurate population projections. Without corresponding investments in transit, utilities, schools, parks, public safety, and affordable housing subsidies, the Housing Mandates themselves are largely impractical and difficult to achieve. In addition, because of the financial infeasibility of building low-income housing without subsidies, cities must approve developments with higher density to pay for and meet the affordable housing requirements. As a result, local cities face mounting pressure to comply with requirements that often lack economic and logistical feasibility.

The dissolution of local redevelopment agencies in 2012 eliminated a primary mechanism for financing and managing affordable housing at the local level. In response, the State layered new housing requirements through the Housing Mandates onto cities and counties without restoring comparable funding tools or infrastructure support. Although these laws are framed as solutions to homelessness and affordability, they have in fact caused unintended consequences that have not produced incremental housing production. This is primarily due to regulatory complexity, limited subsidies, and heavy reliance on private market forces. Over time, repeated legislative interventions to solve these challenges have only expanded state authority. This leaves local governments with fewer resources and diminished control.

Housing Mandates have significantly eroded local land-use authority, supplanting community-based planning with rigid, top-down rules. Residents experience a loss of

meaningful input; even as local officials remain legally responsible for compliance. Streamlined approvals frequently bypass public hearings and local design standards, shift liability to cities, and prioritize building over neighborhood character. The practical elimination of traditional single-family zoning and the widespread upzoning of existing neighborhoods threaten longstanding community character while limiting local oversight of height, density, parking, and environmental resilience.

The Southern California Association of Governments (SCAG) determines the RHNA housing allocation for most of Southern California. Within this framework, the Orange County Council of Governments (OCCOG) serves as the County's representative to SCAG in the RHNA process. The RHNA methodology and resulting allocations have been widely criticized as unrealistic, inequitable, and insufficiently transparent.[1] OCCOG's level of influence with SCAG is critical to regional planning outcomes. OCCOG needs substantial funding increases to better advocate in Sacramento and within SCAG to support OC jurisdictions.

Given the significant challenges and inequitable housing allocations experienced during the current RHNA 6th Cycle (2021-2029), it is imperative that Orange County begin strategic preparation for the upcoming 7th Cycle (2029-2037) process. Proactive planning will strengthen the County's ability to advocate within SCAG for fair, data-driven, and achievable housing allocations in the next cycle.

This report examines how Housing Mandates operate in practice within Orange County, and how well-intended legislation has produced unintended consequences for cities, neighborhoods, and local governance. It evaluates the feasibility, effectiveness, and equity of current state policies, and highlights the growing disconnect between mandated housing goals and the capacity of communities to absorb them responsibly. The report underscores the need for housing solutions that respect local conditions, restore meaningful public participation, and align development goals with infrastructure, funding, and community priorities.

BACKGROUND

California continues to experience some of the highest housing prices and rents in the nation, while some say housing production has not kept pace with population and employment growth[2]. State policymakers have concluded that fragmented local decision-making, restrictive zoning practices, and lengthy approval processes, have

[1] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

[2] California Housing in 2025 - Advocacy - California Chamber of Commerce

contributed to this imbalance[3]. In response, the California Legislature has pursued a more centralized and enforceable approach to housing policy such as Senate Bill (SB)9, SB10, SB35, SB79, SB131, SB330, and Assembly Bill (AB)1050, AB2011(see Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing-related bills designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

The Housing Element Law (Government Code 65580-65589.11), originally adopted in 1969, remains the foundation of California's housing policy. The law requires every city and county to prepare a Housing Element as part of its General Plan that identifies how the jurisdiction will meet the housing needs of all income groups.[4] The RHNA process implements these Housing Mandates by assigning each jurisdiction a specified number of housing units—categorized by income level. Compliance is tied to eligibility for state housing and transportation funding, creating substantial financial implications for the County of Orange and its 34 municipalities.

Zoning has long been a cornerstone of local government authority, guiding development, and shaping the physical form of cities.

First introduced in the late nineteenth and early twentieth centuries to address public safety concerns, zoning has since expanded into a sophisticated regulatory system governing land use, building height, setbacks, lot coverage, density, and numerous other development standards. These tools enable local governments to align growth with infrastructure capacity, environmental constraints, and long-term planning objectives, while simultaneously delivering broad public benefits. In addition to protecting public health and safety by distancing residential areas from heavy industrial activities and ensuring reliable emergency access, zoning helps preserve neighborhood character and property values. It also supports community cohesion by balancing residential, commercial, and civic uses, and guides growth in ways that correspond with available public services and facilities. Moreover, zoning plays a vital role in safeguarding environmentally sensitive areas and reducing exposure to wildfire risks, underscoring its enduring importance as a foundational instrument of urban planning.

In recent years, traditional zoning practices have been subject to increasing scrutiny. Critics argue that low-density zoning and land-use restrictions have contributed to housing shortages, affordability challenges, socioeconomic segregation,

[3] In California, statewide housing reforms brush against local resistance | Brookings
[4] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf

automobile-dependent development, and exclusionary housing patterns.[5] Housing advocates, civil rights organizations, and some policymakers have cited these concerns as justification for significant state intervention and reform of local land-use authority.[6]

State leaders have relied on these critiques to support a series of Housing Mandates that expand the State's role in local planning decisions. These measures prioritize increased housing production as the central response to the State's affordability challenges. The underlying assumption is that a significant increase in supply will help reduce housing costs. However, historical data reviewed by the 25-26 Orange County Grand Jury (OCGJ) indicate that periods of high housing production in Orange County, including during the 1990s, did not consistently result in improved affordability.[7] This suggests that housing affordability is influenced by multiple factors other than housing supply, including land values, construction costs, wages, and regional economic conditions.

The dissolution of redevelopment agencies in 2012 further altered the local housing landscape. Redevelopment agencies had served as a significant source of financing for affordable housing and community revitalization projects through tax-increment financing and state-authorized planning powers. Their elimination removed a key funding mechanism for cities and counties.[8] In subsequent years, the State imposed additional Housing Mandates without restoring revenue sources, leaving jurisdictions and builders responsible for meeting expanded obligations with reduced financial capacity.

The current generation of State Housing Mandates (6th Cycle) reflects multiple statewide policy objectives. Early legislative proposals referenced a goal of constructing approximately 3.5 million new housing units; later that figure was reduced to approximately 2.5 million units.[9] Despite these goals, statewide production continues to fall short of identified need. To address this, state housing legislation has emphasized increased zoning density, reduced discretionary review, expanded ministerial approval pathways, strengthened density bonus incentives, and increased requirements for jurisdictions to facilitate affordable housing in lieu of government subsidies. Additional measures focus on locating new housing near employment centers and transit corridors to reduce commute times and greenhouse gas emissions.[10]

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[5] National Low Income Housing Coalition - Land Use Restrictions and Affordable Housing
[6] Fixing California's housing shortage requires new policy and new politics - Berkeley Economy & Society Initiative
[7] Court Agrees Anaheim Violated State Law. Decision is a Big Win for Fair Housing in California | California Department of Housing and Community Development
[8] California Post-RDA Affordable Housing Developer Survey: Analysis of Results - San Francisco Fed
[9] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[10] California State Senate Recent Legislative Actions

Collectively, these policies mark a significant shift in California's approach to land-use governance. While intended to address housing shortages and affordability concerns, they have also raised questions regarding feasibility, infrastructure capacity, public engagement, and the long-term effects on established communities. These issues are particularly relevant in Orange County, where many cities are fully built out, constrained by environmental concerns, geography, and infrastructure limitations, and seeking to balance statutory obligations with community priorities and public expectations. The impact on Orange County and its 34 cities in meeting these Housing Mandates deserves intense scrutiny.

REASON FOR STUDY

The expansion of Housing Mandates has provoked public awareness and challenged local governments. Media coverage has grown, reflecting divergent viewpoints regarding the Housing Mandates' effectiveness, equity, and long-term consequences. Cities across Orange County have responded in a variety of ways, adopting compliance strategies that differ widely in breadth, transparency, and community engagement. Residents have expressed a similarly broad range of perspectives, from support for expanded housing opportunities to concerns regarding neighborhood impacts, infrastructure strain, loss of local control, and limitations on public participation in land-use decision-making.

Housing Mandates have the potential to significantly reshape the character of Orange County Communities.

Beyond requiring increased zoning density and higher residential densities, the Housing Mandates influence demographic patterns, neighborhood character, transportation systems, public services, and environmental concern. Local jurisdictions must absorb these impacts without corresponding state investment in infrastructure, affordable housing subsidies, or restoration of tools previously used to manage growth, such as redevelopment agency financing.

Given these conditions, this report attempts to evaluate both the intended and unintended consequences of Housing Mandates as they are applied within Orange County. It will identify where state requirements may conflict with local capacity and community needs and assess how recent legislative changes have shifted the balance between state authority and local governance. In addition, this report seeks to establish a strategic framework for influencing future housing allocations within SCAG by strengthening the role and effectiveness of OCCOG as we move into the next planning phase.

METHOD OF STUDY

In conducting this study, the OCGJ employed a multi-method approach designed to gather information from a broad range of governmental, professional, construction industry, and community perspectives. The methodology included research, interviews, observational site visits, document review, surveys, and participation in relevant public forums. This comprehensive approach allowed the OCGJ to evaluate how Housing Mandates are interpreted, implemented, and experienced across Orange County jurisdictions.

Research

The OCGJ conducted extensive background research using publicly available sources, including:

- Governmental and agency websites
- Online news and media sources
- Local and Community news outlets

Interviews

The OCGJ conducted interviews with representatives from the following organizations and groups:

- City leadership from multiple Orange County cities
- Sitting and former city officials
- Orange County Council of Governments (OCCOG)
- Orange County Public Works – Development Services
- Orange County Housing & Community Development
- Local housing program administrators
- American Institute of Certified Planners (AICP) – housing specialists
- Private-sector builders and development professionals

Observations and Site Visits

OCGJ members conducted guided site visits and observations of housing and mixed-use developments, including:

Multiple retail and housing developments (market rate, affordable and low income) in:

- Huntington Beach
- Midway City
- Anaheim
- Santa Ana
- Westminster
- Irvine

- San Juan Capistrano

Public Forums and Events

The Members of the OCGJ attended:

- The 2025 Chapman Economic Forecast
- Newport Beach Community Forum
- Foothills Neighborhood Association Town Hall

Government Meetings

The Members of the OCGJ attended:

- Orange County Board of Supervisors
- Orange County Council of Governments (OCCOG)
- Technical Advisory Committee (TAC), a subcommittee of OCCOG
- Monitored City Council meeting within the County

Document Review

- Complaints and correspondence submitted by Orange County residents.
- Community Development Records from applicable jurisdictions

City Survey

The OCGJ developed and distributed written survey questions to Orange County cities to gather information concerning:

- Housing Element compliance strategies
- Local responses to Housing Mandates
- Community engagement processes
- Infrastructure and resource constraints

INVESTIGATION AND ANALYSIS

State Housing Mandates and Local Implementation

The Housings Mandates, through the laws approved by the California Legislature, have pursued a more centralized and enforceable approach to housing policy (Appendix A), shifting significant authority from local jurisdictions to the State. Since 2017, the California Legislature has enacted more than one hundred housing related bills, designed to establish clearer production expectations, reduce procedural delays, and strengthen enforcement mechanisms for jurisdictions that do not comply with state housing requirements.

California's housing statutes are not aspirational guidelines; they carry the force of law and impose affirmative legal obligations on local jurisdictions. Cities are therefore required to plan for, accommodate, and in many cases, approve housing development consistent with Housing Mandates, regardless of local political preferences, historic planning practices or public consensus.

According to California State policy guidance, the Housing Mandates are intended to address decades of housing underproduction that state policymakers identify as contributing to rising housing costs, overcrowding, displacement, reduced economic mobility and a lack of affordable housing.[11] From the State's perspective, reliance on regional and local discretion has not consistently generated housing at levels necessary to improve affordability, particularly for lower and moderate-income households.[12] In response, the California Legislature and HCD have adopted a compliance driven model designed to ensure that every jurisdiction contributes to meeting statewide housing needs.

Orange County cities differ significantly. Th OCGJ's investigation focused on areas where the state's rapidly evolving legislative requirements conflicted with local zoning practices, infrastructure constraints, and past practices. It also examined how recent statutory reforms shifted authority away from local jurisdictions toward state oversight and enforcement, reshaping the governance methodology and altering both the practical and legal responsibilities of cities.

Within this context, this report does not question whether cities must comply with state housing law—they must—but rather this report's objective is to assist Orange County jurisdictions and the public in understanding the framework within which they operate and enhance the possibility of good planning practices and design. During interviews, city officials and builders described to the OCGJ the benefits of citizen engagement, proactive and early coordination on planning, realistic site inventories, and timely engagement with state agencies to avoid punitive actions.

Public communication and civic education is essential. Several Orange County cities reported undertaking efforts to engage residents and explain how the Housing Mandates affect local decision-making authority, including reductions in traditional zoning discretion. Transparent public outreach was identified as an important practice for maintaining community trust and managing expectations in an era of constrained local control.

Through interviews, document review, site observations, and comparative analysis, several key themes emerged and are expanded on below:

[11] Statewide Housing Plan
[12] California Legislative Analyst's Office - California Housing

- Environmental Context and CEQA
- RHNA Process
- RHNA Challenges
- Penalties of Not Having an Approved HCA Housing Element
- Penalties for Not meeting Approved Housing Plan
- Feasibility of Housing Mandate in Orange County
- One Size Does Not Fit All
- California and OC Population Trends
- 6th Cycle Housing Allocations in OC
- City Challenges
- 7th Cycle Concerns

Environmental Context and CEQA

In 1970, California enacted the California Environmental Quality Act (CEQA) with broad legislative support. These are the broad body of environment laws that attempt to protect California's environment[13]. Its core purpose is to ensure that state and local government agencies identify and publicly disclose the environmental impacts of proposed projects before approving them.[14] Importantly, CEQA does not prohibit development; it ensures development is done responsibly, with environmental protections, public notice, and accountability. It has played a key role in shaping California's environmental standards for over five decades. Yet recent housing laws are chipping away at these hard-won environmental protections and may put our environment at risk.

Over time, the California Legislature has adopted amendments intended to streamline housing projects. Several interviewees asserted that recent statutes—including A130 and SB131—have the effect of narrowing CEQA's environmental review for qualifying housing projects by expanding ministerial or exempt pathways[15]. Before CEQA and the Federal Clean Air Act, Southern California experienced severe air pollution, with the region enduring over 200 days each year of unhealthy ozone levels.[16] In the 1970s, this led to frequent smog alerts and restrictions on outdoor activity for vulnerable residents[17]. Longtime residents recall this period as one when smog was so persistent it regularly obscured visibility and affected daily life. Today, air quality in Southern California is dramatically improved, with far fewer unhealthy-air days due to decades of

[13] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[14] South Coast Air Quality Management District - CEQA
[15] California Lawmakers Approve Major Overhaul of Landmark Environmental Law | KQED
[16] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[17] Los Angeles Historical Air Quality Analysis: AQI, PM, CO, SO2, NO2, O3

CEQA measures that have collectively transformed the air basin and made local conditions significantly cleaner and healthier than during the smog-filled 1970's.[18]



A smoggy aerial view of downtown Los Angeles in January 1975.

Polling in California consistently shows strong public support for environmental protection, though some surveys also indicate support for regulatory changes aimed at increasing housing production and lowering costs.[19]

Recent laws have made it simpler to construct housing by scaling back environmental controls.[20] While this may accelerate development, it also threatens to weaken important environmental protections that California has relied on for decades. And importantly, there is no guarantee that these streamlined projects will provide affordable homes or meaningfully improve the housing crisis.

[18] How Los Angeles Began to Put its Smoggy Days Behind | History & Society | PBS SoCal
[19] PPIC Statewide Survey: Californians and the Environment - Public Policy Institute of California
[20] In California, statewide housing reforms brush against local resistance | Brookings

Regional Housing Needs Assessment Process

RHNA is the State mandated process that determines the number of new housing units across various income levels that each city and county must plan for each 8-year cycle.[21] It requires local governments to zone adequate land to meet projected regional housing needs.[22] RHNA is implemented through the HCD whose mission statement emphasizes safe, affordable homes and sustainable communities.[23]

The RHNA process begins with HCD's review of household growth projections to estimate future housing needs by region. The California Department of Finance shares demographic projections with regional planning bodies known as Councils of Governments (COGs). These projections form the basis for RHNA determinations among California regions, and each COG then develops suballocations for counties and cities within its jurisdiction. Each city is required to update a Housing Element as part of its General Plan, describing objectives, programs, and housing sites consistent with RHNA goals. In recent years, the California Legislature has enacted statutes expanding HCD's authority in reviewing and enforcing RHNA related plans.[24]

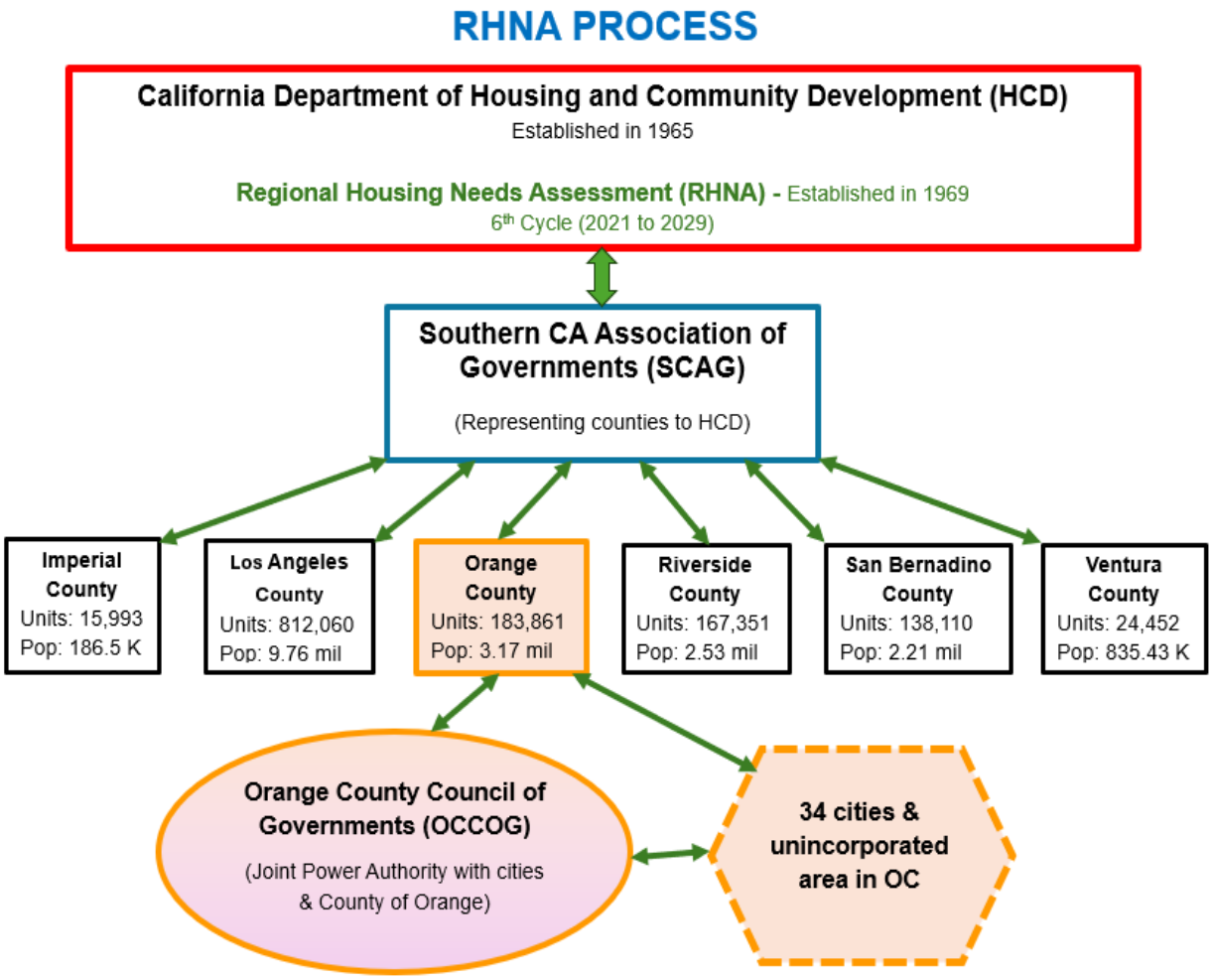
SCAG is the largest COG in the State which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties. SCAG represents 197 jurisdictions across more than 38,000 square miles. SCAG develops RHNA allocations for its member jurisdictions and also engages at the state level on issues relevant to regional planning, including housing legislation.[25]

OCCOG, established as a joint power's agency in 1996, serves as a representative of Orange County to SCAG on RHNA planning (and other issues, i.e., transportation). The organization emphasizes collaboration, transparency, and consistent advocacy to ensure Orange County's interests are effectively represented in regional planning, areas where the OCGJ has identified deficiencies.[26]

OCCOG's charter describes it as a voluntary advisory association of local governments seeking sub regional and regional planning, coordination, and technical assistance on issues of mutual concern. OCCOG has an Executive Director and minimal staff. A member of the Orange County Board of Supervisors serves on the OCCOG Board and is the SCAG representative for the County of Orange.[27]

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[21] California Housing Element Law Explained – Legal Clarity
[22] The California State of Real Estate - Realtor.com Economic Research
[23] Welcome to HCD! | California Department of Housing and Community Development
[24] Enforcement Authority | California Department of Housing and Community Development
[25] About us | Southern California Association of Governments
[26] Orange County Council of Governments
[27] Orange County Council of Governments



SCAG adopted its 6th Cycle housing allocation plan for the period of October 2021 through October 2029. The plan assigns 1,341,827 additional housing units across the SCAG region—which includes most of Southern California—and distributes those units among cities and unincorporated areas, including those in Orange County.[28]

Stakeholders reported that the 6th Cycle methodology resulted in a significant housing unit increase compared with the 5th Cycle allocation to SCAG of 411,953 units; representing approximately a 300% increase. The dramatic increase prompted the municipalities to request reviews and appeals of their assigned housing requirements. In response, HCD cited multiple reasons for the regional increases including unit overcrowding, affordability indicators, the ongoing effects of previously unbuilt housing units during the 2008 recession and the statutory adjustment factors under California Government Code § 65584.01 (statutory formula)[29]

[28] Southern California COG Regional Housing Need Determination
[29] Southern California COG Regional Housing Need Determination

Summarized are the five objectives that the COGs (i.e. SCAG) must further in their allocation methodology (Gov. Code § 65584(d)):[30]

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, resulting in allocations for low and very low-income households, and providing for extremely low and acutely low-income allocations within the range prescribed by statute
- Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, encouraging efficient development patterns, and achieving greenhouse gas reduction targets pursuant to Government Code section 65080.
- Improving the intraregional relationship between jobs and housing, including balance between low wage jobs and housing affordable to low wage workers.
- Allocating a lower proportion of housing need to an income category where a jurisdiction already has a disproportionately high share of households in that category relative to the countywide distribution.
- Affirmatively furthering fair housing.

These objectives are intended to support more economically diverse communities by assigning housing to high resource, job rich areas and by encouraging infill development while protecting environmental resources (CEQA).[31] RHNA assigns targets to each jurisdiction by income category. For the 6th Cycle, the four income categories are: Very Low (≤ 50% of county median income), Low (50–80%), Moderate (80–120%), and Above Moderate (≥ 120%)[32]. Through HCD and RHNA, California instructs and enforces compliance with specific housing targets.

Regional Housing Needs Analysis Challenges

The cities' leadership in Orange County offered multiple critiques of RHNA, including: (1) allocation methodology at SCAG does not reflect local housing need, (2) concerns of fairness in allocation across jurisdictions, (3) the appeal process to SCAG by local governments were consistently denied, and (4) assigned housing goals do not consistently translate into actual permitting, especially for lower income households.[33] HCD has stated that RHNA goals should not be interpreted as a production forecast but

[30] California Department of Housing and Community Development |
[31] The 5 Statutory Objectives of the RHNA Methodology
[32] State Housing Law Program | California Department of Housing and Community Development
[33] Best Practices for Allocating & Evaluating RHNA

as a planning objective.[34] Even with this planning objective, Orange County jurisdictions reported significant operational and fiscal challenges associated with implementation.

Jurisdictions described resource constraints that affect their ability to implement the Housing Mandates consistent with legislative intent, including staffing limitations, the need for specialized consultant support, and budget constraints. Several cities characterized RHNA determination and compliance as complex and costly. Some cities reported spending hundreds of thousands of dollars (sometimes reaching close to $1,000,000) to meet the reporting mandate. Taxpayer money spent on planning does not directly result in the construction of housing units.

Interviewees also reported that SCAG's approved methodology is complex and difficult for elected officials to communicate their housing allocation and ultimate Housing Element to their constituents. HCD and SCAG should take steps to improve the RHNA processes, including enhancing communication transparency and simplifying data driven methodologies. Additionally, recognizing the compliance costs to taxpayers cannot be left unaddressed even as the 7th Cycle planning is currently underway.

In October 2021, the California State Joint Legislative Audit Committee approved an emergency audit of HCD's regional determination process, citing limited public visibility of calculation methods and a need for independent review.[35] Further, the audit identified errors in certain data calculations and raised concerns[36]. The California State Auditor subsequently issued findings that criticized aspects of HCD's methodology indicating potential inflation of requirements by a substantial number of housing units.[37] Some of the cited errors included the use of very outdated and inaccurate vacancy factor rates[38]. One report even suggests base information used was from the 1980's[39]. Others reported that HCD relied on population projections that differed from California Department of Finance forecasts, which generally show relatively modest long-term growth, and instead used assumptions that resulted in significantly higher projected housing needs.[40] HCD's response, to the California State Auditor, and on their website, acknowledged there was room for improvement and addressed the allocation criticisms in very general terms but did not mention that the numbers had been or would be corrected.[41]

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[34] New-Pathways-to-Encourage-Housing-Production-Evaluating-Californias-Recent-Housing-Legislation-April-2023-Final.pdf
[35] California Auditor Report 2021-125
[36] California Auditor Report 2021-125
[37] More Homes, Hardly Any Population Growth—So Why Is California Still So Expensive?
[38] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[39] CA Auditor Bashes State's Mandated Housing Numbers, Says Process Is Flawed, Lacks Oversight
[40] Court: 'Regional Housing Need' Determinations Aren't Judicially Reviewable - Davis Vanguard
[41] California State Auditor - Report 2021-125 Recommendation 3 Responses

Separately, in June 2021, OCCOG, on behalf of the Orange County cities, filed a judicial challenge to HCD's regional housing determination, arguing that HCD failed to follow statutory requirements in developing the RHNA allocation.[42] The trial court dismissed the petition in November 2021, and the Second District Court of Appeal affirmed that dismissal in July 2023, holding that neither OCCOG nor its member cities could challenge HCD's methodology.[43] On August 24, 2023, the OCCOG Board authorized counsel to petition the California Supreme Court for review, but the Court denied the petition on October 11, 2023, effectively ending OCCOG's legal challenge.[44] During the 6th Cycle process, SCAG received 48 appeals from cities challenging their housing allocation within their 45-day appeal period. After SCAGs review, they quickly denied 47 of them.[45] This demonstrates limited jurisdictional influence over the allocation and appeal process. This series of rulings confirms that HCD's statutory authority has been upheld by the courts, and that any changes sought by local jurisdictions may be addressed better through the legislative process rather than litigation.

Penalties for Not Having an HCD-Approved Housing Element

A city that fails to obtain certification of its Housing Element from the HCD is considered out of compliance with state Housing Element Law and becomes subject to a range of escalating enforcement actions.[46] HCD's Housing Accountability Unit (HAU) has authority to initiate enforcement, including referral to the California Attorney General for legal action when a jurisdiction does not meet statutory planning requirements.[47] When a city is out of compliance, it can be exposed to severe statutory penalties, such as lawsuits by the Attorney General or outside entities, court-imposed fines ranging from $10,000 to $600,000 per month, and court orders that may mandate project approvals, require rezoning, suspend a city's authority to issue building permits, or even strip the city council of land-use authority until compliance is achieved.[48]

The most concerning and widely known consequence of noncompliance is the Builder's Remedy, which restricts a city's ability to deny qualifying housing projects even when they conflict with the city's General Plan or zoning rules.[49] Under this provision, developers may propose larger, denser projects that bypass local zoning controls if at least 20% of the units are affordable to low-income households or if the project is 100%

[42] OCCOG Press Release HCD
[43] Orange Cnty. Council of Gov'ts. v. Velasquez - vLex United States
[44] Orange County Council of Governments
[45] Orange County Council of Governments
[46] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[4747] Analysis Finds Davis Not on Track to Meet Housing Requirements without Approval of Two Voter Projects - Davis Vanguard
[48] Housing Open Data Tools | California Department of Housing and Community Development
[49] "Builder's Remedy" Reform Bill Approved by Governor Newsom | Allen Matkins

moderate-income.[50] Cities without a compliant Housing Element lose their ability to regulate these projects through their typical zoning constraints unless they can demonstrate specific, adverse health or safety impacts.[51] Additional consequences include loss of access to key state funding sources and being placed on a shorter four-year Housing Element update cycle rather than the standard eight-year schedule.[52]

As of this writing, some Orange County cities—such as Huntington Beach and Seal Beach—have not yet obtained certification of their Housing Elements for the 6th Cycle or have been subject to enforcement actions related to noncompliance, while others, such as Costa Mesa, have only achieved compliance after delays and state intervention.[53]

Penalties for Not Meeting Housing-Plan Construction Goals

While RHNA production targets are planning requirements, not actual construction mandates – cities may face meaningful consequences if they fail to implement the programs and rezoning commitments included in their certified Housing Elements. HCD's HAU monitors compliance with both Housing Element commitments and state housing laws, and violations may prompt enforcement letters, monitoring actions, or legal referrals to the Attorney General.[54] Courts have shown a willingness to override local discretion when a city's failure to implement its Housing Element prevents the jurisdiction from accommodating its assigned RHNA allocation.[55] In some cases, courts may mandate rezoning, invalidate local development restrictions, or require approval of specific projects to ensure that adequate housing capacity is created.[56]

Feasibility of Housing Mandate in Orange County

The feasibility of California's Housing Mandates in Orange County raises significant practical concerns. HCD, during the 6th Cycle, has allocated 183,161 housing units to Orange County to be constructed by 2029 with 30% being considered 'affordable'. However, according to the US Census Bureau, Orange County is only producing an average of 5,000 units a year over the past 5 years.[57] Clearly this is a dilemma for the County. While it is relatively easy for the California Legislature to pass ambitious housing laws, the actual construction of these units is far more challenging. The Housing Mandates may be well-intentioned but translating them into real-world development is complex, due to constraints in land availability and costs, infrastructure

[50] Builder's Remedy Primer
[51] The Builder's Remedy and Housing Elements
[52] Housing Elements | California Department of Housing and Community Development
[53] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[54] Enforcement Process | California Department of Housing and Community Development
[55] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[56] Appeals Court Orders Huntington Beach to Comply with State Housing Law - Davis Vanguard
[57] Index of /programs-surveys/popest/tables

capacity, high construction and labor costs, community acceptance, and capital formation.

Capital formation for housing development in Orange County faces significant challenges. The cost of capital remains high, and the long timeline required to entitle, build, and eventually generate revenue increases financial risk for developers. Interest-rate volatility further complicates financing, affecting both equity investment and construction loan terms. At the same time, affordable housing projects often struggle to qualify for limited government subsidies, leaving many developments financially infeasible. These pressures are intensified in Orange County, which has some of the highest land and construction costs in California, making lower-income housing especially difficult to deliver without substantial public support.[58] [59] [60] [61]

Most parts of Orange County are already built out, leaving limited land available for new development. Substantial portions of the remaining undeveloped areas are further constrained by coastal regulations, floodplains, wildfire-prone zones, steep hillsides, protected open space, and other environmentally sensitive lands. These physical and regulatory barriers significantly reduce the amount of land that can realistically be developed. At the same time, the County faces substantial infrastructure limitations—including constraints on water and sewer systems, road capacity and traffic circulation, parking availability, schools, parks and recreation space, transit corridors, and even utilities such as electricity and natural gas. Taken together, these constraints sharply limit how much additional housing can be accommodated, even when zoning or Housing Mandates call for higher densities.

High construction costs remain a major obstacle to new housing production, driven by escalating prices for essential building materials such as lumber, steel, concrete, and electrical components. Persistent labor shortages across skilled trades further compound these costs, as limited labor supply leads to higher wages and project delays. Appliance costs have also risen significantly, especially for energy-efficient or higher-end models now commonly required by building codes or market expectations. Additionally, the desired level of luxury or finish, such as premium flooring, countertops, fixtures, and community amenities, can substantially increase overall project budgets, making even modest housing developments expensive to deliver.

Reports indicate it cost approximately $500,000 to $800,000 to build a one-bedroom low-income rental unit in Orange County. Low Income units require rental subsidies.

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[58] Turner Center UC Berkeley Development Math
[59] Interest Rates Impact Construction Project Funding
[60] CHP State Housing Needs Report
[61] The High Cost of Producing Multifamily Housing in California: Evidence and Policy Recommendations | RAND

With declining federal, state, and local funding subsidies, it is difficult to build affordable housing. Developer interest therefore is focused on market rate housing production.

In short, Housing Mandates are legally binding, yet remain extraordinarily difficult for many cities to achieve. ~~While~~ While RHNA serves a key role as a planning tool, requiring cities to zone for additional housing and align local policies with statewide objectives, meeting the full scale of assigned housing targets, especially for lower-income households, is often unrealistic without sustained public funding, expanded infrastructure, and ongoing State support. In practice, the Housing Mandates alone do not produce homes. Achieving HCD/SCAG goals in Orange County ultimately depends on market-responsive policies, and complementary funding strategies. It is not simply higher numerical requirements or punitive measures.

In practice, Housing Mandates alone do not build homes.

One Size Does Not Fit All

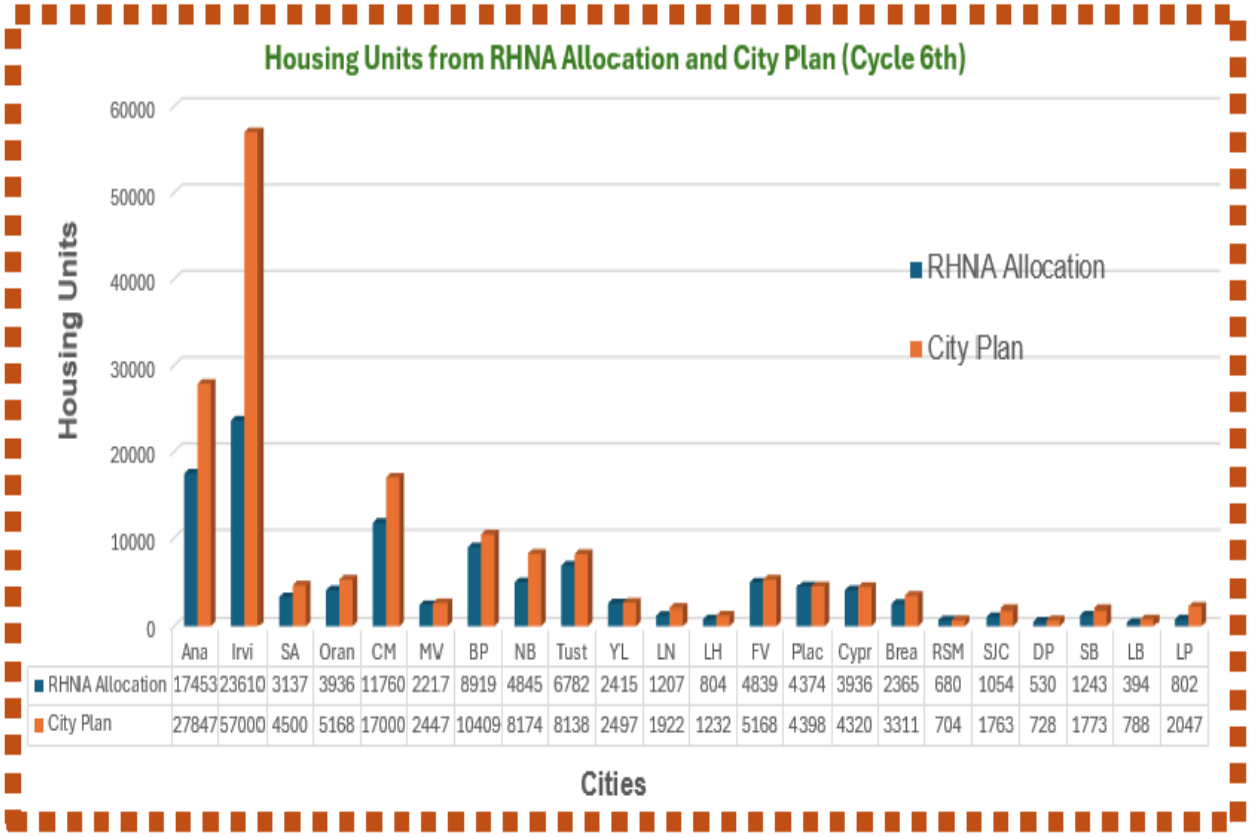
California's statewide Housing Mandates are intended to address a persistent and perceived shortage of housing.[62] However, the OCGJ found that the uniform statutory framework governing the RHNA process can function as a blunt instrument when applied across jurisdictions with widely differing conditions. City leadership consistently noted that a one-size-fits-all approach may not fully account for the unique character, environmental, infrastructural, economic, demographic, and geographic circumstances facing individual communities.

Several stakeholders noted that the RHNA process does not adequately differentiate among jurisdictions with varying levels of infrastructure capacity, longstanding physical or environmental constraints, or distinct development patterns. In particular, it fails to account for older, largely built-out cities—such as Garden Grove, Westminster, La Habra, and Fountain Valley, where available land is minimal and new housing can occur primarily through infill development. In these contexts, construction is typically more complex and costly, further challenging feasibility. As a result, some local governments face disproportionate burdens in accommodating housing allocations that do not fully reflect on-the-ground constraints and local conditions.

The OCGJ notes that perspectives on this issue varied considerably. Interviewees from fast-growing or infrastructure-rich areas were more likely to support uniform standards, arguing that consistent requirements prevent jurisdictions from avoiding their fair share of housing obligations. Others expressed the view that Housing Mandates are necessary to overcome decades of underproduction and local resistance to growth.

[62] California Department of Housing and Community Development | California Department of Housing and Community Development

Ultimately, comments on the adequacy and fairness of California's uniform approach depended heavily on local context and a jurisdiction's capacity to absorb additional housing.



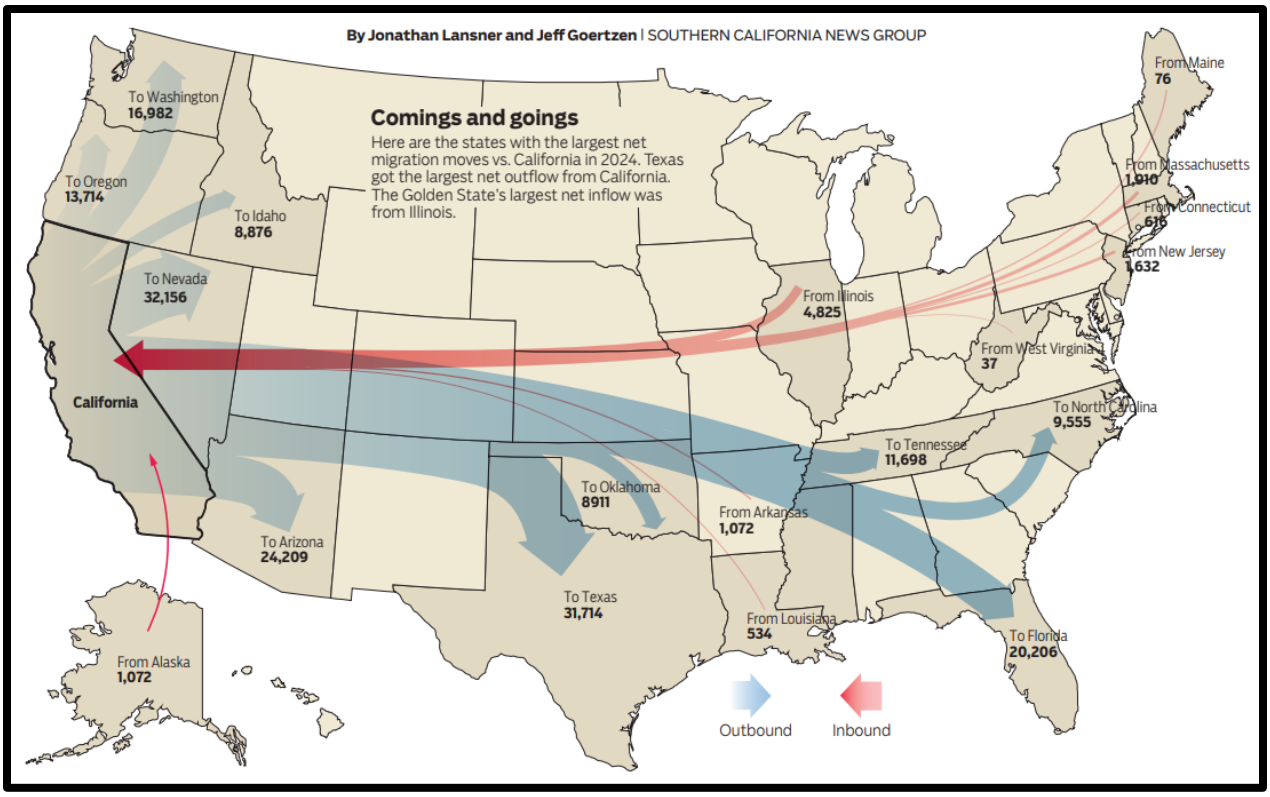
	Ana	Irvi	SA	Oran	CM	MV	BP	NB	Tust	YL	LN	LH	FV	Plac	Cypr	Brea	RSM	SJC	DP	SB	LB	LP
RHNA Allocation	17453	23610	3137	3936	11760	2217	8919	4845	6782	2415	1207	804	4839	4374	3936	2365	680	1054	530	1243	394	802
City Plan	27847	57000	4500	5168	17000	2447	10409	8174	8138	2497	1922	1232	5168	4398	4320	3311	704	1763	728	1773	788	2047

Data source: Cities' responses to the 2526 Grand Jury's survey

California and Orange County Population Trends

Over the past three decades, California has undergone a profound demographic shift. After more than a century of rapid population expansion (growing from under 20 million in 1970 to nearly 40 million by 2020) the State's growth has slowed dramatically, and in recent years has turned negative.[63] According to the Public Policy Institute of California, California lost 322,000 residents between July 2020 and July 2022 due largely to emigration, declining births, and reduced immigration.[64] And although modest growth resumed between 2022 and 2025, the overall trend remains flat and well below historical norms. As previously noted, this validates the California State Auditor's criticism of HCD, and its projections based on population.

[63] CSUF - Center for Demographic Research
[64] California's Population - Public Policy Institute of California



Source Orange County Register [65]

Historically, one of California's fastest-growing regions, Orange County, exhibits similar trajectories – population stagnation and decline. The U.S. Census Bureau has documented recent population decreases, noting that Orange County's long-standing growth pattern began to reverse in the early 2020's due in part, to an aging population, and reduced international migration and increased outmigration.[66] These trends challenge long-held assumptions about continuous growth in Orange County and suggest that future planning should incorporate demographic stabilization rather than expansion.

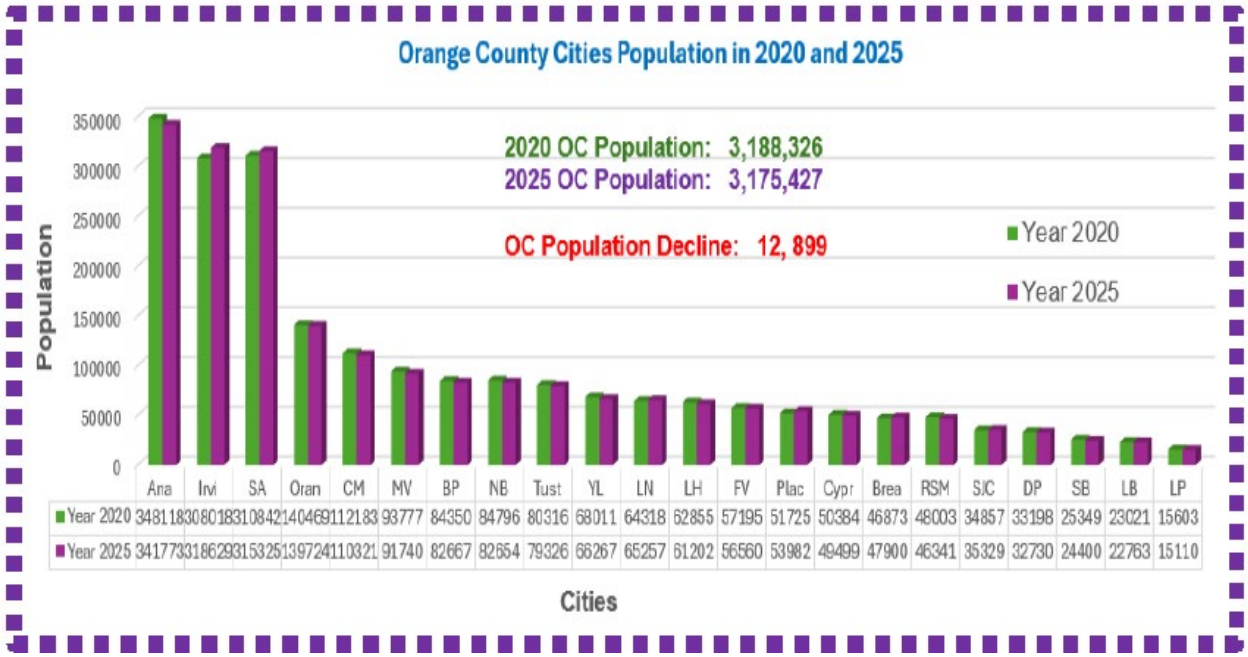
Despite these emerging realities, population projections used during the 6th Cycle (2021–2029) relied on pre-pandemic models that assumed continued growth.[67] HCD's 6th Cycle regional determination began with population forecasts from the Department of Finance and applied upward adjustments for overcrowding, cost burden, and vacancy—factors that significantly inflated the region's housing need calculation. However, by 2020–2025, many of these underlying drivers shifted in the opposite direction as

[65] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register
[66] Infographic: Are people leaving California? Here's what the numbers show us – Orange County Register

[67] Presentation: Overview of Regional Growth Forecasting, Modeling Task Force May 25, 2022 Meeting

California entered a period of population decline, raising questions about the accuracy of the assumptions embedded in the 6th Cycle projections. SCAG has acknowledged concerns from stakeholders regarding the appropriateness of the population and household growth assumptions used during the 6th Cycle and has initiated discussions with HCD to reform the methodology.[68]

Looking ahead to the 7th Cycle, California's demographic outlook is markedly different from the 6th Cycle. The Department of Finance's newest long-range projections (2024 baseline) show significantly slower statewide and county-level growth through 2070, with some regions, including Orange County, projected to experience prolonged stagnation or decline.[69] These updated projections, combined with post-2020 population losses, underscore the necessity for HCD and SCAG to recalibrate their methodologies so that the next RHNA Cycle reflects a more accurate and data-driven assessment of true housing need. Without incorporating the State's new demographic trajectory, RHNA risks overestimating future household growth and imposing planning obligations disconnected from both California's and Orange County's actual population realities.



Data source: Orange County Progress Report 2025

Notes: This chart includes only cities, who responded to the 2526 Grand Jury's survey.

6th Cycle (2021–2029) Housing Allocations in OC

California's Housing Element Law requires every city and county to plan for its share of regional housing need. For the 6th Cycle (October 2021–October 2029), SCAG

[68] PowerPoint Template for SCAG Presentations

[69] Projections | California Department of Finance

assigned the Orange County subregion a total of 183,861 housing units, allocated across four income categories: Very Low, Low, Moderate, and Above Moderate.[70]

While RHNA establishes the minimum number of units each jurisdiction must plan for, this OCGJ finds that cities seeking to meaningfully expand affordable housing production must adopt local housing targets that exceed their RHNA assignment. This is largely because the cost of constructing deed-restricted affordable units—often approaching $700,000 per unit—is rarely economically feasible without substantial public subsidy, layered financing, and other creative development strategies. As a result, cities increasingly rely on density bonus incentives, allowing developers to build additional market-rate units in exchange for providing affordable units, to help close funding gaps and meet lower-income housing obligations.

The RHNA process begins with the HCD determining the amount of housing needed for each region, including affordability levels, and continues with a regional agency (here, SCAG) dividing that need among counties and cities. SCAG's final 6th Cycle plan assigns Orange County jurisdictions a combined 183,861 total units for 2021–2029.[71]

SCAG's allocation plan further distributes Orange County's total to each city (and to the County's unincorporated area). The largest allocations go to major employment and population centers, with substantial totals assigned to, among others:

City	Units	City	Units
Irvine	23,610	Huntington Beach	13,368
Garden Grove	19,168	Costa Mesa	11,760
Anaheim	17,453	OC Unincorporated	10,340

These totals reflect the regional policy judgment—guided by state objectives—that jurisdictions must plan for additional housing capacity across income categories.

In summary, RHNA 6th Cycle allocations establish minimum planning obligations, but they do not, by themselves, overcome the structural feasibility barriers that constrain low-income housing delivery. This higher target is justified by (1) the anticipated attrition between zoning capacity and constructed projects, and (2) the necessity of leveraging private development to be incentivized to build affordable housing in a market where restricted rents cannot reliably support new construction without layered public assistance.

[70] Regional Housing Needs Assessment | Southern California Association of Governments
[71] Regional Housing Needs Assessment | Southern California Association of Governments

City Challenges

California's increasingly prescriptive Housing Mandates have placed substantial pressure on local governments in Orange County, requiring cities to plan for significantly higher levels of housing capacity. The cumulative effect has been added local government costs, uncertainty in interpreting evolving state requirements, inequities among jurisdictions, and escalating tension between state directives and the longstanding expectation of local control over planning and zoning.

While the State has articulated policy goals and methodology behind its Housing Mandates, the top-down framework often overlooks the essential role of local communities in electing officials to ensure that planning and zoning decisions reflect the values and priorities of the electorate—the very reason most cities incorporated in the first place. This disconnect has contributed to considerable tension, community frustration, and political instability in many Orange County cities, not to mention the constituents' lack of confidence that their elected officials are representing their interests.

To successfully meet the requirement of the Housing Mandates cities must file a Housing Element with HCD every eight years to meet the aggressive targets being mandated. Many local cities lack the internal expertise and staff time to draft such housing submissions and thus must hire costly external consultants to prepare appropriate legal documents. As previously noted, the costs to cities have been between $100,000 and over $1,000,000 for some of the larger cities. With 34 cities in Orange County and the County also required to provide a housing plan, the administrative costs are in the millions of dollars just to comply. With many local cities having budgetary challenges, this administrative burden is just another unfunded liability. These taxpayer dollars are spent to comply with the law and have no commensurate direct beneficial outcome for the community.

In Orange County, the Housing Mandates have substantially narrowed local land use discretion while increasing administrative, legal, and compliance risks for cities. Although framed as a planning requirement, the Housing Mandates have expanded residential density and embedded enforceable state oversight into what were traditionally local planning functions. As a result, compliance and enforcement mechanisms have begun to reshape municipal governance and materially influenced developmental patterns across the county. The result of these impacts in Orange County includes but are not limited to the following:

- Reduced local land-use authority
- Administrative and staffing burdens
- Financial expense
- Infrastructure limitations

- Increased legal exposure
- Political and community conflict
- Unfair RHNA housing allocations across the cities

Each city in Orange County has had a variety of challenges based upon differences in geography, fiscal capacity, land availability, funding availability, development interest and conditions, local policy decisions and community responses. The impact of the Housing Mandates has had dramatic impacts and cannot be ignored.

For example:

Anaheim: As the largest (population) city in Orange County, Anaheim has a strong fiscal base, including significant tourist-based revenue, and has already permitted and constructed a large number of housing units especially in light of their massive OC Vibe residential, retail and entertainment district. This is not to say, however, that they do not have their challenges with developers pushing to increase density within Anaheim Hills and the City's concern of density and building into a designated high-fire risk area. Due to its population of over 300,000, unlike most Orange County cities, Anaheim does have access to state and federal dollars~~,~~ to assist in meeting the affordable housing requirements.

Costa Mesa: Costa Mesa is one of only three Orange County cities still without a compliant Housing Element. Its continued effort to defend local regulations on sober living homes—rules that HCD does not formally recognize—has already cost the city access to certain state low-income housing funding. The situation worsened when one of the City's largest developers withdrew all of his properties from Costa Mesa's Housing Element inventory, slashing projected housing capacity from roughly 17,000 units to the bare minimum of about 11,750 units needed to meet state requirements.[72] This leaves the City with virtually no buffer to achieve compliance.

Fountain Valley: Fountain Valley is largely built out, with approximately 90% of its land already utilized. Limited available land and constrained financing capacity present major hurdles in Fountain Valley ever being able to meet the state requirements.

Huntington Beach: Huntington Beach has adopted a totally different strategy to address the Housing Mandates. They have aggressively pursued litigation in an effort as a "charter city" to preserve local land-use authority. This approach has resulted in substantial legal costs and financial exposure for the City for noncompliance. The City's

[72] Planning Commission Bombshell: Housing Element Update Crisis in Costa Mesa

legal challenges have all been denied including a final appeal to the US Supreme Court.[73] Consequences for non-compliance are pending.

Irvine: Irvine's response to the Housing Mandates differs from other Orange County cities. Being very progressive with available land currently under development, and two major developers active, the master planned community of Irvine has substantial flexibility. They have submitted to the State committing to build 56,000 additional units even though their allocation is approximately 26,000 units, the highest in Orange County. The original vision of Irvine being a residential community with commercial and residential balance runs the risk of being seriously eroded with high density apartments being vigorously constructed. This suggests Irvine might ultimately be more of an urban versus suburban community in the future. Residents are starting to be concerned as to the impact on traffic, parks, and schools. Furthermore, the current City council's recent move to rezone past open space commitments has created voter activism and resistance.

Newport Beach: Newport Beach has faced difficulty implementing the Housing Mandates due the concerns regarding community character, coastal constraints, and local values, contributing to resistance to higher density residential development. While elected officials worked hard at engaging and educating the community on the Housing Mandates, as development projects started to come on-line, major public resistance ensued. A recent ballot initiative was just approved to push back on the City's approved Housing Element.[74]

Mission Viejo: In March 2026, hundreds of Mission Viejo residents rallied in opposition to a proposed expansion of the Vista Del Lago apartment complex off Marguerite Parkway. The developer’s plan called for demolishing 68 existing units and replacing them with 418 new units, resulting in a net increase of 350 units, as well as constructing a new parking structure. The expansion would bring the total number of units on the 33-acre property to 958 units, dramatically increasing density in an area surrounded primarily by single-family homes.

After hours of heated public testimony and debate, the City Council voted 3–2 to advance the project. A majority of councilmembers stated they felt they had no choice but to approve the development due to the Housing Mandates, which require cities to zone and plan for significantly higher housing densities regardless of local neighborhood opposition.[75]

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[73] Attorney General Bonta Celebrates U.S. Supreme Court’s Denial of Huntington Beach’s Challenge to State Housing Laws | State of California - Department of Justice - Office of the Attorney General
[74] Newport Beach may dump state mandate as residents prep to vote on plan for far fewer housing units | LAist
[75] Editorial: Mission Viejo’s needless angst over apartments – Orange County Register

San Juan Capistrano: Due to its historical significance and geographic characteristics, the City has been challenged to meet the Housing Mandates. It is a tale of two communities – residents of great wealth and a large lower socioeconomic population requiring the need for more affordable housing. To date, City leadership appear to have built partnerships with low-income developers to build projects that maintain the community's heritage and meet the needs of the City. As high-end development takes place, a "fee in lieu" is assessed that generates funds for affordable housing. Superb planning and design have led to across-the-board community support for well designed, low-income redevelopment projects completed or underway.

Santa Ana: Santa Ana is already considered by HCDs' RHNA process to be a densely populated, lower socioeconomic community, and it has the lowest housing target in Orange County with only 3,137 units. Like Anaheim due to its population size, it has access to more federal and state housing dollars to meet its low-income housing compliance obligations.

The County of Orange: The County also has a RHNA requirement for its unincorporated areas. The County struggled to obtain certification of its Housing Element in 2025; it required multiple revisions due to the nature of small pockets of unincorporated areas it serves. Its largest development area in South Orange County, Rancho Mission Viejo of over 6,000 acres was entitled by the County before the Housing Mandates became law – few were affordable units. In addition, the largest track of undeveloped land is owned by the Federal Government (Cleveland National Forest) and not available for development.

The impacts of the Housing Mandates have disrupted governance and local control. In some communities it has created fierce resistance. The loss of local control impacts the traditions and norms within many Orange County cities. Community heritage, rightly or wrongly, is being seriously eroded.

The one-size-fits-all Housing Mandates has serious repercussions economically and politically only now coming into focus for the voters of Orange County as the implementation goes forward.

> *Community political activism has increased as housing projects move from approval to construction, but this engagement is often narrowly focused on individual developments rather than broader policy impacts. Cities should take a more proactive role in engaging residents in a comprehensive discussion about how RHNA implementation is affecting neighborhood character, infrastructure, and social cohesion. In addition, local elected officials have a responsibility to clearly communicate how state-directed housing policies, originating in Sacramento, shape local land-use decisions and limit municipal discretion.*

7th Cycle (2029-2037) Concerns

The 7th Cycle of the RHNA planning process has already started, addressing the period from 2029-2037. The OCGJ identified significant concerns related to transparency, data integrity, governance, and Orange County's ability to competitively represent itself within the broader SCAG region. These concerns stem from documented issues in the 6th Cycle, particularly the lack of clarity of the allocation methodology, the complexity of the decision-making structure, and inadequate procedural safeguards to ensure that Orange County's unique conditions are fully acknowledged.

The 6th Cycle methodology relied on numerous questionable inputs—including projected population, transit accessibility, job growth, vacancy adjustments, cost burden, and subjective social equity factors—derived from HCD and SCAG's adopted methodology.[76] These inputs were published but remained difficult for local jurisdictions to interpret due to their subjectivity, complexity and technical nature and the failure of HCD to clearly identify their methodology.[77]

Given these findings, Orange County cities face a recurring risk, because the statewide RHNA determination feeds directly into SCAG allocations, any methodological deficiencies at the state level immediately cascade into subregional planning and ultimately influence the allocations assigned to Orange County jurisdictions.

Experiences from the 6th Cycle highlight several issues that continue to shape Orange County's concerns heading into the 7th Cycle. The previous allocation process was marked by complexity, questionable data, late-stage modifications, and an overall lack of transparency. For example, SCAG's 6th Cycle allocation was adopted in March 2021 and then modified only a few months later[78], fueling confusion about how final numbers were determined. The process felt unfair to many local jurisdictions because the appeals window was extremely compressed, the methodology was difficult to replicate, and the relationship between data inputs—such as overcrowding, cost burden, or future transit accessibility—and final allocations was not easily understood. The appeals process was also futile and was not open to cities concerns.

Governance also played a role. SCAG and OCCOG rely on a large network of committees, working groups, and advisory bodies, which ensures broad participation but diffuses responsibility. With so many entities involved, accountability for data accuracy, timely inputs, and interpretation of the methodology becomes fragmented, making it difficult for any single entity to ensure the process is both rigorous and transparent.

[76] SCAG Final RHNA Methodology, March 5, 2020
[77] Best Practices for Allocating & Evaluating RHNA
[78] Regional Housing Needs Assessment | Southern California Association of Governments

The upcoming 7th Cycle is expected to be even more data-intensive.[79] New state guidance calls for clearer and more prescriptive methodology factors, improved appeals procedures, new income categories, and stronger alignment with greenhouse-gas and transportation planning.[80] Transit definitions are also being standardized statewide, meaning all Orange County Transportation Authority (OCTA) transit routes, frequencies, and hub locations must be fully validated and published early in the process. Without early coordination, the County risks being disadvantaged compared with regions that already have well-organized transit datasets.

Transparency remains a central concern. Orange County jurisdictions need access to all datasets used to calculate their allocations, ranging from growth projections to transit accessibility metrics, and must be able to replicate the calculations that lead to their assigned numbers. The California State Auditor has previously flagged gaps in how HCD documented its factors, reinforcing the need for a system that jurisdictions can audit and verify.

CONCLUSION

"We shape our buildings; thereafter they shape us." (Winston Churchill)

Housing Mandates and the RHNA allocation process are highly consequential for Orange County jurisdictions, particularly because the construction of low-income housing is rarely feasible without substantial subsidy. Interviewees consistently reported that funding streams to support deed-restricted housing remain limited, leaving cities responsible for planning large numbers of units that may never be financially viable without additional state or federal assistance. This gap between planning obligations and realistic development capacity has heightened local concern about the fairness and practicality of the current RHNA framework not to mention wasted tax dollars.

Against this backdrop, a recurring theme in interviews was the need for stronger regional coordination. Per the Joint Powers Agreement, OCCOG members pay dues to support operations, based on a 2009 adopted formula tied partly to each city's share of the county population. However, dues have not been adjusted in many years, leading several stakeholders to question whether current funding levels adequately support OCCOG's ability to coordinate subregional planning, respond to SCAG, and represent Orange County interests on matters as significant as RHNA. SCAG likewise uses population factors in its own dues structure, meaning jurisdictions with growing populations carry greater financial responsibility. Stakeholders noted that the overall

[79] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development
[80] California's Housing Future 2040: The Next Regional Housing Needs Allocation | California Department of Housing and Community Development

resource base may still be insufficient for the level of technical engagement required. Many jurisdictions expressed that increased support for OCCOG, both financial and participatory, would improve transparency around RHNA inputs and allow for more robust review of the assumptions that drive housing allocations.

The OCGJ believes that OCCOG is an underutilized regional asset that could play a significantly larger role in promoting equity, transparency, and public understanding of the RHNA process. Interviewees emphasized that consistent, proactive participation by city and county representatives in OCCOG and SCAG meetings is critical, especially early in the methodology-setting phase, when data inputs, assumptions, and distribution formulas are still in development. Without regular engagement, jurisdictions risk losing opportunities to influence decisions that later become binding obligations. Several interviewees suggested that cities consider enhancing their financial contributions so OCCOG can expand its analytical capacity, conduct independent research, and engage more effectively in SCAG's technical and policy committees and at the state level.

As work begins on the 7th Cycle, the need for collaboration is more urgent than ever. Cities cannot afford to be passive observers. Even if cities cannot directly change the final numbers issued by HCD or SCAG, their active involvement is essential to ensuring that Orange County's unique circumstances are understood and represented. Meaningful engagement can also help jurisdictions align their local planning strategies, clarify shared concerns, and coordinate responses to proposed methodological changes before they become final. A more empowered and better-resourced OCCOG would strengthen Orange County's collective voice, improve regional planning outcomes, and ensure local governments are not navigating the California's housing requirements in isolation.

Finally, the OCGJ notes that collaboration must extend beyond government agencies to the residents they serve. As Sacramento lawmakers continue to enact significant housing legislation, much of it with direct consequences for zoning, density, local control and neighborhood character development standards, the public must be informed and involved. Cities, working through OCCOG and SCAG, have an important role in educating residents about new laws, explaining their local impacts, and encouraging constituents to register their views with State Representatives. Improving public awareness not only strengthens transparency and trust but also ensures that community perspectives are included in shaping future housing policy.

> *By working together, jurisdictions, regional agencies, and the public, Orange County can more effectively navigate the challenges of Housing Mandates and advocate for a clearer, more equitable, and more locally responsive RHNA process.*

FINDINGS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the "Findings" presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation "California Housing Mandates" the 2025-2026 Orange County Grand Jury has arrived at 22 findings as follows:

F1 In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.

F2 Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.

F3 OCCOG coordinates RHNA regional planning in partnership with the SCAG for Orange County. OCCOG lacks adequate influence with SCAG.

F4 Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.

F5 SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.

F6 RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.

F7 Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.

F8 California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.

F9 The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.

F10 Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.

F11 Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.

F12 The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.

F13 The California State Auditor's 2022 review found significant deficiencies in HCD's regional determination process—including inadequate documentation, data-entry errors, and insufficient justification for key assumptions—raising concerns that similar issues may affect the 7th Cycle process.

F14 OCCOG's current resources and organizational structure are insufficient to fully advocate for Orange County jurisdictions during RHNA methodology development, especially when compared with larger or more heavily resourced regional councils of governments that also influence SCAG.

F15 Demands on HCD are anticipated to materially alter methodology for the 7th Cycle, but Orange County jurisdictions have not yet received clear guidance on how these allocations will be translated into SCAG policy or local impacts.

F16 The reliance on transit accessibility as a major RHNA consideration requires high-quality, early-released datasets from OCTA; however, these datasets are not currently consolidated or formally adopted for use in the 7th Cycle methodology.

F17 The large number of committees, subcommittees, and advisory groups involved in SCAG and OCCOG's RHNA processes promotes broad participation but diffuses accountability, making it difficult to determine who is responsible for specific analytic inputs or process decisions.

F18 The City of Huntington Beach has been unsuccessful in its attempts to contest Housing Mandates. To date, Huntington Beach lacks an approved General Plan Housing Element related to RHNA Allocation.

F19 The City of Irvine has been progressive in submitting a housing plan that calls for twice the number of units mandated (56,000). However, this threatens the historical nature of a master plan community with substantial infrastructure challenges.

F20 Cities and other stakeholders encounter difficulty explaining RHNA outcomes to elected officials and the public due to a lack of clear, consolidated documentation describing how allocation decisions are derived from the underlying data.

F21 The absence of a clearly articulated and easily understandable description of the RHNA allocation algorithm contributes to perceptions that discretionary or political considerations may influence outcomes, even when allocations are made in compliance with state housing laws.

F22 Improved transparency and communication regarding RHNA methodology would enhance public confidence in the process and reduce misunderstandings among member jurisdictions.

RECOMMENDATIONS

In accordance with California Penal Code §933 and §933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency and city affected by the “Recommendations” presented in this section. Responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following 20 recommendations:

R1 OCCOG should expand its technical-assistance and training programs, by September 30, 2026, to ensure that all Orange County jurisdictions understand RHNA methodology, statutory obligations, and the implications of noncompliance. (F1, F2, F3, F4)

R2 OCCOG should coordinate a countywide review of sites identified in local Housing Elements, by December 31, 2026, to evaluate whether each site meets state requirements for realistic capacity and development feasibility, supported by a standardized, version-controlled change log. (F3, F4)

R3 OCCOG should develop and publish a comprehensive RHNA Inputs Catalog, by April 30, 2027, prior to drafting the 7th Cycle methodology, documenting all datasets used, their sources, methodological assumptions, and a version-controlled record of changes. (F3, F4)

R4 OCCOG should create a public-facing RHNA Accountability Dashboard, by April 30, 2027, displaying deadlines, responsible agencies, dataset readiness, and upcoming SCAG decision points, to ensure transparency and timely action by jurisdictions. (F16)

R5 OCCOG should request that SCAG and HCD, by December 31, 2026, provide written guidance explaining how HCD's recommendations will be applied in shaping the 7th Cycle RHNA methodology so that jurisdictions can prepare proactively. (F16)

R6 OCCOG should convene a 7th Cycle Technical Working Group, by December 31, 2026, composed of planners, data analysts, and transit experts to pre-evaluate methodology scenarios and deliver unified, countywide recommendations to SCAG. (F3, F6, F15)

R7 OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15)

R8 By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)

R9 By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)

R10 By June 30, 2027, the Orange County Board of Supervisors should evaluate whether the County should pursue its own independent Metropolitan Planning Organization (MPO) designation for purposes of regional housing planning. (F5, F6, F7, F15)

R11 The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15)

R12 The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)

R13 OCTA should provide an official, data-frozen countywide transit dataset (GTFS + GIS), by September 30, 2026, to meet OCCOG's analytical needs for 7th Cycle RHNA planning. (F17)

R14 By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13)

R15 By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process—its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7)

R16 By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12)

R17 By September 1, 2026, the City of Huntington Beach should evaluate submitting an appropriate Housing Element to reduce potential exposure to HCD penalties. (F18)

R18 By September 1, 2026, the City of Irvine should ascertain the level of community support for its housing element submission and its impact on the character of its master plan. (F19)

R19 By September 1, 2026, SCAG should conduct a formal review of its RHNA allocation methodology and clearly document, in understandable language, the inputs, assumptions, weighting, and decision points used in the allocation algorithm. This documentation should be publicly released and designed to improve transparency, reduce perceptions of political influence, and enhance public understanding of how allocations are determined. (F21)

R20 By September 1, 2026, SCAG should revise its RHNA appeals process to improve procedural transparency and responsiveness by clearly defining appeal criteria, documenting staff analyses and recommendations, providing written explanations for appeal decisions, and ensuring jurisdictions have meaningful opportunities to present and respond to staff findings. (F22)

RESPONSES CODE

The following excerpts from California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury's report:

Penal Code §933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

***Penal Code §933.05**.*

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding; in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of

the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

RESPONSES

The Orange County Grand Jury requires (or, as noted, requests) the following responses:

OCCOG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17
Recommendations	R1, R2, R3, R4, R5, R6, R7, R9, R11, R13
County of Orange, Board of Supervisors	90 Day Response Required
Findings	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations	R7, R8, R9, R10, R11, R12, R14, R15, R16
OCTA	90 Day Response Required
Findings	F16
Recommendations	R13
SCAG	90 Day Response Required
Findings	F3, F4, F5, F12, F13, F14, F15, F17, F20, F21, F22
Recommendations	R5, R11, R19, R20
City of Aliso Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Anaheim	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Brea	90 Day Response Required

Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Buena Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Costa Mesa	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Cypress	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Dana Point	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fountain Valley	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Fullerton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Garden Grove	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Huntington Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F18
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R17
City of Irvine	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12, F19
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16, R18
City of La Habra	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of La Palma	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of Laguna Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Hills	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Niguel	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Laguna Woods	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Lake Forest	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Los Alamitos	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Mission Viejo	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Newport Beach	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Orange	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Placentia	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Rancho Santa Margarita	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

City of San Clemente	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of San Juan Capistrano	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Santa Ana	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Seal Beach	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Stanton	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Tustin	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Villa Park	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Westminster	90 Day Response Requested
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16
City of Yorba Linda	90 Day Response Required
Findings:	F1, F2, F4, F5, F6, F7, F8, F9, F10, F11, F12
Recommendations:	R7, R8, R9, R11, R12, R14, R15, R16

GLOSSARY AND ACRONYMS

ADU	Accessory Dwelling Unit (ADU) is a secondary, independent housing unit located on the same lot as a primary residence. ADUs are sometimes called granny flats, in-law units, casitas, or backyard homes.
Builder's Remedy	Builder's Remedy is a provision in California's Housing Accountability Act (HAA) that limits a city or county's ability to deny certain housing projects when the jurisdiction does not have a State-compliant Housing Element.
Charter City	Charter City is a city governed by its own locally adopted charter rather than solely by California general law. Under the California Constitution, charter cities have greater authority over municipal affairs, including land use and zoning. However, this authority may be limited when the State determines that a matter, such as housing, is of statewide concern and subject to state law.
COG	Council of Governments (COG) is a regional planning body made up of elected officials from cities and counties within a defined geographic area.
Deed-Restricted	Deed-Restricted refers to a property that is subject to legally recorded limitations or conditions placed on its use, occupancy, or resale. In the housing context, deed restrictions are commonly used to ensure long-term affordability by limiting resale prices, rental rates, or eligible occupants based on income thresholds for a specified period, often several decades or longer.
Deed-in-Lieu	Deed-in-Lieu (of foreclosure) is a voluntary transaction in which a property owner transfers ownership of a property to a lender to satisfy a mortgage debt and avoid foreclosure. While commonly used in the private lending context, the term may appear in discussions of property disposition, distressed assets, or redevelopment-related transactions.
Density Bonus Incentives	Density Bonus Incentives are benefitting that California law (primarily Government Code § 65915) provides to housing developers in exchange for including affordable housing units within a residential or mixed-use project. These incentives make it easier and financially feasible to build affordable housing by allowing developers flexibility beyond local zoning limits.
Equity Component	Equity Component is the requirement that housing need to be allocated in a way that promotes socioeconomic equity, reduces

	segregation, and balances disproportionate household income distributions across jurisdictions.
Fee-in-Lieu	Fee-in-Lieu refers to a payment made as an alternative to fulfilling a low income housing requirements.
Federal Clean Air Act	Federal Clean Air Act (CAA) is the primary U.S. federal law that regulates air pollution to protect public health and the environment. It authorizes the federal government, principally the U.S. Environmental Protection Agency (EPA), to set and enforce standards that limit harmful air pollutants from industrial facilities, power plants, and motor vehicles.
GIS	Geographic Information System (GIS) is a type of software and data system used to map, analyze, and visualize geographic information. Examples: ArcGIS, QGIS which integrates layers of spatial information such as: Parcels, Zoning maps, Transit lines (often imported from GTFS), Flood zones, Environmental constraints, Income and demographic data, RHNA site inventories.
Grand Jury	Grand Jury (GJ) is a legal body empowered to conduct official proceedings to investigate potential criminal conduct and determine whether criminal charges should be brought.
Green State	Green State generally refers to a government or jurisdiction, often a U.S. state, that prioritizes environmental protection, sustainability policies, and climate-focused governance. The term is descriptive, not legal.
GTFS	General Transit Feed Specification (GTFS) is a standardized, machine-readable data format used to describe public transit systems, including Bus routes, Rail lines, Station and stop locations, Service schedules.
General Plan	In California, a city General Plan is a comprehensive, long-term policy document that serves as the legal and policy foundation for all local land-use and development decisions within a city. Adopted by the city council pursuant to California Government Code § 65300 et seq., the General Plan expresses the community's vision for physical development and conservation over time and guides zoning, public investment, and regulatory actions.
HAU	Housing Accountability Unit (HAU) is a specialized enforcement and oversight unit within the California Department of Housing and Community Development created to ensure local governments comply with state housing and homelessness laws and to hold

	jurisdictions accountable for meeting their Husing Element commitments.
HCD	Housing and Community Development (HCD) is California state agency responsible for housing policy, building standards, and the administration of affordable housing and community development programs. It operates under the California Business, Consumer Services and Housing Agency (BCSH).
Housing Element Law (65580-65589.11)	Housing Element Law is California's foundational land-use law requiring every city and county to plan for the housing needs of all economic segments of the community. It is part of each jurisdiction's General Plan and must be regularly updated on a state-mandated cycle.
Joint Powers Authority	A Joint Powers Authority (JPA) is a legal structure used in California (and some other states) that allows two or more public agencies to jointly exercise their powers through a separate, shared entity.
Layered Financing	Layered Financing (sometimes called capital stacking) is a funding approach in which a project—most commonly a real estate or affordable housing development—is financed through multiple sources of capital, each with different requirements, risk levels, repayment terms, and priorities.
Ministerial approval	Ministerial approvals are a type of land-use or development approval in which a government agency must issue the permit automatically once an application meets all the objective, pre-established standards. Because the approval is non-discretionary, officials do not exercise judgment or interpretation, hold public hearings, or evaluate subjective criteria such as neighborhood character or compatibility.
MPO	Metropolitan Planning Organization (MPO) is a regional transportation-planning agency required by federal law in every urbanized area with 50,000 or more people.
OCGJ	Orange County Grand Jury (OCGJ) refers 2025-2026 Orange County Grand Jury.
OCTA	Orange County Transportation Authority (OCTA) is the county transportation planning commission, responsible for funding and implementing transit and capital projects for a balanced and sustainable transportation system.
RHNA	Regional Housing Needs Allocations (RHNA) works with the California Department of Housing & Community Development (HCD) to allocate each jurisdiction's share of required housing across income levels.

RTP	Regional Transportation Plans (RTP) are utilized to coordinate regional transportation, land-use planning, and climate-related planning (e.g., reducing vehicle miles traveled). Data, forecasts, and long-range planning. They provide demographic forecasts, economic analyses, and collaborative regional policies.
State Housing Mandates	State Housing Mandates (Housing Mandates) are legal requirements specifically the Housing Element Law in California, obligating local governments (cities/counites) to adopt plans facilitating the construction of housing across all income levels. These mandates require compliance with Regional Housing Needs Allocation (RNHA) targets forcing localities to zone for rather than necessarily build.
SCS	In California, a Sustainable Communities Strategy (SCS) is a regional land-use, housing, and transportation planning framework prepared by a Metropolitan Planning Organization as part of its Regional Transportation Plan. Required by Senate Bill 375 (2008), the SCS is designed to integrate transportation investments, housing patterns, and land-use policies in a way that reduces greenhouse gas emissions from passenger vehicles while supporting economic development and public health.
Vacancy Factor Rates	Vacancy Factor Rates refer to the percentage of housing units within a defined geographic area that are assumed to be vacant at any given time. In state housing planning, vacancy rates are used as an analytical adjustment to account for normal turnover in the housing market and to ensure availability for new households. Assumed vacancy rates directly affect housing need calculations and can influence required housing production targets.
5th Cycle, 6th Cycle, 7th Cycle	The 5th, 6th, and 7th Cycles refer to sequential eight-year planning periods of the Regional Housing Needs Allocation (RHNA) process mandated by California housing law. • The 5th Cycle generally covered the period from 2013 to 2021 (with timing varying by region). • The 6th Cycle generally covers the period from 2021 to 2029 and includes significantly higher housing allocations statewide. • The 7th Cycle will be the next allocation period following the 6th Cycle and is expected to further shape long-term housing planning requirements for cities and counties. Each cycle establishes projected housing needs that jurisdictions must plan for through their Housing Elements.

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APPENDIX

APPENDIX A: Major Housing Laws & What They Tried to Do[81]

Surplus Land Act (1968; strengthened by AB 1486 in 2019)
Problem addressed: Local agencies often disposed of valuable public land without prioritizing affordable housing.
Solution: The Surplus Land Act requires local agencies to offer surplus sites to affordable housing developers first; AB 1486 (2019) expanded who must comply, added reporting, and created enforceable penalties. HCD now issues binding guidelines and may impose fines.
Role: A siting tool that converts public land near jobs/transit into affordable housing at scale (HCD reports thousands of units proposed/approved under SLA).

Housing Element Law & RHNA (1969; RHNA made mandatory by 1980 AB 2853; repeatedly strengthened)
Problem addressed: Cities historically under-planned for growth or zoned exclusionary, constraining supply across income levels.
Solution: Every city/county must adopt an 8-year Housing Element showing adequate, zoned sites to meet its RHNA allocation by income tier; HCD issues regional need determinations and certifies elements. Enforcement has tightened (HCD's Housing Accountability Unit; fines; referrals to the AG).
Role: The spine of California housing policy—other laws (HAA, SB 35, SB 330, AFFH) enforce or operationalize these plans.

Density Bonus Law (1979; expanded often, incl. AB 1287 in 2023)
Problem addressed: Mixed-income projects often do not pencil without zoning flexibility.
Solution: Grants extra units, incentives/waivers, and reduced parking in exchange for deed-restricted affordable homes; AB 1287 (2023) added a "stackable" bonus on top of the 50% base, enabling up to ~100% bonus with additional very-low/moderate units.
Role: A ubiquitous feasibility lever to deliver affordability in market-rate projects.

Housing Accountability Act (HAA) (1982; strengthened 2017–2019)
Problem addressed: Cities used subjective discretion (e.g., "neighborhood character") to deny otherwise compliant housing.
Solution: Limits denial, density reduction, or infeasible conditions for projects meeting objective standards, unless the city makes specific, evidence-based health/safety findings. 2017–2019 updates raised the burden of proof, added fees/attorney's fees, and clarified "objective standards."
Role: A litigation-backed guardrail ensuring code-compliant housing moves forward—the State's classic "anti-NIMBY" tool.

Redevelopment Agencies (RDAs): Termination and Loss of Local Affordable Housing Funds (2011–2012)
Problem addressed (pre-2012): RDAs used tax-increment financing with a 20% housing set-aside to fund affordable housing; the State later sought budget relief.
Solution: The Legislature passed ABx1 26 (2011); the California Supreme Court affirmed dissolution

[81] Housing Statutes were summarized Microsoft Co-Pilot May 2025 version

effective Feb 1, 2012, shifting property-tax increment, and creating successor agencies to wind down obligations.
Role: Ended a major local funding stream, increasing reliance on density bonus, public land, tax credits, and state programs.

SB 375 (2008) & SB 743 (2013; statewide VMT implementation 2020)
Problem addressed: Sprawl drove VMT and GHGs; CEQA's **Level of Service (LOS)** metric discouraged infill.
Solution: SB 375 requires Sustainable Communities Strategies (SCS) aligning land use and transportation to cut GHGs; SB 743 replaced LOS with VMT in CEQA, favoring infill and multimodal access, with statewide implementation by 2020.
Role: Climate + housing siting framework; housing near jobs/transit faces fewer CEQA hurdles than sprawl.

ADUs (2016–2025 waves): Legalizing "Gentle Density"
Problem addressed: Single-family-only rules and local barriers (parking, minimums) impeded backyard cottages/garage conversions near jobs.
Solution: Successive bills created 60-day ministerial approval, broad parking relief, and standardized rules; HCD's 2025 ADU Handbook consolidates guidance and updates.
Role: A distributed, lower-cost production engine—large, scalable homeowner-led supply statewide.

HCD Law §16884.01 (2017): Establishes Housing Element Compliance Consequences and State Enforcement Authority
Problem addressed: For decades, many cities and counties failed to adopt or maintain HCD-compliant Housing Elements, resulting in chronic under-production of housing, exclusionary zoning practices, and resistance to RHNA obligations. Prior housing law lacked clear, enforceable consequences for noncompliance, allowing jurisdictions to delay, obstruct, or ignore housing planning requirements with minimal risk. This undermined statewide housing policy, fair housing objectives, and public accountability.
Solution: HCD Law §16884.01 clarifies and operationalizes the legal consequences of Housing Element non-compliance, explicitly linking failure to adopt or implement a compliant Housing Element to loss of local land-use discretion and enhanced state oversight. The law affirms HCD's authority to make formal findings of noncompliance and triggers statutory remedies under related housing laws, including limits on down-zoning, exposure to the Housing Accountability Act, and eligibility for "builder's remedy" projects when required conditions are met. It strengthens the enforceability of Housing Element Law by making compliance legally consequential rather than aspirational.
Role: A state enforcement backbone for California's housing planning system, §16884.01 functions as a compliance-triggering provision that gives real effect to RHNA and Housing Element Law. It shifts housing policy from a negotiation-based model to a rule-of-law framework, ensuring that local governments that refuse to plan for housing face predictable, uniform consequences while compliant jurisdictions retain local control. The statute is central to California's modern "Yes In My Backyard" enforcement regime.

SB 35 (2017): Streamlined Ministerial Approval
Problem addressed: Lengthy discretionary review and CEQA litigation stalled production, especially where jurisdictions lagged RHNA.
Solution: Creates a ministerial (CEQA-exempt) pathway in cities not meeting RHNA progress for qualifying infill projects that meet objective standards, affordability, and labor provisions; HCD issued binding guidelines.

Role: A fast lane that translates zoning into approvals within 90–180 days; HCD publishes which jurisdictions are subject.

AB 686 (2018): Affirmatively Furthering Fair Housing (AFFH)

Problem addressed: Persistent segregation and unequal access to opportunity despite fair-housing statutes.

Solution: Requires all public agencies to affirmatively further fair housing and adds new Housing Element duties (analysis of segregation, access to opportunity, displacement risk, equitable siting).

Role: Embeds civil-rights obligations into RHNA/Housing Elements, pushing lower-income housing into high-opportunity areas.

SB 330 (2019; extended by SB 8 to 2030): Housing Crisis Act

Problem addressed: Moving goalposts (new subjective standards), downzoning, unlimited hearings, and loss of protected units increased entitlement risk.

Solution: Freezes new subjective design rules, caps hearings, creates preliminary application vesting, and requires replacement/relocation when protected units are impacted.

Role: Stabilizes entitlements, preserves capacity, and protects renters.

SB 9 (2021): Duplexes & Urban Lot Splits

Problem addressed: Large single-family parcels constrained capacity; owners lacked simple legal paths to add units.

Solution: Requires ministerial approval of up to two units on most single-family lots and allows urban lot splits (with guardrails). Implementation and litigation have been mixed, but SB 9 continues to operate statewide.

Role: Incremental densification in high-opportunity areas (uptake has been modest vs. ADUs).

SB 10 (2021): Local Rezoning for "Missing Middle" Housing

Problem addressed: CEQA-exposed rezonings and voter-approved limits made modest upzoning slow and risky.

Solution: Voluntary tool letting cities zone up to 10 units/parcel on transit-rich or urban infill sites with the rezoning action itself exempt from CEQA; may override local initiative restrictions with a 2/3 council vote.

Role: A local-option upzoning mechanism; note it does not streamline the project approvals that follow.

AB 2011 (2022): Affordable Housing and High Road Jobs Act

Problem addressed: Vast commercially-zoned land sat underused while housing faced discretionary review and CEQA.

Solution: Creates ministerial, CEQA-exempt approvals for qualifying multifamily on commercial corridors via two paths: 100% affordable or mixed-income meeting corridor, site, and labor standards. Effective July 1, 2023.

Role: A production-focused pathway converting retail/office/parking sites into housing statewide.

SB 6 (2022): Middle Class Housing Act (Companion to AB 2011)

Problem addressed: Housing often not allowed on commercial parcels absent a rezoning.

Solution: Allows residential use in many commercial zones (by right as a permitted use) with labor standards; not ministerial/CEQA-exempt on its own (but can combine with other tools). Effective July 1, 2023.

Role: Opens more sites to housing when AB 2011 is not available.

AB 2097 (2022): Eliminating Parking Minimums Near Transit
Problem addressed: Mandatory parking minimums near transit raised costs and reduced housing feasibility.
Solution: Prohibits minimum parking requirements for most projects within ½ mile of a major transit stop (with narrow exceptions); HCD issued a 2025 Technical Advisory for implementation.
Role: Lowers costs and removes a common barrier to infill housing.

SB 423 (2023): Extends & Expands SB 35 Through 2036
Problem addressed: SB 35's 2026 sunset and exclusions (e.g., much of the Coastal Zone) limited reach; many cities still failed RHNA or lacked certified elements.
Solution: Extends SB 35 to 2036, applies streamlining to more jurisdictions and sites (incl. parts of the Coastal Zone), ties eligibility to Housing-Element compliance, and updates affordability/labor standards; allows DGS to administer on State-owned land.
Role: A statewide production accelerator, making the SB 35 fast lane broader and longer-lived.

SB 131 + AB 130 (2025): CEQA & Housing Streamlining (Budget Trailer Bills)
Problem addressed: Infill housing still faced CEQA delays, litigation risk, and inconsistent timelines.
Solution: Establishes new CEQA exemptions for qualifying infill housing (e.g., up to 20 acres, or 5 acres for builder's-remedy sites), streamlined review, and—via the broader package—a temporary freeze on code updates to improve predictability. Effective June 30, 2025.
Role: A modernized CEQA framework that complements HAA/SB 330/SB 35 to speed compliant housing.

Builder's Remedy under HAA (codified/updated 2024–2025)
Problem addressed: Some cities delayed or adopted **non-compliant Housing Elements** to preserve restrictive zoning.
Solution: AB 1893 (2024) and AB 1886 (2024) formalize and clarify the Builder's Remedy: where a jurisdiction lacks a certified element, qualifying projects with required affordability may proceed (with new standards and protections effective Jan 1, 2025).
Role: A blunt enforcement backstop—if a city does not plan properly, it loses discretion to reject compliant affordable projects.

SB 79 (2025): Overrides Local Zoning to Enable Higher-Density Housing Near Transit
Problem addressed: Local zoning caps on height and density near transit stops prevented production of transit-oriented housing even in regions with extensive rail and bus networks.
Solution: Preempts local zoning within ½ mile of qualifying transit stops to legalize multi-story multifamily housing, allowing substantially greater height and density. Creates a statewide TOD framework that can be combined with SB 35, SB 330, the Housing Accountability Act, and the State Density Bonus Law to streamline approvals at lower affordability thresholds.
Role: A land-use preemption tool establishing "as-of-right" higher density near transit so state streamlining laws (e.g., SB 35) can actually deliver buildable transit-oriented projects. It operationalizes California's TOD objectives and supports pro-housing production goals.

AB 507 (2025): Establishes Adaptive Reuse as Use-by-Right With Streamlined Approval
Problem addressed: High commercial vacancy rates and slow, discretionary local approval processes made it difficult to convert underutilized office/retail buildings into housing—despite acute statewide housing shortages.

Solution: Declares adaptive reuse a use-by-right in all zones except non-residential industrial areas and provides ministerial, streamlined approval for eligible projects in existing buildings (generally <50 years old or meeting historic-preservation requirements). Requires income-restricted units (e.g., 8% very low + 5% extremely low, or 15% lower-income for rentals) and allows mixed-use conversions if ≥50% of floor area is residential. Waives parking for portions of buildings without existing on-site parking.
Role: A conversion-focused production tool enabling rapid, CEQA-bypassed adaptive reuse of commercial buildings into housing. Pairs with local incentive programs (e.g., tax-increment-funded Adaptive Reuse Investment Funds starting FY 26-27) to subsidize affordability and unlock large-scale urban reuse.

AB 648 (2025): Exempts Community College Housing from Local Zoning
Problem addressed: Community college districts (CCDs) face severe barriers building student, faculty, and staff housing because local zoning ordinances—unlike UC/CSU—block or delay projects, worsening housing insecurity for the 2M+ community college students, over half of whom experience housing instability.
Solution: Exempts CCD-built student, faculty/staff, and university housing projects on CCD-owned or leased property from local city/county zoning regulations. Requires certain projects with faculty/staff units to include extremely low- and lower-income affordable units. Declares the exemption a matter of statewide concern applying to all cities, including charter cities.
Role: A state-level preemption tool enabling rapid production of student and workforce housing on community college land, eliminating local zoning barriers and aligning CCD authority with UC/CSU to address student homelessness and workforce affordability.

AB 1021 (2025): Expands and Streamlines Workforce Housing on School District Property
Problem addressed: High housing costs prevent school districts from recruiting and retaining teachers and staff; thousands of acres of school-owned land remain underutilized due to zoning barriers, procedural hurdles, and limits on allowable uses.
Solution: Revises and expands the law deeming workforce housing an allowable use on any property owned by a local educational agency (LEA). Requires qualifying projects (≥10 units) to prioritize renting to school employees and the public under a set hierarchy, with a majority of units deed-restricted for lower- or moderate-income households. Applies Housing Accountability Act protections, enables density bonuses, and extends the program to 2036.
Role: A major workforce-housing production tool that cuts red tape, activates school district land for affordable educator housing, and strengthens school staffing stability—particularly in high-need communities where housing costs drive turnover.

AB 253 (2025): Creates a Private Pathway to Speed Up Residential Permit Plan-Checking
Problem addressed: Local building departments often take more than 30 days to complete residential plan checks, creating permitting backlogs that slow housing production, increase project costs, and leave small-scale infill projects stalled.
Solution: Establishes the *California Residential Private Permitting Review Act*, requiring cities/counties to publish residential permit fee schedules and provide applicants with estimated plan-check timelines. If the estimated timeframe exceeds 30 business days (or if no determination is provided within 30 days), applicants may hire a licensed private professional ("private professional provider") to perform the plan check. Applies to 1–10 unit projects ≤40 ft tall and allows private reviewers to certify compliance via affidavit.

Role: A post-entitlement acceleration tool that cuts through municipal bottlenecks by letting homeowners and builders use certified private reviewers, moving small-scale housing through permitting faster while maintaining local agency oversight.

AB 1308 (2025): Imposes an Inspection "Shot Clock" and Allows Private Inspectors

Problem addressed: Unpredictable and months-long delays in final inspections—framing, electrical, plumbing, final occupancy sign-off—prevent newly built or renovated homes from being occupied, increasing holding costs and slowing the delivery of small-scale housing.

Solution: Requires local building departments to conduct inspections for 1–10-unit projects (≤40 ft) within 10 business days after receiving notice of completion. If the estimated inspection window exceeds 30 days—or no inspection occurs within 30 days—applicants may hire a licensed private professional inspector to complete the inspection and submit an affidavit attesting to code compliance. Also requires cities/counties to post residential permit fee schedules.

Role: A post-entitlement enforcement and delivery tool that ensures housing is not delayed at the final inspection stage. Speeds up occupancy, adds accountability to local inspection offices, and allows builders to default to vetted third-party inspectors when jurisdictions are too slow.

AB 712 (2025): Strengthens Enforcement of State Housing Laws Against Noncompliant Cities

Problem addressed: Local agencies routinely delay, obstruct, or illegally deny housing projects despite state housing reform laws; enforcement is weak, costly for applicants, and slow, enabling jurisdictions to continue violating State Mandates without consequence.

Solution: Creates a robust enforcement framework requiring courts to award attorney's fees and costs to prevailing housing applicants and to impose mandatory fines on violating local agencies. Extends statutes of limitation by 60 days when applicants issue a notice of intent to sue, and bars agencies from requiring applicants to indemnify them for litigation arising from the agency's own violations. Defines "housing reform law" broadly to cover laws protecting housing applicants or limiting local discretion.

Role: A statewide compliance tool that finally gives housing applicants meaningful remedies—and gives local governments financial and legal consequences for ignoring state housing law, thereby enabling real enforcement of the State's pro-housing framework.

SB 808 (2025): Fast-Tracks Judicial Review of Housing Permit Denials

Problem addressed: Cities continue denying compliant housing projects, forcing applicants into a slow judicial review process where litigation delays—often lasting years—kill projects, escalate costs, or allow permits to expire.

Solution: Establishes an expedited writ-of-mandate process for housing permit denials. Requires:

- Local agencies to compile and certify the administrative record within 15 days.
- Courts to set hearings within 45 days and issue decisions within 30 days of submission (or 75 days from filing, whichever comes first).
- Priority scheduling for appeals.
  Allows the applicant, Attorney General, or HCD to file the petition; authorizes temporary judicial assignments to meet deadlines.

Role: A litigation-acceleration tool that prevents local agencies from using procedural delay to kill housing projects, ensuring that California housing laws have immediate, enforceable consequences. Complements AB 712 by enforcing housing rights on the judicial side.

SB 786 (2025): Clarifies Housing Element Law and Strengthens Court Remedies Against Noncompliant Cities

Problem addressed: Conflicts between General Plan elements, vague housing-element rules, and slow litigation processes create uncertainty for cities, courts, and developers—leading to delays, stalled rezoning, and litigation bottlenecks that block housing production.

Solution: Establishes clear hierarchy rules: when General Plan elements conflict—including quantified development standards—the most recently adopted, HCD-certified Housing Element controls. Tightens judicial timelines in Housing-Element challenges:

- Limits continuances to 60 days,
- Requires temporary relief whenever continuances occur,
- Requires HCD to conduct substantial-compliance reviews when local jurisdictions miss required Housing-Element deadlines,
- Extends rezoning compliance timelines to 120 days and mandates sanctions if jurisdictions fail to comply.
  Applies general-plan challenge rules to charter cities.

Role: A statewide governance-and-compliance tool ensuring that Housing Elements actually function as the controlling document, reducing litigation gamesmanship, and compelling jurisdictions to implement rezoning and Housing-Element obligations on enforceable timelines. Complements AB 712 and SB 808 as part of the Attorney General's statewide enforcement strategy.

SB 340 (2025): Expands Emergency Shelter Requirements in Housing Elements

Problem addressed: Emergency shelter planning requirements were outdated and limited, failing to reflect modern shelter models (e.g., navigation centers, recuperative care) and the full range of onsite supportive services needed for effective homelessness response.

Solution: Updates the definition of "emergency shelter" to require housing *with supportive services* (not minimal services) and requires Housing Elements to account for all onsite services consistent with written, objective standards. Imposes new obligations on cities/counties in shelter planning and broadens the Emergency Housing and Assistance Program definition.

Role: A homelessness-response modernization tool ensuring jurisdictions plan realistically for service-rich shelter models within their Housing Elements and zoning designations.

AB 610 (2025): Requires Disclosure of New Local Governmental Constraints in Housing Elements

Problem addressed: Cities and counties were adopting new land-use constraints (fees, ordinances, zoning rules) during Housing-Element cycles without disclosure, undermining RHNA compliance and increasing barriers to housing production.

Solution: Requires a governmental constraints disclosure statement in each Housing Element (7th Cycle onward), identifying all new or amended constraints adopted since the last Housing Element. Prohibits adoption of new constraints unless they were disclosed and the jurisdiction has completed all required programs to remove past constraints (except when mandated by state/federal law). Applies to charter cities.

Role: A transparency and anti-backsliding tool ensuring local governments cannot quietly increase barriers to housing once RHNA obligations are set.

AB 670 (2025): Allows Converted Affordable Units to Count Toward RHNA Reporting

Problem addressed: Cities lacked credit in their Annual Progress Reports (APRs) for preserving or converting multifamily buildings into long-term deed-restricted affordable housing, despite this being a major preservation strategy.

Solution: Expands APR reporting starting in 2027 to allow units converted to affordable housing—with 55-year covenants for low, very low, extremely low, or acutely low income households—to count toward a jurisdiction's RHNA-creditable progress, if they meet specified criteria. Includes detailed new reporting requirements for demolitions, replacement units, and affordable conversions.
Role: A preservation-credit tool aligning RHNA reporting with long-term affordable housing conversion strategies, encouraging cities to preserve expiring-affordability stock.

AB 726 (2025): Allows Cities to Count Substantial Rehabilitation of Affordable Units in APRs
Problem addressed: Deeply affordable older units (often 15+ years old) need major rehabilitation but cities receive *zero RHNA/APR credit* for investing in repairs—causing cities to prioritize new construction instead of preserving aging stock.
Solution: Allows jurisdictions to include substantially rehabilitated deed-restricted affordable units (≥15 years old, ≤45% AMI average affordability, ≥$60k local investment per unit) in APRs. These units cannot be counted toward eligibility for streamlining under SB 35. Updates references to the Office of Land Use and Climate Innovation.
Role: A preservation-incentive tool enabling cities to earn APR credit for rehabilitating deeply affordable units, helping maintain long-term housing quality and prevent affordable-stock losses.

AB 1275 (2025): Extends RHNA Timelines and Aligns Housing Needs with Transportation Plans
Problem addressed: Regional Housing Needs Determinations (RHND) were rushed due to tight timelines (2-year lead time), leading to disputes, insufficient data review, and disconnects between transportation planning and housing allocations.
Solution: Extends RHND timeline from 2 to 3 years before a Housing-Element update (with special rules for 2027–2029 cycles), requires earlier consultation between HCD and councils of governments (COGs), and mandates that RHNA methodology be informed by Sustainable Communities Strategy (SCS) patterns in regional transportation plans. Strengthens integration of job-housing balance, mobility patterns, and fair housing objectives.
Role: A regional-planning alignment tool ensuring RHNA allocations better reflect transportation, climate, and job-housing realities, improving the planning accuracy of future housing cycles.

SB 233 (2025): Requires Earlier State–Regional Consultation for RHNA Determinations
Problem addressed: During prior RHNA cycles, HCD provided regional housing need numbers too late (26-month timeline), leaving councils of governments (COGs) and cities with insufficient time to plan, contributing to widespread late Housing-Element adoption.
Solution: Requires HCD to meet and consult with each COG at least 38 months before a Housing-Element revision (one year earlier than prior law), with special rules for the 7th Cycle. Ensures earlier agreement on RHNA assumptions, methodologies, and data inputs.
Role: A regional-planning coordination tool that expands the planning window for local governments, reducing delays, improving RHNA accuracy, and increasing likelihood of timely Housing-Element compliance.

AB 920 (2025): Requires Centralized Online Portals for Housing Permit Applications
Problem addressed: Local permitting processes were opaque, slow, and inconsistent across cities; applicants could not easily track housing development permits, resulting in delays, confusion, and high administrative burdens.
Solution: Requires cities/counties with populations ≥150,000 to create a centralized online application portal for housing development projects, allowing electronic submissions and real-time status tracking.

Jurisdictions may delay implementation until 2030 only if they begin procurement by 2028. Applies to charter cities.
Role: A statewide digital-permit modernization tool that increases transparency, reduces processing delays, and standardizes how applicants navigate housing approvals.

SB 358 (2025): Reduces Traffic Impact Fees for Transit-Oriented Housing
Problem addressed: Traffic impact fees—often 20% of project cost—were applied using outdated auto-trip assumptions, inflating costs for infill and transit-oriented housing that generates fewer vehicle trips.
Solution: Reforms the Mitigation Fee Act to:

- Require at least 50% fee reductions for qualifying transit-oriented housing,
- Update eligibility criteria (parking maximums, proximity to ≥3 amenities, transit-priority locations),
- Require fee-denial findings to be supported by substantial evidence,
- Remove outdated convenience-retail requirements and proportional-fee provisions.

Role: A cost-reduction and TOD-incentive tool that aligns traffic fees with actual impacts, supporting infill and climate-oriented housing production.

AB 752 (2025): Makes Child Daycare Centers in Multifamily Housing a Use-by-Right
Problem addressed: Cities treated daycare centers co-located with multifamily housing as commercial uses—triggering zoning barriers, business license fees, CEQA review, and inconsistent local requirements, reducing childcare capacity near where families live.
Solution: Makes daycare centers co-located with multifamily housing or community amenities a residential use by right; prohibits business license fees; exempts such centers from CEQA; bars stricter standards on them than those applied to the co-located housing or amenity. Maintains all California licensing and safety requirements.
Role: A childcare-access and land-use integration tool that reduces barriers to collocated daycare centers, supporting housing-adjacent amenities and family-serving communities.

SB 415 (2025): Refines Statewide Warehouse & Logistics Development Standards
(Not a housing production bill but affects land-use and zoning environments related to freight-adjacent communities.)
Problem addressed: AB 98 (2024) established statewide warehouse standards but included ambiguous definitions and inconsistent requirements, creating confusion for local governments, developers, and environmental-justice communities in logistics-heavy regions.
Solution: SB 415 clarifies key definitions (“logistics use development,” “sensitive receptor”), narrows exemptions, updates siting and truck-route standards, refines buffer requirements, and ensures 21st-century warehouses meet applicable sustainable-design standards at permit issuance. Also clarifies where warehouse concentration regions apply.
Role: A land-use-governance and environmental-mitigation tool improving clarity and enforceability of statewide logistics-facility regulations—reducing conflicts between freight operations, housing, and community health.

AB 98 (2024–2025): Establishes Statewide Design, Siting & Environmental Standards for Logistics Facilities
Problem addressed: Warehouse and logistics developments—especially in the Inland Empire—were producing severe air-quality, noise, traffic, and public-health impacts on nearby residential areas, schools, and other sensitive receptors, while local regulations were inconsistent or ineffective.

Solution: Creates California's first statewide design, siting, and operational standards for logistics facilities, including:

- Mandatory buffers (500–900 feet) from sensitive receptors,
- Truck-route and loading-bay orientation requirements,
- Anti-idling measures and cold-storage plug-ins,
- Title 24–level building efficiency standards (solar, EV-readiness),
- 2:1 replacement requirement for recently occupied affordable units demolished,
- Applicability to large new facilities and expansions ≥20% of floor area.
  Compliance required for applications submitted after Sept. 30, 2024, with most standards fully effective Jan. 1, 2026.

Role: A statewide environmental-mitigation and freight-land-use tool aimed at protecting communities while aligning logistics growth with sustainability and public-health goals. AB 98 is foundational to later cleanup legislation (SB 415).

AB 1007 (2025): Cuts Responsible-Agency Permit Deadlines in Half

Problem addressed: Even after cities approved housing projects, state and regional "responsible agencies" (e.g., air districts, water boards) could take months to issue secondary permits, causing ballooning timelines and costs. Shot-clocks for these agencies (90 days) were much longer than those for lead agencies.

Solution: Amends the Permit Streamlining Act to require responsible agencies to approve/disapprove residential, mixed-use, supportive, or farmworker housing permits within 45 days of project approval or application completeness—cutting the prior 90-day deadline in half. Applies statewide, including charter cities.

Role: A permitting-acceleration tool ensuring faster post-entitlement approvals and reducing interagency delays that frequently stall housing construction.

AB 1050 (2025): Allows Removal of Private Covenants Blocking Housing on Commercial Properties

Problem addressed: Commercial parcels often have old CC&Rs and reciprocal easement agreements (REAs) that prohibit residential uses or limit density, preventing commercial-to-housing adaptive-reuse projects—even when allowed under State housing laws like AB 2011.

Solution: Expands existing restrictive-covenant-modification law (previously limited to affordable housing) to **all** qualifying housing developments located on commercial sites, allowing developers to:

- Invalidate covenants that restrict residential use, density, unit count, or occupancy,
- Apply the process to REA**s** as well as CC&Rs,
- Record a Restrictive Covenant Modification Document after county counsel review.

Does not authorize projects inconsistent with state housing laws.

Role: A statewide barrier-removal tool enabling adaptive reuse of commercial corridors and shopping centers into housing by preempting private land-use restrictions.

SB 92 (2025): Closes Loopholes in the Density Bonus Law for Mixed-Use Projects

Problem addressed: Developers exploited the Density Bonus Law to exceed commercial FAR and build oversized hotel-heavy or visitor-serving mixed-use projects with minimal housing (e.g., San Diego "Project Vela").

Solution: Reforms Density Bonus Law by:

- Limiting commercial FAR increases under DBL to **≤2.5×** base zoning,
- Prohibiting incentives/waivers for transient lodging (hotels, motels, B&Bs) except residential hotels,

- Requiring ≥2/3 of mixed-use square footage to be residential to qualify,
- Maintaining full affordability thresholds for bonus eligibility.
  Effective Jan. 1, 2026 (with grandfathering for pre-application projects).

Role: A guardrail tool ensuring Density Bonus Law is used to build actual housing—not oversized hotel or commercial space leveraged through affordable-unit "tokenism."

AB 87 (2025): Prevents Density Bonus Incentives for Hotel Components of Mixed-Use Projects
Problem addressed: Developers were using DBL concessions (height, FAR, parking waivers) to benefit hotel components of mixed-use projects, diluting the State's housing incentives and enabling visitor-serving developments that undermined local zoning.
Solution: Clarifies that DBL incentives may not be applied to hotel/motel/visitor-serving portions of a mixed-use project. Makes parallel conforming amendments to align with SB 92 if both bills are enacted. Applies statewide, including charter cities.
Role: A housing-priority tool reinforcing that density bonuses are for residential production—not for hospitality or tourism development.

APPENDIX B: Orange County Housing Mandate Survey Questions

Q1 What is your city's 6th-cycle RHNA allocation, and does your Housing Element plan exceed that number? If so, by how much, and what factors influenced the decision to exceed the allocation?
Q2 If the RHNA mandate were not in place, how would your housing plan differ? Would it still meet the demand for low-income housing?
Q3 What strategies has your city used to inform and engage residents about the state housing mandate? How do you measure the effectiveness of these outreach efforts?
Q4 What are the implications of recent state legislation on R-1 single-family zoning for your city's land-use policies and community character?
Q5 What are the most significant challenges your city faces in meeting RHNA requirements? In what ways has OCCOG supported your efforts to overcome these challenges?
Q6 Do you anticipate achieving your approved Housing Element goals by the end of the 6th cycle in 2030? What factors will most influence your success or shortfall?
Q7 What additional information would you like to provide us regarding this topic?

APPENDIX C: Responsibilities

Responsibilities of OCCOG

Mission Statement:

The Orange County Council of Governments (OCCOG) convenes jurisdictions throughout Orange County to collaboratively address land use, housing, mobility, energy, air quality, and water issues, and to ensure that Orange County is effectively represented in regional and state decision-making. Through sound governance, impartial analysis, and regional coordination, OCCOG delivers value to its member agencies and the residents of Orange County.
Core Responsibilities:

1. Sub-Regional Planning and Coordination
   a. Serves as Orange County's official sub-regional planning organization within the six-county SCAG region.

   b. Leads the preparation of required regional and sub-regional planning documents that allow Orange County jurisdictions to compete for state and federal funding. [occog.com], [occog.com]
2. Regional Representation and Advocacy
   a. Ensures Orange County's interests are represented in regional policy development by coordinating the county's representation on the SCAG Regional Council and committees.
   b. Works to align countywide perspectives on policy issues affecting transportation, housing, sustainability, and infrastructure.
3. Housing, Transportation, and Sustainable Communities Planning
   a. Supports housing and transportation planning coordination, including RHNA-related activities and implementation discussions.
   b. May serve as the lead agency for a sub-regional Sustainable Communities Strategy if Orange County elects to pursue one under SB 375, consistent with SCAG's Regional Transportation Plan.
4. Technical Analysis, Studies, and Data Support
   a. Conducts countywide and sub-regional studies, prepares technical reports, and provides data-driven analysis to support policymaking by member agencies.
   b. Develops best-practice guidance (e.g., Complete Streets, mobility and infrastructure tools) for voluntary adoption by cities and the County.
5. Intergovernmental Collaboration and Consensus-Building
   a. Functions as a forum for cooperation among cities, the County, and special districts on issues of shared concern.
   b. Facilitates coordination on funding strategies, infrastructure planning, and policy alignment without supplanting local land-use authority.[82]

Responsibilities of SCAG

Mission Statement

The Southern California Association of Governments (SCAG) serves as the regional planning agency for Southern California, coordinating among local, regional, state, and federal partners to advance transportation, housing, land-use, and environmental planning that supports sustainable growth, economic vitality, social equity, and improved quality of life for the region's diverse communities.

SCAG's mission is to lead collaborative regional planning by developing and implementing integrated transportation, housing, and sustainability strategies; allocating regional housing needs; ensuring compliance with state and federal planning requirements; and providing data, technical assistance, and policy guidance to its member jurisdictions to address Southern California's long-term growth challenges.[83]

Responsibilities of HCD

Mission Statement (Primary)

The California Department of Housing and Community Development (HCD) works to ensure safe, affordable, and sustainable housing opportunities for Californians by administering housing programs,

[82] Orange County Council of Governments
[83] Home | Southern California Association of Governments

shaping statewide housing policy, and enforcing housing laws to promote equity, environmental quality, and community stability across the state.

HCD's mission is to lead and implement California's housing policy by determining regional housing needs, reviewing and enforcing Housing Element compliance, administering state and federal housing funds, and holding local jurisdictions accountable for fulfilling their obligations under state housing law.[84]

[84] California Department of Housing and Community Development

July 14, 2026

Honorable Sheila F. Hanson
Presiding Judge of the Superior Court of California
Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

RE: City of Buena Park Response to Grand Jury Report – "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods"

Dear Judge Hanson:

The Buena Park City Council has reviewed the Orange County Grand Jury's report entitled, "California Housing Mandates: The Unintended Reshaping of Orange County Neighborhoods." Below are the City of Buena Park's responses to the aforementioned report:

FINDINGS:

F1 **In recent years, the California Legislature has enacted an unusually large and burdensome volume of housing-related laws intended to strengthen compliance with State Housing Mandates.**

Response: **The City of Buena Park agrees with this finding.** Not only has the amount of housing-related legislation adopted in recent years created an overly complicated and often conflicting housing legislative landscape, but most, if not all of the legislation have been unfunded mandates, which further burdens cities with shouldering the costs associated with implementing new legislation.

F2 **Housing Mandates are implemented through a RHNA process that often lacks transparency and relies on complex methodologies that are difficult for local officials and the public to understand or meaningfully challenge.**

Response: **The City of Buena Park agrees with this finding.** The City of Buena Park received a RHNA Allocation in the 6th Cycle Housing Element of 8,919 residential units, representing a 2,500% increase in housing units from the previous cycle. The allocation methodology used to apportion these units was modified very late in the RHNA Allocation methodology adoption process and disproportionately impacted cities like Buena Park, who suddenly had to plan for the largest increase in housing units in its 73-year history.

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F4 **Meaningful participation by Orange County cities in both OCCOG and SCAG meetings is critical to ensuring that local perspectives are represented during the development and implementation of Housing Mandates policies.**

Response: **The City of Buena Park partially agrees with this finding.** While meaningful participation is an important component, recent housing legislation has largely been influenced by lobbyists and special interest groups without regard for local context.

F5 **SCAG's 6th Cycle RHNA assigned Orange County a questionable total of 183,861 housing units for the 2021–2029 planning period, with higher allocations concentrated in cities with major population and employment centers.**

Response: **The City of Buena Park agrees with this finding.** Cities like Buena Park, which is not a city with major population and employment centers, especially compared to the cities of Anaheim and Santa Ana, were particularly overburdened.

F6 **RHNA allocations are unrealistic and not attainable within the current planning cycle due to limited available land, built-out urban conditions, infrastructure constraints, environmental factors, and public health and safety requirements.**

Response: **The City of Buena Park agrees with this finding.** Buena Park is a substantially built-out city which leaves very little vacant land for new residential construction. The City's 6th Cycle Housing Element identified a realistic capacity of only about 957 units from vacant and underutilized sites, entitled projects, and anticipated accessory dwelling units, against an allocation of 8,919 units, a shortfall of 7,962 units. Accommodating that shortfall required rezoning and Housing Incentive Overlays across more than 400 parcels and depends heavily on the redevelopment of existing commercial and residential uses, on infrastructure that was never sized for growth of this magnitude, and relying on market conditions that are outside of the City's control.

F7 **Residents in Orange County consistently express a desire for local planning decisions to reflect community priorities, including but not limited to neighborhood character, safety considerations, the environment and open-space preservation.**

Response: **The City of Buena Park agrees with this finding.** Buena Park is a predominantly residential community whose established neighborhoods, parks, and Beach Boulevard Entertainment Corridor are defining features that the community consistently asks the City to preserve. Throughout the 6th Cycle Housing Element process, residents who participated in public workshops and hearings emphasized preserving neighborhood character, parks, and public safety while the City worked to meet its RHNA obligation. The scale and density of development required to be planned for to satisfy the City's RHNA allocation was, in some cases, in direct contrast to community priorities.

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F8 **California's regulatory construction costs (i.e. permitting fees) present substantial challenges for private housing developers—particularly those delivering affordable units.**

Response: **The City of Buena Park disagrees with this finding.** According to the Department of Housing and Community Development (HCD), permit fees represent less than 10% of the total construction costs. Permit fees are charged on a 'cost recovery' basis, meaning the permit fee amount reflects the actual time and material costs to provide the services. The larger and more impactful costs associated with construction are land acquisition prices, materials, and labor costs, which represent a much larger percentage of the total construction costs.

F9 **The cost of constructing a single affordable housing unit in California typically ranges from approximately $500,000 to $800,000 per unit when fully complying with current state regulations. New low-income housing is generally not financially feasible without public subsidy.**

Response: **The City of Buena Park agrees with this finding.** This cost reality is evident in Buena Park, where high land-acquisition costs in a fully built-out city, prevailing wages, and material costs make new deed-restricted affordable housing financially infeasible without public subsidy at the state or local level. Of the City's 8,919-unit allocation, 3,462 units are designated for lower-income households, yet the City has no dedicated local funding source capable of closing the financing gap on units at that scale. Without meaningful state and federal subsidies, production at any meaningful level of affordability is likely unachievable.

F10 **Prior to their dissolution in 2012, redevelopment agencies served as a primary mechanism for cities and counties to finance affordable housing and related infrastructure. The loss of redevelopment has reduced cities' ability to support construction of affordable units.**

Response: **The City of Buena Park agrees with this finding.** Like most Orange County cities, Buena Park relied on its former redevelopment agency and the associated Low and Moderate Income Housing Fund as a primary local tool for financing affordable housing and supporting infrastructure. The statewide dissolution of redevelopment in 2012 eliminated the City's most significant local funding mechanism for affordable housing, and no comparable state replacement has been provided. This loss directly constrains the City's ability to deliver the 3,462 lower-income units required under its 6th Cycle allocation.

F11 **Because public subsidy is limited and highly competitive, cities seeking to produce meaningful quantities of low-income housing must rely in part on private development incentives, often resulting in higher overall development densities and unit counts than the RHNA allocation.**

Response: **The City of Buena Park disagrees with this finding.** Cities wishing to produce meaningful amounts of low-income housing can rely on a combination of tools,

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including accessory dwelling units, inclusionary housing requirements, partnerships with non-profit, religious and fraternal organizations and and mission-driven affordable housing developers, and are not necessarily required to entitle densities or unit counts in excess of their RHNA allocation in order to do so. In Buena Park's experience, the higher densities reflected in its rezoning and Housing Incentive Overlays were driven primarily by the size of the RHNA allocation itself rather than demand for higher density by residential developers. In fact, in many cases, developers are electing to utilize Density Bonus Law to qualify for concessions and waivers and rather than to maximize density.

F12 **The 6th Cycle RHNA methodology included numerous technical inputs published by SCAG and HCD; however, these inputs were highly complex and difficult for cities to interpret or independently verify.**

Response: **The City of Buena Park agrees with this finding.** Buena Park experienced this firsthand during the 6th Cycle. The data inputs and methodology underlying the City's 8,919-unit assignment were difficult for staff to independently interpret or verify, and the methodology was modified late in the adoption process in a manner that substantially increased the City's allocation. The complexity of these inputs, and the constraints on appeals implemented by SCAG, limited the City's practical ability to meaningfully evaluate or challenge the RHNA allocation assigned to it.

RECOMMENDATIONS:

R7 **OCCOG, all Orange County cities and the County of Orange should reassess the current dues structure, by September 30, 2026, to ensure that OCCOG has the resources necessary to effectively represent Orange County jurisdictions in SCAG processes, including RHNA methodology development and appeals. (F3, F15).**

Response: Buena Park would support the reassessment of the current dues structure for OCCOG provided those changes in dues are tied to measurable and transparent improvements in services or effective representation.

R8 **By December 31, 2026, the Orange County Board of Supervisors should partner with cities to evaluate countywide infrastructure capacity—including water, wastewater, flood control, transportation, and public-safety systems—and develop a coordinated regional plan capable of supporting the level of housing growth required under state law. (F6)**

Response: **This recommendation has not yet been implemented, but will be implemented by the date recommended.** Buena Park would be happy to participate in this effort. As a largely built-out city, Buena Park's water, wastewater, drainage, and circulation systems were not designed to absorb residential growth on the scale contemplated by the 6th Cycle RHNA, and the City has a direct interest in a coordinated countywide assessment of this capacity. Buena Park would contribute local infrastructure data and planning staff to such an effort and

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supports a regional approach that realistically aligns infrastructure investment with mandated housing growth.

R9 **By September 30, 2026, the Orange County Board of Supervisors should strengthen its engagement with OCCOG and increase staff support to develop a shared, countywide database of potential housing sites and key development-feasibility factors. (F15)**

Response: **This recommendation will not be implemented because it is not warranted, and not reasonable as stated.** This recommendation is directed primarily to the Orange County Board of Supervisors rather than to the City, which has limited ability to implement it. In addition, Buena Park already maintains a detailed, publicly available inventory of potential housing sites and development-feasibility factors in its Housing Element, which identifies more than 400 parcels with associated capacity assumptions. A separate countywide database would duplicate information that cities are already required to prepare and maintain.

R11 **The County of Orange and each city should ensure consistent participation in SCAG and OCCOG committees by September 30, 2026, including the Technical Advisory Committee (TAC), to strengthen regional representation during RHNA-methodology development. (F3, F4, F15).**

Response: **This recommendation will not be implemented because it is not warranted.** Buena Park already ensures regional representation through the designated technical representative and alternate described in its response to Recommendation R12, and the City participates in OCCOG and SCAG processes as staffing resources allow. A separate mandate guaranteeing consistent participation in every committee, including the Technical Advisory Committee, is not warranted for a city of Buena Park's size and staffing, and would duplicate the continuity already achieved under R12.

R12 **The County of Orange and each city should designate a single technical representative, by September 30, 2026, along with an alternate, for all RHNA-related SCAG and OCCOG committees to ensure continuity of participation and eliminate gaps in representation across multiple decision-making bodies. (F4)**

Response: **The City of Buena Park has already implemented this recommendation.** The City has identified a technical representative and alternate to participate in OCCOG and SCAG Committees.

R14 **By April 30, 2027, the County of Orange and each city should publish annual monitoring dashboards showing (a) entitlement pipeline conditions, (b) realistic site yield, (c) assembled funding sources for affordable units, and (d) conversion rates from planned capacity to issued permits and completed units, ensuring that County and city-determined capacity assumptions remain aligned with actual production. (F13).**

DRAFT

Response: **This recommendation will not be implemented because it is not warranted, and not reasonable as stated.** Buena Park already reports its entitlement pipeline, permitting activity, and housing production annually to the California Department of Housing and Community Development (HCD) through the Annual Progress Report required under Government Code section 65400, which is a public document. Preparing a separate annual dashboard containing the four specified categories of information would duplicate that mandated reporting and impose a significant administrative burden on the City's limited planning staff without creating greater transparency. The City therefore does not find this recommendation warranted or reasonable as stated.

R15 **By September 30, 2026, and ongoing, the County Board of Supervisors and all city councils should make a coordinated and sustained effort to educate their constituents about the RHNA process - its requirements, its impact on local planning and community character, and the role residents can play in shaping outcomes. Public education efforts should also include guidance on how community members can effectively engage with the California Legislature and advocate for more realistic, data-driven housing policies. (F1, F7).**

Response: **The City of Buena Park has already implemented this recommendation.** During the 6th Cycle Housing Element process, the City educated residents about the RHNA process and its local impacts through publicly noticed Planning Commission and City Council hearings, community workshops, and materials made available through the Community Development Department website. The City continues to provide residents with information on housing requirements and on opportunities to participate in regional and State housing-policy decisions. The City also continues to hold community meetings for large residential development projects.

R16 **By December 31, 2026, all cities should look to enhance their relationships with not-for-profit affordable housing developers to increase the opportunity to develop more affordable housing. (F8, F10, F12).**

Response: **The City of Buena Park has already implemented this recommendation.** Through its 6th Cycle Housing Element, the City established Housing Incentive Overlays and rezoned sites specifically to facilitate affordable housing, and the City engages with non-profit and affordable housing developers to pursue development of deed-restricted units consistent with that framework. Recently, the City has worked with C&C Development for a 55-unit, 100% affordable project, Jamboree Housing for a 57-unit PSH housing development, National CORE for a 60-unit, 100% affordable senior housing development and Prosper Architects to convert an existing motel into an affordable, 100-unit SRO development. The City remains committed to strengthening these partnerships to expand affordable housing opportunities in Buena Park.

DRAFT

Thank you for providing the City of Buena Park the opportunity to respond to this report.

Sincerely,

Aaron France
City Manager

cc: Buena Park City Council
Christopher G. Cardinale, City Attorney

DRAFT

August 25, 2026
CONSENT CALENDAR
Item No. 4F.

City Council Agenda Report

APPROVAL OF CITY RESPONSES TO 2025-2026 ORANGE COUNTY GRAND JURY REPORT: "PFAS AND PUBLIC AWARENESS: A CLOSER LOOK AT ORANGE COUNTY DRINKING WATER"

PREPARED BY	PRESENTED BY
Jessica Fewer, Senior Management Analyst	Jessica Fewer, Senior Management Analyst
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Eddie Fenton, Assistant City Manager/HR Director	Aaron France, City Manager

RECOMMENDED ACTION

1) Approve the City's responses to the Orange County Grand Jury Report: "PFAS and Public Awareness: A Closer Look at Orange County Drinking Water."

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

On June 9, 2026, the Orange County Grand Jury released a report entitled, "PFAS and Public Awareness: A Closer Look at Orange County Drinking Water" (Attachment 1). Per- and Polyfluoroalkyl Substances (PFAS) form a broad class of thousands of synthetic chemicals characterized by strong carbon-fluorine bonds and are among the most durable compounds in organic chemistry. They are often referred to as "forever chemicals." The report identifies and describes PFAS levels detected by Orange County drinking water agencies and evaluates how these agencies have responded to recent PFAS regulatory requirements. It also provides findings and recommendations aimed at strengthening PFAS reporting in annual Water Quality Reports (Consumer Confidence Reports) and expanding public outreach by Orange County drinking water agencies.

The City of Buena Park is required to respond to specific findings and recommendations. Staff has drafted a response letter from the City (Attachment 2). With City Council approval, staff will remit this response to the Grand Jury by the September 7, 2026, deadline.

BUDGET IMPACT

There is no budget impact with the approval of this item.

Attachments

PFAS_and_Public_Awareness_A_Closer_Look_at_Orange_County_Drinking_Water.pdf
PFAS Grand_Jury_Response_- JH Draft jf2 CC DRAFT.pdf








PFAS and Public Awareness

A Closer Look at Orange County Drinking Water

Orange County Grand Jury 2025-2026

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SUMMARY

Per- and Polyfluoroalkyl Substances (PFAS) form a broad class of thousands of synthetic chemicals characterized by strong carbon–fluorine bonds and are among the most durable compounds in organic chemistry. This bond strength makes PFAS highly resistant to breaking down, allowing them to persist in the environment for decades or longer. Because of this persistence, PFAS are often called “forever chemicals.”

Various industries have used PFAS in consumer and commercial applications since the 1940s because their chemical properties provide water, oil, and stain resistance, as well as heat stability. These properties support applications across numerous sectors, including aerospace, automotive, textiles, firefighting foams, food packaging, electronics, and medical devices. As a result of their widespread use and persistence, PFAS now appear globally in water, air, soil, wildlife, and human blood.

Scientific studies continue to show associations between PFAS exposure and harmful health effects in humans and animals, although the degree of risk varies by compound. In response, federal and state agencies, including the United States Environmental Protection Agency (EPA) and the United States Food and Drug Administration (FDA), began accelerating regulatory actions in the 2010s to reduce PFAS exposure, enhance monitoring, and develop treatment and disposal methods.

This report identifies and describes PFAS levels detected by Orange County drinking water agencies. It evaluates how these agencies have responded to recent PFAS regulatory requirements. It also examines the progress of PFAS treatment facility planning and installation, along with implementation of public education programs related to PFAS in drinking water. This report’s findings and recommendations aim to strengthen PFAS reporting in annual Water Quality Reports (Consumer Confidence Reports) and expand public outreach by Orange County drinking water agencies.

BACKGROUND

PFAS are a large group of man-made "forever chemicals" produced since the 1940s, known for extreme persistence, environmental mobility, and bioaccumulation due to strong carbon-fluorine bonds.[1] Used in water/stain-resistant coatings, firefighting foams, industrial processes, PFAS have contaminated soil, water, and air globally.

[1] Elsie M. Sunderland, et al., “A review of the pathways of human exposure to poly- and perfluoroalkyl substances (PFASs) and present understanding of health effects,” *Journal of Exposure Science & Environmental Epidemiology*, November 23, 2018, accessed March 16, 2026, https://sunderlandlab.org/assets/sunderland_jeseerev_2018wsi.pdf.

Contaminated drinking water has led to high levels of exposure to PFOA, PFOS, and other PFAS[2] for some populations residing near manufacturing facilities. Workers in facilities that make or use PFAS can be exposed to higher amounts of these chemicals and have higher levels in their blood.[3] Infants may be exposed to PFAS through breastfeeding.[4]

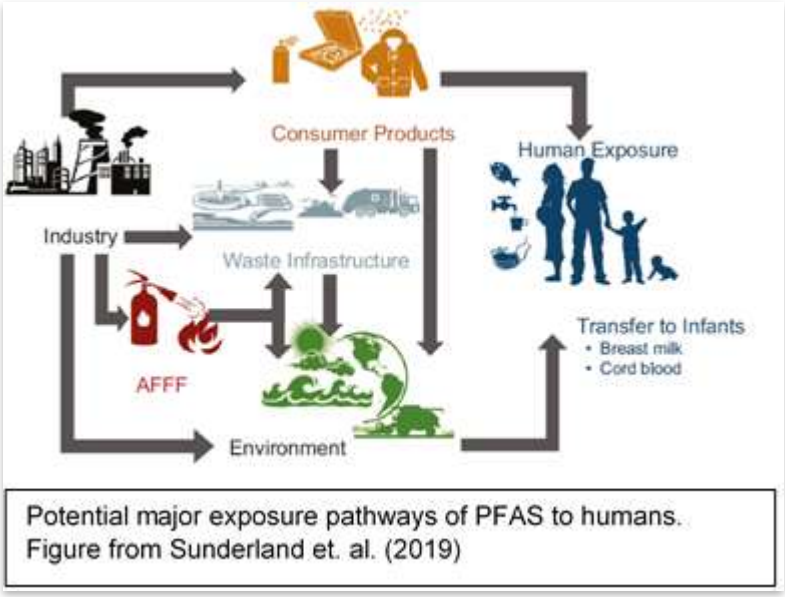


Figure 1 - Potential Major Exposure Pathways of PFAS to Humans[5]

PFAS, especially PFOA and PFOS, have been detected in air, water, and soil in and around manufacturing facilities. However, these releases have been declining since companies began phasing out the production and use of several PFAS in the early 2000s.[6] Due to their chemical structure, PFAS are very stable in the environment and are resistant to breaking down. Some PFAS are volatile and can be carried long distances through the air, which may lead to contamination of soils and groundwater far from the source of the PFAS emission.[7]

The four major sources of PFAS are: fire training/fire response sites, industrial sites, landfills, and wastewater treatment plants/biosolids. PFAS can get into drinking water when products containing them are used or spilled onto the ground or into lakes and rivers. Once in groundwater, PFAS are easily transported long distances and can

[2] Kyle Steenland, Tony Fletcher, and David A. Savitz, “Epidemiologic Evidence on the Health Effects of Perfluorooctanoic Acid (PFOA),” *National Library of Medicine*, accessed May 12, 2026, https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2920088/.
[3] Sunderland, “A review of the pathways of human exposure.”
[4] Ibid.
[5] Ibid.
[6] Ibid.
[7] “Frequently Asked Questions (FAQs) PFAS General," California State Water Resources Control Board, March 4, 2019, https://www.waterboards.ca.gov/pfas/docs/pfas_general_faq.pdf.

contaminate drinking wells. PFAS in the air can also end up in rivers and lakes used for drinking water.[8]

PFAS have been used extensively in surface coating and protectant formulations due to their unique ability to repel oil, grease, and water. Major applications have included protectants for paper and cardboard packaging products, carpets, leather products, and textiles that enhance water, grease, and soil repellency, and in firefighting foams. PFAS have also been used as processing aids in the manufacture of nonstick coatings on cookware. Common consumer products containing PFAS include Teflon, Gore-Tex and Scotchgard.[9]

Background Summary of PFAS and Its Effects

Source and Exposure: Primary sources include industrial sites, firefighting training, landfills, and wastewater treatment plants. They enter drinking water, food, and indoor dust, resulting in widespread human exposure.

Health and Environmental Impact: PFAS are associated with adverse effects, including cancer (i.e. testicular, kidney), developmental delays, liver damage, and high cholesterol. They do not break down easily, leading to "background" contamination even in remote areas.[10]

Regulation and Action: While major US manufacturing of certain PFAS ended around 2015, they remain in products and in the environment. The EPA has established Maximum Contaminant Levels (MCLs) for drinking water.[11]

"Forever Chemicals" Definition: Their chemical structure, featuring one of the strongest bonds in organic chemistry, makes them resistant to heat, water, and oil, thus earning them the nickname "forever chemicals."[12]

In Orange County, PFAS have been detected in the **Orange County Groundwater Basin**, which provides 77% to 85% of the drinking water for north and central parts of the county. Local agencies have taken a proactive stance, shutting down dozens of impacted wells and building some of the nation's largest treatment facilities to ensure tap water meets safety standards.[13]

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[8] "PFAS background," California State Water Resources Control Board, January 14, 2025, https://www.waterboards.ca.gov/pfas/background.html
[9] Ibid.
[10] "PFAS Explained," EPA, accessed March 11, 2026, https://www.epa.gov/pfas/pfas-explained.
[11] "Per- and Polyfluoroalkyl Substances (PFAS), Final PFAS National Primary Drinking Water Regulation," Accessed May 12, 2026, https://www.epa.gov/sdwa/and-polyfluoroalkyl-substances-pfas.
[12] Ibid.
[13] University of California, Irvine, "UCI PFAS Health Study, Frequently Asked Questions," accessed May 12, 2026, https://sites.uci.edu/pfas/frequently-asked-questions/.

REASON FOR STUDY

Recent regulatory actions related to PFAS have created significant operational, financial, and communication challenges for drinking water agencies across California. Orange County agencies face an intensifying timeline due to the region's reliance on groundwater supplies, the presence of PFAS in local aquifers, and the need to comply with evolving state and federal standards. As regulatory and monitoring requirements expand, agencies must rapidly adapt their treatment strategies, capital planning, and public outreach efforts.

This study is necessary to provide a clear, up-to-date understanding of how Orange County drinking water agencies are responding to these new requirements. Evaluating the status of PFAS treatment planning and installation helps illustrate the extent of infrastructure readiness, the pace of implementation, and the challenges agencies encounter as they work to bring new systems online. At the same time, assessing the development and delivery of PFAS-related education programs offers insight into how effectively agencies are communicating risks, regulatory changes, and water quality information to the public.

By documenting current conditions and identifying gaps or emerging needs, the study supports informed decision-making among water providers, policymakers, and ratepayers. This work helps ensure that Orange County communities receive safe drinking water and that agencies are equipped to meet regulatory expectations while maintaining public trust.

METHOD OF STUDY

The Orange County Grand Jury investigated the PFAS in Orange County drinking water to provide a clear and accurate assessment. The Grand Jury based its study on a comprehensive review of multiple sources, including interviews, public records, field investigations, and relevant news articles. Multiple independent sources corroborated and validated all facts, findings, and recommendations presented in the report.

- Interviewed several Orange County governmental leaders and senior staff directly involved in managing drinking water quality
- Reviewed and analyzed key documents related to the investigation, including:
    - Published Water Quality reports from all Orange County water retailers
    - Records from all Orange County water agencies
- Examined news articles and publications relevant to the topic.
- Conducted extensive internet research.

- Performed field investigations in which Grand Jury members visited several water management agencies to directly observe and assess drinking water processes.

INVESTIGATION AND ANALYSIS

The 2025-2026 Orange County Grand Jury investigated the presence of PFAS in Orange County drinking water and the response of Orange County community water systems. Community water systems (CWS) are city, county, regulated utilities, regional water systems and even small water companies and districts where people live. Non-community water systems[14] provide drinking water to the public at locations where people do not reside permanently. The investigation included evaluation of Orange County CWS compliance with federal and state PFAS monitoring and reporting requirements and the extent of the voluntary response to PFAS contamination. The Grand Jury also evaluated annual Consumer Confidence Reports, also called Annual Water Quality Reports, which are issued annually by CWS and distributed to their customers.

Orange County Drinking Water Systems

The Grand Jury investigation was limited to community water systems (CWS) operated by cities or special districts that are regulated under the Safe Drinking Water Act .[15] CWS are defined as public water systems that serve at least 15 service connections used by yearlong residents, or regularly serve at least 25 yearlong residents of the area served by the system.[16] In Orange County, there are 31 such CWS that are operated by cities or special districts and that sell drinking water directly to customers on a retail basis. In this report, these Orange County CWS may be referred to as retail water districts or water retailers.

Drinking Water Sources

North and Central Orange County

Orange County is divided into two distinct areas when it comes to drinking water sources. There are 2.5 million residents of north and central Orange County, who receive about 85% of their drinking water supplies from the Orange County Groundwater Basin, and the remaining 15% of their water supplies are imported from

[14] "California Code, Health and Safety Code - HSC § 116275," FindLaw, accessed May 21,2026, https://codes.findlaw.com/ca/health-and-safety-code/hsc-sect-116275/.
[15] "Summary of the Safe Drinking Water Act," EPA, describing statutory authority at 42 U.S.C. § 300f et seq., accessed My 21, 2026, https://www.epa.gov/laws-regulations/summary-safe-drinking-water-act.
[16] "California Code, Health and Safety Code - HSC § 116275," FindLaw.

the State Water Project and Colorado River delivered by Municipal Water District of Orange County (MWDOC).[17]

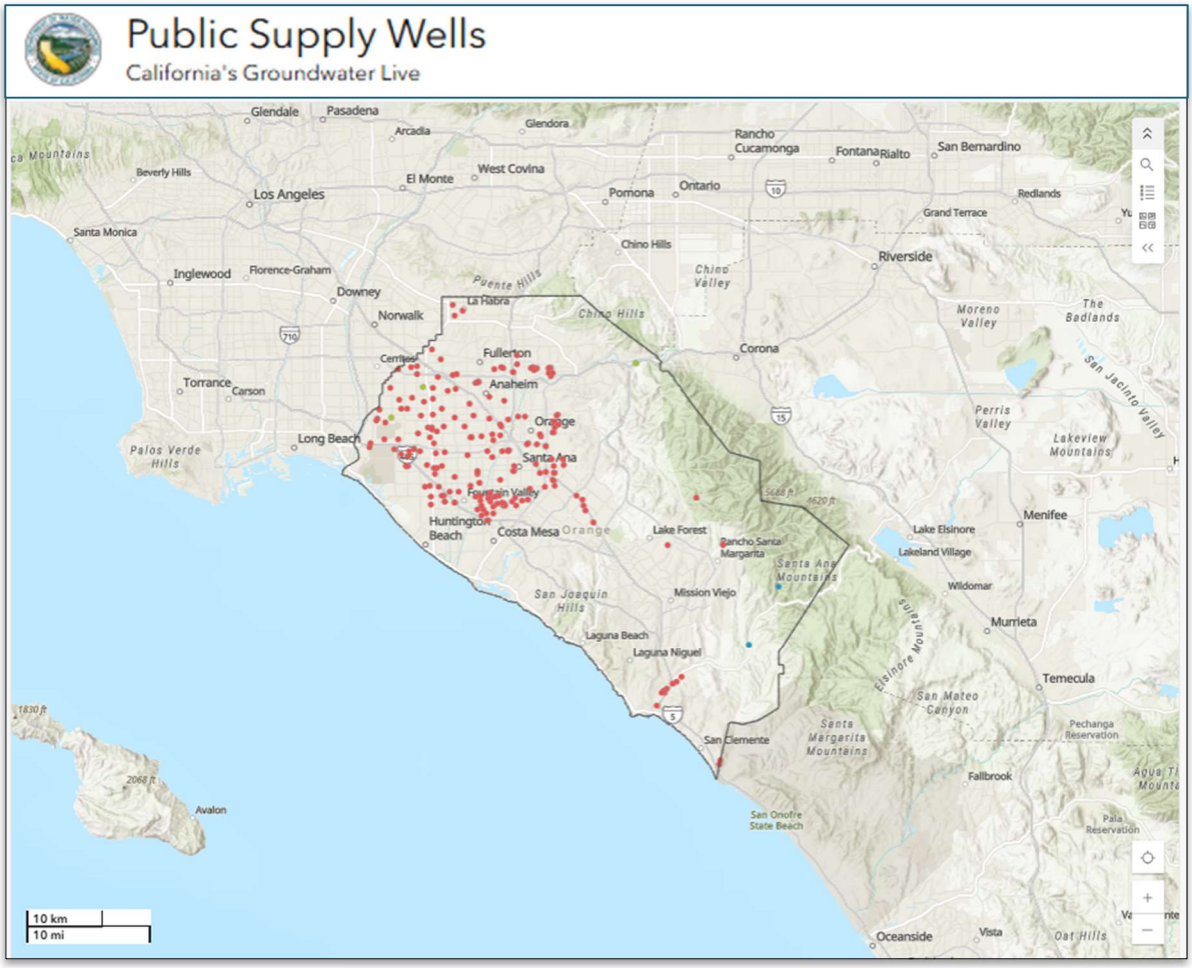
South Orange County

Approximately 600,000 residents of south Orange County rely primarily on imported water supplies delivered by MWDOC, and a few south County communities also have groundwater supplies from the San Juan Basin and surface water supplies from Irvine Lake (also referred to as the Santiago Reservoir).[18]

Public Supply Wells

According to the California Department of Water Resources (DWR) as of November 2024,[19] there were a total of 217 public supply wells for drinking water in Orange County. Of the 217 total wells, 211 were CWS wells and six were non-community water system wells. See Figure 2 for a Department of Water Resources map of Orange County groundwater public supply wells. This map illustrates the reliance of north and central Orange County on groundwater sources, and the reliance of south Orange County on imported water supplies.

[17] "How water works in Orange County," OCWD, accessed May 21, 2026, https://www.ocwd.com/learning-center/how-water-works-in-oc/.
[18] Ibid.
[19] "California's Groundwater Live: Well Infrastructure," California Department of Water Resources, accessed April 13, 2026, https://storymaps.arcgis.com/stories/f2b252d15a0d4e49887ba94ac17cc4bb.



Source: State of California, Department of Water Resources

Figure 2 - Orange County Groundwater Public Supply Wells

Orange County Water District

Orange County Water District (OCWD) manages the Orange County Groundwater Basin to ensure sustainable use through replenishment of groundwater and delivery of water supplies to its 19 member agencies. Some OCWD member agencies are also members of MWDOC.

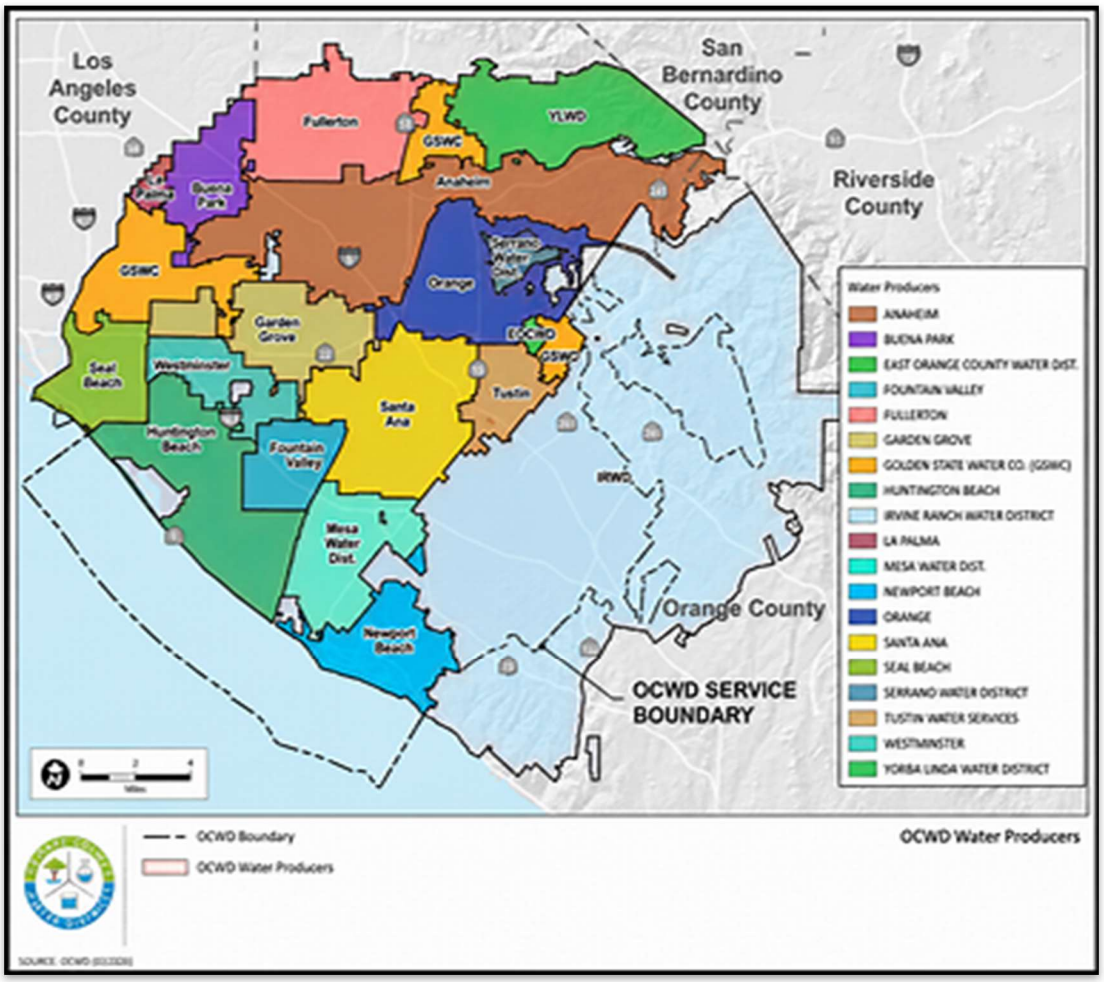
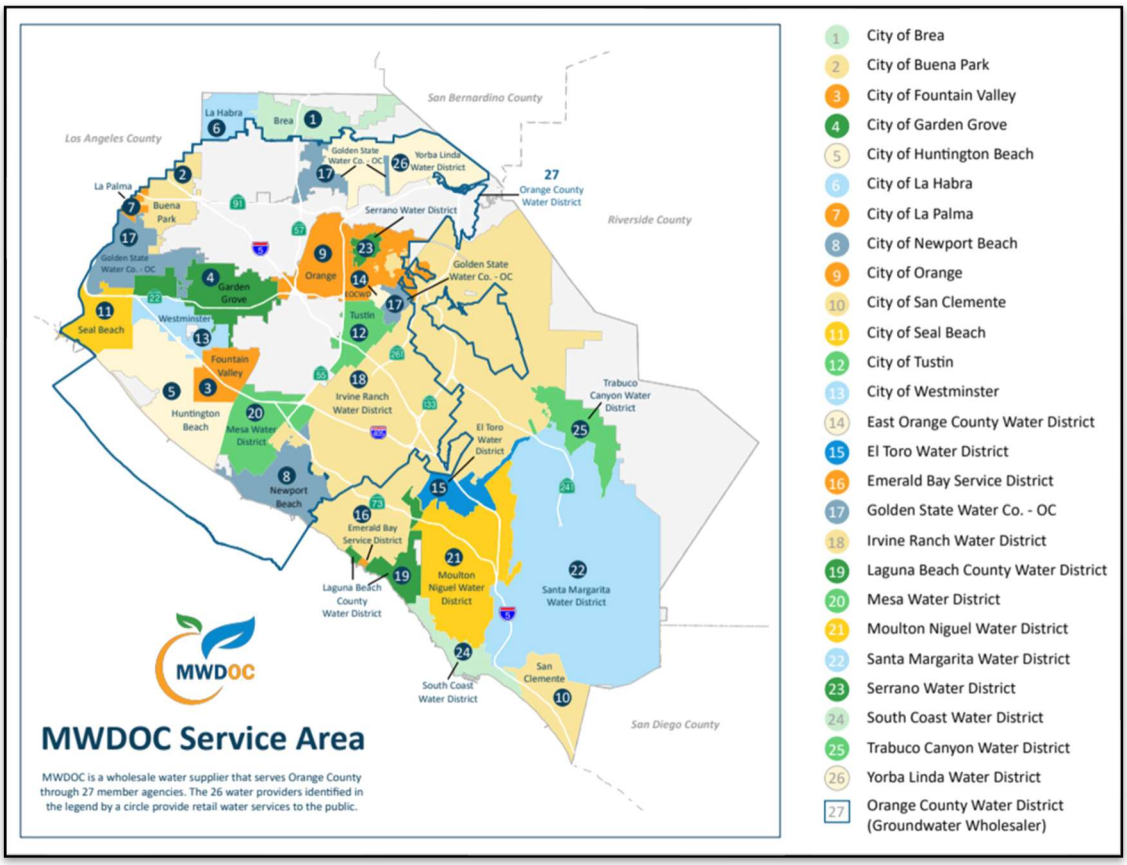


Figure 3 - Orange County Water District (OCWD) Service Area

Municipal Water District of Orange County

MWDOC is the wholesale water provider and resource planning agency that partners with the Metropolitan Water District of Southern California (MWD) to deliver imported water to its 27 member agencies.[20] Some MWDOC member agencies are also members of OCWD.

[20] "How water works in Orange County," OCWD.



Source: MWDOC

Figure 4 - Municipal Water District of Orange County (MWDOC) Service Area

PFAS and the Health Effects of Exposure

What are PFAS?

PFAS are a large group of many thousands of manufactured chemicals that are resistant to heat, oil, and water. Among the many thousands of different PFAS, some have been more widely used and studied than others.[21] PFAS have been used extensively in surface coating and protectant formulations due to their unique ability to reduce the surface tension of liquids, and their ability to repel oil, grease, water, and staining. Major applications have included use as processing aids in the manufacture of nonstick coatings on cookware, surface protectants for paper and cardboard such as disposable food packaging, microwave popcorn bags, pizza boxes, and candy wrappers. Other surface protectants include those used on furniture and carpets,

[21] "PFAS Explained," EPA.

leather products, outdoor gear, and textiles.[22] PFAS are also one of the main components of aqueous film forming foams (AFFF) used frequently at airports and military bases for firefighting and emergency response training activities.[23] It is important to note that PFAS-containing firefighting foams and other emergency response materials containing PFAS are no longer in use at Orange County airports and harbors.[24]

PFOA and PFOS are two types of PFAS of particular concern that are no longer manufactured or imported into the US. Trace amounts of PFOA and PFOS may still be contained in some imported goods and in other PFAS goods and materials that are still produced and used in the US.[25] Under the PFOA Stewardship Program with the EPA, eight major PFAS producers have phased out PFOA and other PFAS substances from their emissions and products; however, manufacturers are replacing substances in the PFAS family with others such as GenX and ADONA.[26]

Understanding the PFAS Cycle: How PFAS Moves Through the Environment

PFAS move through the environment in a repeating cycle through air, water, soil, products, animals, and humans. This is known as the PFAS cycle. This cycle can be described in four stages and is illustrated at Figure 5.[27]

Manufacturing and use. The PFAS cycle begins during manufacturing or everyday use of PFAS-containing consumer and industrial products. During manufacture and use, PFAS are released into the air, water, and soil. As more PFAS are manufactured and used, the more they accumulate because they are persistent and resistant to degradation.

Environmental spread. After PFAS are released to the environment, they move through wind, snowfall, rain, and runoff to soil and surface water, and infiltration to groundwater. Industrial sites and wastewater treatment plants are key entry points

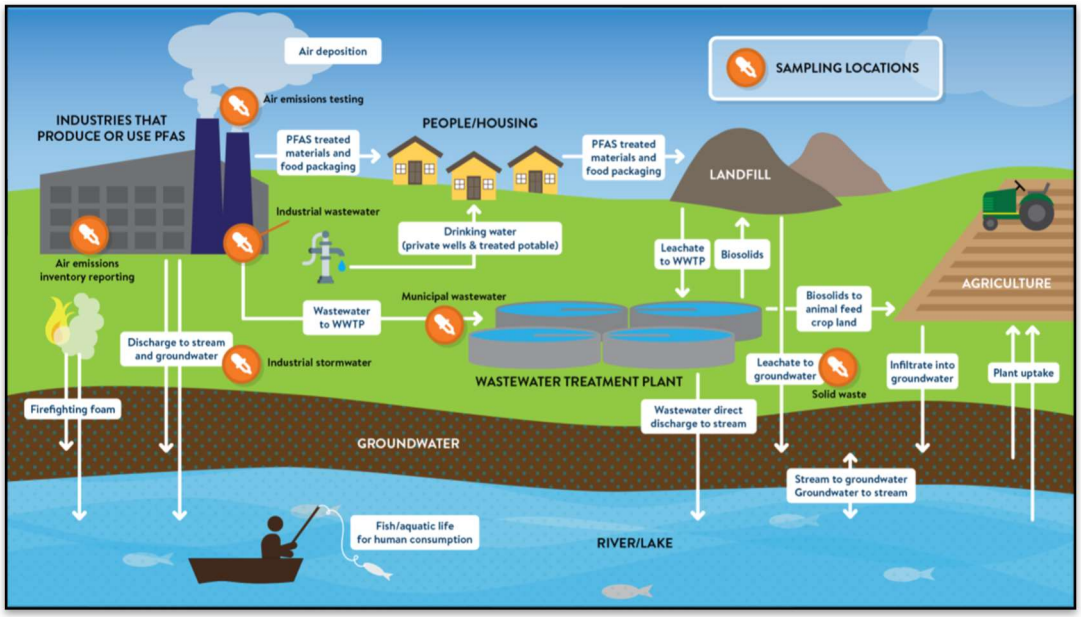
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[22] "Our Current Understanding of the Human Health and Environmental Risks of PFAS," EPA, Accessed May 21, 2026, https://www.epa.gov/pfas/our-current-understanding-human-health-and-environmental-risks-pfas.
[23] Sunderland. "A review of the pathways of human exposure."
[24] "SB-1044 Compliance: Phasing Out PFAS in Class B Firefighting Foam," CAL FIRE, accessed April 17, 2026, https://osfm.fire.ca.gov/what-we-do/pipeline-safety-and-cupa/fire-fighting-equipment-and-foam-pfas.
[25] "PFAS – Frequently Asked Questions," California State Water Resources Control Board Division of Water Quality (SWRCB), 5, [3] 3M Company, "Fluorochemical use, distribution and release overview.," AR226-0550, 1999, updated March 19, 2020, accessed March 25, 2026, https://www.waterboards.ca.gov/pfas/docs/master_pfas_faq_mar.pdf.
[26] "Risk Management for Per- and Polyfluoroalkyl Substances (PFAS) under TSCA," EPA, accessed May 21, 2026, https://www.epa.gov/assessing-and-managing-chemicals-under-tsca/risk-management-and-polyfluoroalkyl-substances-pfas.
[27] "Understanding the PFAS Cycle," EcoPulse, accessed April 13, 2026, https://www.ecopulsenow.com/insights/understanding-the-pfas-cycle.

into the environment. PFAS are absorbed from the environment by plants and animals, and then move up the food chain.

Human exposure. Most people are exposed to PFAS through using PFAS-contaminated products, drinking contaminated water, and eating contaminated food such as fish caught from water contaminated by PFAS, and dairy products from livestock exposed to PFAS.[28] The US Centers for Disease Control (CDC) National Health and Nutrition Examination Survey (NHANES) estimated that in NHANES 2017–2018 data 98% of the US population had combined PFAS serum levels greater than 2 nanograms per milliliter.[29]

Re-entry. Even after disposal of PFAS products, PFAS can re-enter the environment through landfill leachate or runoff to soils, agricultural spreading of biosolids, and municipal wastewater treatment effluent discharges to surface water, resulting in PFAS cycling back into soil, animal feed crops, and water.



Source: Minnesota Pollution Control Agency

Figure 5 - The PFAS Cycle

What is the Source of PFAS in Orange County Groundwater?

Wastewater treatment plants located along the Santa Ana River that discharge effluent to the Santa Ana River upstream of managed aquifer recharge operations are sources

[28] "Risk Management for Per- and Polyfluoroalkyl Substances (PFAS) under TSCA," EPA.
[29] "National Health and Nutrition Examination Survey. NHANES 2017-18 Overview," Centers for Disease Control and Prevention (CDC), accessed April 16, 2026, https://wwwn.cdc.gov/nchs/nhanes/continuousnhanes/default.aspx?BeginYear=2017.

of PFAS contamination for public water systems downstream of these wastewater treatment plants.[30] The OCWD Groundwater Replenishment System (GWRS) actively manages and recharges the Orange County groundwater basin with surface water from the Santa Ana River, imported surface water, and purified recycled water from the GWRS. For much of the year, flow in the Santa Ana River consists predominantly of effluent from municipal wastewater treatment plants upstream from the Orange County groundwater basin.[31] Figure 6 illustrates these upstream wastewater discharges to the Santa Ana River.[32] PFAS has recently been measured in the Santa Ana River at concentrations consistent with wells surrounding the recharge facilities, suggesting that historic concentrations of PFAS in the Santa Ana River may be a primary input of PFAS in the Orange County groundwater basin.[33]

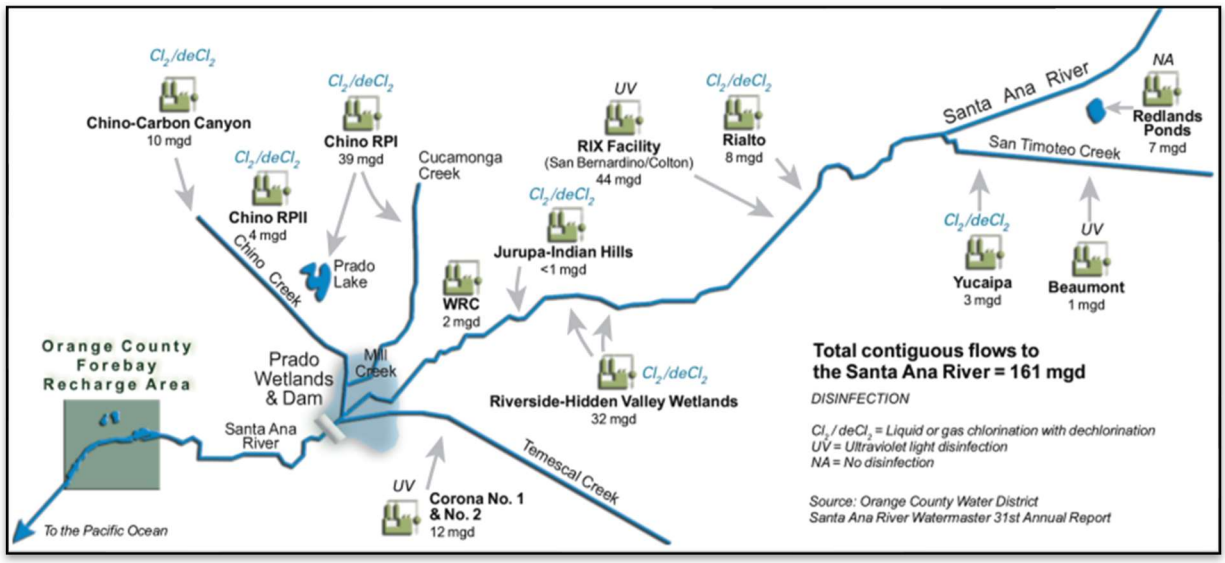


Figure 6 - Wastewater Treatment Discharges to the Santa Ana River

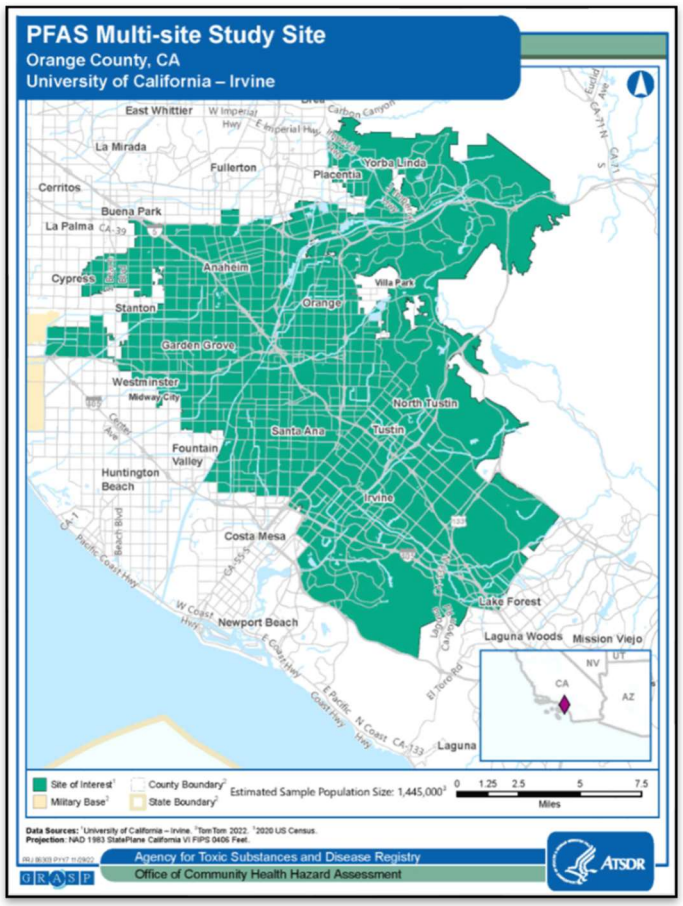
How Much PFAS is Found in the General Population?

Because of their widespread use and their persistence in the environment, many PFAS are found in the blood of people and animals all over the world.[34] CDC scientists have measured PFAS in the blood serum (the clear portion of blood) of 98% of participants

[30] "Per- and Polyfluoroalkyl Substances (PFAS), What are PFAS?" SWRCB, accessed May 21, 2026, https://www.waterboards.ca.gov/santaana/water_issues/programs/pfas/.
[31] "UCI PFAS Health Study," University of California, Irvine, accessed May 12, 2026, https://sites.uci.edu/pfas/.
[32] National Water Research Institute, *Report of the Scientific Advisory Panel: Orange County Water District's Santa Ana River Water Quality and Health Study*, Fountain Valley, CA, 2004, accessed April 14, 2026, https://www.ocwd.com/wp-content/uploads/sarwqh-final-nwri-panel-report-2004.pdf.
[33] Russ Detwiler, *Reconstructing historical PFAS concentrations in groundwater using a reduced-order modeling framework.* Alburquerque NM, InterPore2025, May 20, 2025, accessed April 16, 2026, https://events.interpore.org/event/56/contributions/7590/.
[34] "PFAS Explained," EPA.

aged 12 years and older since 1999, indicating widespread exposure to PFAS in the US population.[35]

Researchers at the University of California, Irvine (UCI) are participating in the CDC Multi-site Study (MSS).[36] The MSS provides information to communities about the health effects of exposure to PFAS. The UCI MSS site is the area in Orange County, shown at Figure 7.

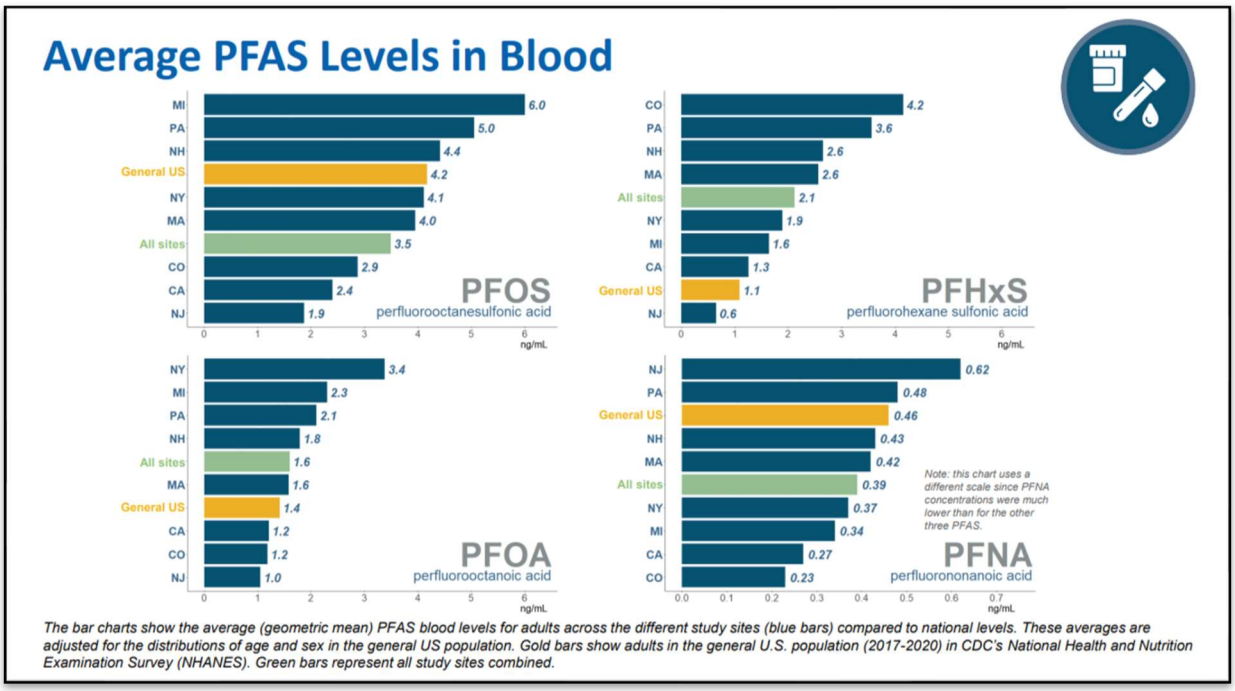


Source: CDC

Figure 7 - CDC Multi-site Study Site Orange County, CA

At the July 2025 MSS update, the UCI researchers shared results showing average levels of certain PFAS chemicals in the blood of adults who participated at the Orange County study site. They compared Orange County results with other study locations and with national averages. For adults at the Orange County site, the average blood levels were estimated to be 2.4 for PFOS, 1.2 for PFOA, 1.3 for PFHxS, and 0.27 for PFNA (measured in nanograms per milliliter, ng/L) These levels were lower than the averages seen across all study sites. In addition, all of these levels, except PFHxS, were lower than the average levels found in the general U.S. population. See Figure 8 for the UCI MSS chart of Average PFAS Levels in Blood.[37] On the chart, the Orange County study site is labeled “CA.” Orange County is the only California location included in the study.

[35] “PFAS Frequently Asked Questions,” SWRCB, 5, [8] CDC, “National Report on Human Exposure to Environmental Chemicals,” 2019, accessed April 23, 2026, https://www.waterboards.ca.gov/pfas/docs/master_pfas_faq_mar.pdf.
[36] “Multi-site Study,” CDC, Agency for Toxic Substances and Disease Registry (ATSDR), Per- and Polyfluoralkyl Substances (PFAS) and Your Health, accessed April 16, 2026, https://www.atsdr.cdc.gov/pfas/health-studies/multi-site-study.html.
[37] “PFAS Multi-site Study (MSS), Virtual Open House,” CDC, ATSDR, July 28, 2025, accessed April 16, 2026, https://www.atsdr.cdc.gov/media/pdfs/2025/08/Open-House-Slides-508.pdf.



Source: CDC

Figure 8 - Average PFAS Levels in Blood, CDC Multi-site Study Virtual Open House, July 2025

Because of the phasing out of certain PFAS compounds, serum levels of PFOA and PFOS in the general population of the US have decreased dramatically in recent years. According to the CDC, blood levels of both PFOS and PFOA have steadily decreased in US residents since 1999-2000.[38]

The half-life of PFAS in the human body is defined as the time required for the PFAS concentrations in serum or plasma to fall by half from the starting concentration.[39] Thirteen studies conducted mainly in Europe and the US involving both general populations and exposed workers resulted in half-life estimates for PFOA of 2.73 years (range: 1.48 to 5.1 years), 4.70 years for PFOS (range: 1.69 to 5.7 years), and 5.31 years for PFHxS (range: 2.84 to 8.5 years).[40] Based on that information, with no additional exposure, it could be anticipated that PFAS may be cleared from the body after an average of five years. However, PFAS exposures continue in general

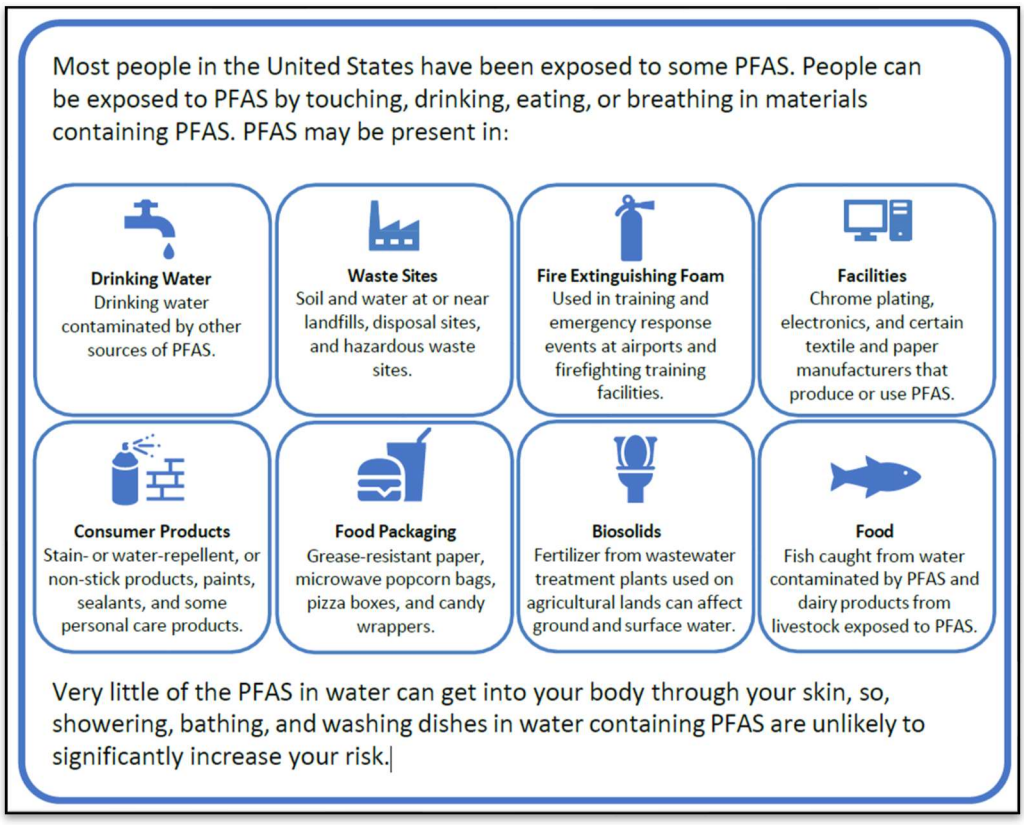
[38] "Per- and Polyfluoralkyl Substances (PFAS) and Your Health, Fast Facts: PFAS in the U.S. Population," CDC, ATSDR, https://www.atsdr.cdc.gov/pfas/data-research/facts-stats/index.html.
[39] Isabella Rosato, et al. "Estimation of per- and polyfluoroalkyl substances (PFAS) half-lives in human studies: a systematic review and meta-analysis," *Environmental Research*, Volume 242, February 1, 2024, 117743, accessed April 13, 2026, https://www.sciencedirect.com/science/article/pii/S0013935123025471.
[40] Isabella Rosato, et al. "Estimation of per- and polyfluoroalkyl substances (PFAS) half-lives."

populations primarily through food and water despite production phase outs and regulatory interventions.

How Are People Exposed to PFAS?

There is general agreement that dietary intake is the largest source of PFAS exposure rather than inhalation or dermal contact.[41] Direct exposures due to use in products can be quickly phased out by production phaseouts but exposures driven by PFAS accumulation in the environment, food chains, and contamination of groundwater and drinking water persist because of the continuing PFAS cycle. Human exposures to PFOS and PFOA, the two PFAS that are of greatest regulatory concern, have been declining due to regulatory interventions while understanding of their adverse effects on human health has been rapidly advancing. At the same time, a proliferation of new PFASs has rapidly replaced PFOS and PFOA with shorter chain length PFASs and new chemicals that are difficult to detect using standard methods.[42] Emerging evidence from animal experiments suggests some of these alternative PFASs can be equally hazardous.[43]

[41] Sunderland, “A review of the pathways of human exposure,” 136.
[42] Sunderland, “A review of the pathways of human exposure,” 132.
[43] Ibid.



Source: EPA

Figure 9 - How are people exposed to PFAS?[44]

PFAS Exposure and Excretion

Exposure happens when a person breathes, eats, drinks, or touches a chemical and it enters their body. Excretion is the process whereby substances, like PFAS, leave the body. All PFAS can leave the body over time through urine, through menstrual blood or blood donation, or through breast milk. All of these factors could affect PFAS levels measured in blood.[45] While PFAS blood test results can tell you the amount of certain PFAS in your blood, the test results will not provide information to pinpoint a health problem and will not predict future health outcomes. You can talk with your healthcare provider about the benefits and limitations of PFAS blood testing.[46]

[44] "PFAS Explained," EPA, 2, March 11, 2026, https://www.epa.gov/system/files/documents/2023-10/final-virtual-pfas-explainer-508.pdf.
[45] "Per- and Polyfluoralkyl Substances (PFAS) and Your Health, Preventing PFAS Exposure," CDC, ATSDR, accessed April 16, 2026, https://www.atsdr.cdc.gov/pfas/prevent-exposure/your-body.html.
[46] "Per- and Polyfluoralkyl Substances (PFAS) and Your Health, Testing for PFAS," CDC, ATSDR, accessed April 17, 2026, https://www.atsdr.cdc.gov/pfas/blood-testing/index.html.

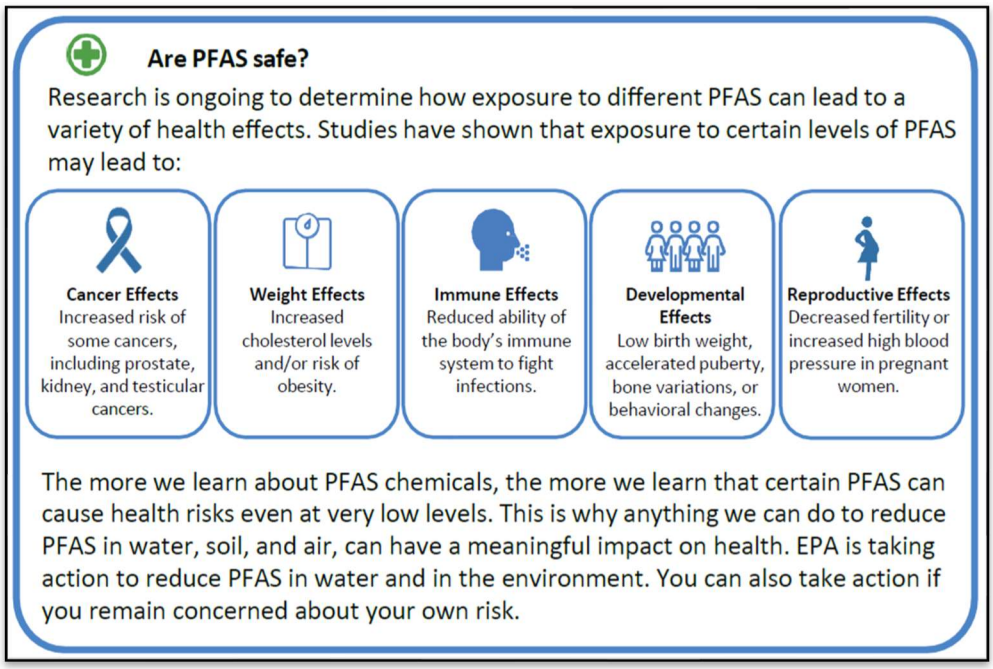
What are the Health Effects of Exposure?

Exposure to unsafe levels of PFOA/PFOS may result in adverse health effects including developmental effects to fetuses during pregnancy, cancer, liver effects, immune effects, thyroid effects, and other effects such as cholesterol changes.[47]

Laboratory studies in animals who were exposed to PFAS found links between the chemicals and increased cholesterol, changes in the body's hormones, alterations of the immunologic system, decreased fertility, increased risk of cancer (especially kidney and testicular), low birth weight, delayed puberty onset, and birth defects. Since humans and animals react differently to PFAS, not all effects observed in animals may occur in humans. Although many epidemiology studies have examined the potential of PFAS to result in adverse health effects, most of the studies are cross-sectional in design and do not establish causality. Based on several factors outlined in the report of PFAS by the CDC including the consistency of findings across studies, the available epidemiology studies suggest associations between PFAS exposure and several health outcomes in humans.[48]

[47] "PFAS Frequently Asked Questions," SWRCB, 5, [6] A. M. Calafat, L.-Y. Wong, Z. Kuklenyik, J. A. Reidy, and L. L. Needham, "Polyfluoroalkyl Chemicals in the US Population: Data from the National Health and Nutrition Examination Survey (NHANES) 2003–2004 and Comparisons with NHANES 1999–2000," Environ. Health Perspect., vol. 115, no. 11, pp. 1596 - 1602, Nov. 2007, https://www.waterboards.ca.gov/pfas/docs/master_pfas_faq_mar.pdf.

[48] "PFAS Frequently Asked Questions," SWRCB, 8, [1] ATSDR, "Toxicological Profile for Perfluoroalkyls, Draft for Public Comment," 2018, https://www.waterboards.ca.gov/pfas/docs/master_pfas_faq_mar.pdf.



Source: EPA

Figure 10 - Are PFAS Safe?[49]

PFAS Regulatory Requirements

Public drinking water systems are required to follow certain regulations to ensure that the water they serve to their customers is safe to drink.[50]

In recent years, specific regulations have been issued to address PFAS contamination that require monitoring and taking actions when PFAS is detected in drinking water sources. The following sections present PFAS regulations in the order they were issued by the EPA and California State Water Resources Control Board (SWRCB).

PFAS Monitoring Requirements

Monitoring refers to the collection and evaluation of data for contaminants that are suspected of being present in water. Samples are collected and analyzed according to EPA-approved laboratory methods. Monitoring results are reported to either the EPA or SWRCB. This data serves as a primary source of occurrence and exposure information used to develop regulatory decisions.

OCWD conducts all sampling and analyses and reporting of monitoring results to regulatory agencies on behalf of its member agencies. OCWD owns and operates its

[49] "PFAS Explained," EPA, 1, accessed March 11, 2026, https://www.epa.gov/system/files/documents/2023-10/final-virtual-pfas-explainer-508.pdf.
[50] "Drinking Water Standards and Regulations: An Overview," CDC, accessed May 21, 2026, https://www.cdc.gov/drinking-water/about/drinking-water-standards-and-regulations-an-overview.html.

own EPA-certified laboratory where it can use analytical methods approved by the EPA. MWDOC member agencies conduct monitoring activities using either their own staff or contractors to collect samples, which are delivered to EPA-certified laboratories for analyses. Laboratories report the results of their analyses to each MWDOC water retailer, who then reports the results to either the EPA or SWRCB.

EPA Unregulated Contaminant Monitoring Rule

EPA uses the Unregulated Contaminant Monitoring Rule (UCMR) to collect data every five years for no more than 30 priority contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act (SDWA).[51] The UCMR applies to all large public water systems (PWSs) serving greater than 10,000 people, all small PWSs serving between 3,300 and 10,000 people, and a representative sample of small PWSs serving fewer than 3,300 people.

EPA establishes the list of contaminants for each five-year UCMR cycle, considering an initial list of contaminants that are not regulated by the National Primary Drinking Water Regulations, are known or anticipated to occur at PWSs, and may warrant regulation under the SDWA.[52]

The SDWA Public Notification Rule ensures that consumers will receive notice if there is a risk to public health from their drinking water. The Public Notification Rule requires that all PWSs notify their customers of the availability of UCMR results no later than 12-months after results are known. CWS are required to report UCMR results in their Consumer Confidence Report (CCR) when unregulated contaminants are detected. The annual drinking water quality report must include notice of availability of unregulated contaminant monitoring results, the average of the year's results and the range of detections.[53]

The Grand Jury obtained UCMR monitoring data for all sampling and analyses conducted to fulfill UCMR requirements for its member agencies. The highest PFAS detections for all OCWD sources during the UCMR 3 and UCMR 5 monitoring cycles are shown at Figure 11.

[51] "Summary of the Safe Drinking Water Act," EPA.
[52] "Learn About the Unregulated Contaminant Monitoring Rule," EPA, accessed April 7, 2026, https://www.epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule.
[53] "Public Notification Rule," EPA, accessed April 7, 2026, https://www.epa.gov/dwreginfo/public-notification-rule#rule-summary.

EPA UCMR	Number of PFAS on UCMR Contaminants List	Maximum PFAS Detection Among all OCWD Sources
2012-2016 UCMR 3	6 PFAS Figure 20, Appendix A	70 ng/L
2022-2026 UCMR 5	29 PFAS Figure 21, Appendix A	29 ng/L

Source: Compiled from OCWD data

Figure 11 - Highest PFAS Detections Among All OCWD Sources During UCMR 3 and UCMR 5 Monitoring Cycles

California State Water Resources Control Board PFAS General Monitoring Orders

Beginning in 2020, the SWRCB Division of Drinking Water, based on review of monitoring results from its 2019 PFAS monitoring orders, determined that it was necessary to expand monitoring to groundwater sources located within the vicinity of the PFAS detections. Several PFAS general monitoring orders were issued to PWSs 2020, 2021, 2022, and 2025 that included Orange County groundwater well locations.[54]

Each of the SWRCB PFAS monitoring orders included requirements for sample collection and laboratory analysis by specific dates, to be followed by monitoring conducted every calendar quarter thereafter.[55] These PFAS monitoring orders established Consumer Confidence Report Detection Levels (CCRDL), and Notification and Response Levels for each PFAS chemical to be monitored. A list of the SWRCB PFAS monitoring orders and exhibits identifying groundwater sources required to be monitored are shown at Appendix A, as well as copies of the CCRDL for each monitoring order.

The Grand Jury obtained monitoring data for all sampling and analyses conducted to fulfill SWRCB monitoring order requirements for sources listed in the monitoring orders that are owned by their member agencies. The highest PFAS detections for all these OCWD sources are shown at Figure 12.

[54] "PFAS DDW General Orders," SWRCB, accessed May 21, 2026, https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/pfas_ddw_general_order/.
[55] Ibid.

SWRCB Order	Number of PFAS on Order CCRDL	Selected Monitoring Date Range	Maximum PFAS Detection Among All OCWD Sources Listed on Order Exihibit A
2020-0003-DDW	18 PFAS Figure 23, Appendix A	8/27/20 - 2/15/21	67.5 ng/L
2021-0003-DDW	18 PFAS Figure 24, Appendix A	2/16/21 - 10/30/22	470 ng/L[2]
2022-0001-DDW	25 PFAS Figure 25, Appendix A	10/31/22 - 4/24/24	169 ng/L[3]
2025-0002-DDW	25 PFAS Figure 26, Appendix A	4/25/24 - 3/19/26[1]	73.7 ng/L

[1]OCWD monitoring data as of March 19, 2026
[2]Outlier result. Next maximum PFAS result 88 ng/L
[3]Outlier result. Next maximum PFAS result 73.7 ng/L

Source: Compiled from OCWD data

Figure 12 - Highest PFAS Detections Among All OCWD Sources Listed on Each SWRCB Monitoring Order Exhibit A

2025 SWRCB General Order DW 2025-0002-DDW

The 2025 SWRCB General Order, issued on December 12, 2025, adopted the initial monitoring requirements in the federal PFAS Rule for each California CWS and non-transient, non-community water system. The 2025 SWRCB Order allows previously acquired data to count toward initial monitoring if collected on or after January 1, 2019, and reported concentrations no greater than the respective MCL.[56]

The 2025 SWRCB General Order also included a list of Orange County groundwater sources showing that 151 of the 198 listed sources had completed initial monitoring as required by the federal PFAS Rule.[57]

PFAS Notification and Response Requirements

Notification and response levels are health-based advisory levels established by the SWRCB Division of Drinking Water (DDW) for chemicals in drinking water that do not have established MCLs.

When chemicals are found in drinking water at concentrations greater than their notification levels, PWSs are required by law to make specific notifications. When

[56] "ORDER DW 2025-0002-DDW," SWRCB, accessed May 21, 2026, https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/pfas_ddw_general_order/docs/order-dw-2025-0002-ddw-pfas-initial-monitoring.pdf.
[57] "Exhibit A – List of Sources and Required Monitoring Frequency," SWRCB, accessed May 21, 2026, https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.waterboards.ca.gov%2Fdrinking_water%2Fcertlic%2Fdrinkingwater%2Fpfas_ddw_general_order%2Fdocs%2Forder-dw-2025-0002-ddw-exhibit-a.xlsx&wdOrigin=BROWSELINK.

chemicals are found in drinking water at concentrations greater than their response levels, DDW recommends removal of a drinking water source from service.[58]

PFAS notification and response levels specified in CCRDLs attached to SWRCB general monitoring orders remain in effect until MCLs are established and become effective. For example, MCLs for specific PFAS will become effective in 2029, and at that time will supersede notification and response levels specified the 2022 CCRDL.

PFAS National Primary Drinking Water Regulation

In April 2024 EPA announced the final National Primary Drinking Water Regulation for six PFAS (the federal PFAS Rule).[59] The PFAS Rule applies to all CWS. The EPA expects that over many years this rule will prevent PFAS exposure in drinking for approximately 100 million people, prevent thousands of deaths, and reduce tens of thousands of serious PFAs-attributable illnesses.[60]

The PFAS Rule establishes initial monitoring and compliance monitoring requirements, and enforceable maximum contaminant levels (MCL) for six PFAS in drinking water. Initial monitoring for six listed PFAS must be implemented beginning April 2024 and must be completed no later than April 26, 2027. Compliance monitoring requirements beginning April 26, 2027, will be either triennial, annual, or quarterly as determined by the SWRCB based on results of the initial monitoring.

Maximum Contaminant Level (MCL) is the highest level of a contaminant allowed in drinking water. EPA has established legally enforceable MCLs of 4.0 parts per trillion (ppt) for PFOA and PFOS, and 10.0 ppt for PFHxS, PFNA, and HFPO-DA (GenX chemicals). Figure 13 shows the MCLs and MCLG effective April 26, 2029.

Ensuring compliance with drinking water MCLs for the PFAS of most concern is the reason over $600 million (see Figure 17) is being spent to construct PFAS treatment facilities in Orange County.

[58] "Drinking Water Notification Levels," SWRCB, accessed May 21, 2026, https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/NotificationLevels.html.
[59] "Per- and Polyfluoroalkyl Substances (PFAS), Final PFAS National Primary Drinking Water Regulation," EPA, accessed May 21, 2026, https://www.epa.gov/sdwa/and-polyfluoroalkyl-substances-pfas.
[60] Ibid.

Chemical	Maximum Contaminant Level Goal (MCLG)	Maximum Contaminant Level (MCL)
PFOA	0	4.0 ppt
PFOS	0	4.0 ppt
PFNA	10 ppt	10 ppt
PFHxS	10 ppt	10 ppt
HFPO-DA (GenX chemicals)	10 ppt	10 ppt
Mixture of two or more: PFNA, PFHxS, HFPO-DA, and PFBS	Hazard Index of 1	Hazard Index of 1
Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety and are non-enforceable public health goals. **Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to MCLGs as feasible using the best available treatment technology and taking cost into consideration. MCLs are enforceable standards. **ppt**: parts per trillion		
Hazard Index (HI): The Hazard Index is a long-established approach that EPA regularly uses to understand health risk from a chemical mixture (i.e., exposure to multiple chemicals). The HI is made up of a sum of fractions. Each fraction compares the level of each PFAS measured in the water to the health-based water concentration.		

Source: EPA

Figure 13 - PFAS Rule Enforceable Maximum Contaminant Levels and Maximum Contaminant Level Goals[61]

In addition to ongoing compliance monitoring and MCLs, the PFAS Rule also includes additional requirements with future effective dates. Between April 2027 and April 2029, if monitoring shows that drinking water levels exceed MCLs, CWS must implement solutions that reduce these PFAS; results of initial monitoring must be included in the CCR; results of compliance monitoring must be included in the CCR; and public notification is required for monitoring and testing violations. Starting April 2029, CWS that have MCL violations must take action to reduce levels of these PFAS in their drinking water, and public notification is required for MCL violations.

Compliance with Regulatory Requirements

Consumer Confidence Reports

The Grand Jury reviewed the 2025 Consumer Confidence Reports (Water Quality Reports) issued by 31 water retailers serving Orange County. The CCR is to be delivered to all billing customers by July 1 of each year and must include specified information. All 31 water retailers complied with the eight content requirements specified by the EPA, shown in Appendix B.[62] Seven of the 11 water retailers operating PFAS

[61] "PFAS National Primary Drinking Water Regulation, April 2024," EPA, accessed May 12, 2026, https://www.epa.gov/system/files/documents/2024-04/pfas-npdwr_fact-sheet_general_4.9.24v1.pdf.
[62] "Consumer Confidence Report Rule: A Quick Reference Guide," EPA, accessed April 18, 2026, https://www.epa.gov/sites/default/files/2014-05/documents/guide_qrg_ccr_2011.pdf.

treatment facilities in Orange County included a PFAS advisory section in their CCRs, while only 55 percent of the 31 water retailers included any PFAS advisory statement.

The Grand Jury found that the 31 Orange County water retailers reported either "not detected" results or concentrations below notification thresholds for the six PFAS listed in the EPA PFAS Rule on their 2025 CCRs. After PFAS treatment facilities became operational, OCWD member retailers operating these facilities consistently reported "not detected" results for the same six PFAS. The Grand Jury found that PFAS results from individual wells do not necessarily reflect the quality of water delivered to customers, as some tested wells were later placed into inactive status or destroyed. CCRs documented PFAS constituents exceeding notification levels as required and did not report "not detected" results for those constituents. Monitoring results and CCRs are available in the Safe Drinking Water Information System (SDWIS), California's official database for tracking public water systems, drinking water quality monitoring, regulatory compliance, and enforcement.[63]

Notification and Response

As of 2020, drinking water retailers with PFAS detections above notification and response levels at wells without PFAS treatment facilities began to rely on imported water, or groundwater blended with imported water to deliver drinking water with PFAS concentrations below notification and response levels. As of 2021, multiple water retailers in Orange County shut down groundwater wells after PFAS concentrations at those wells exceeded established response levels.[64]

PFAS Rule Initial Monitoring

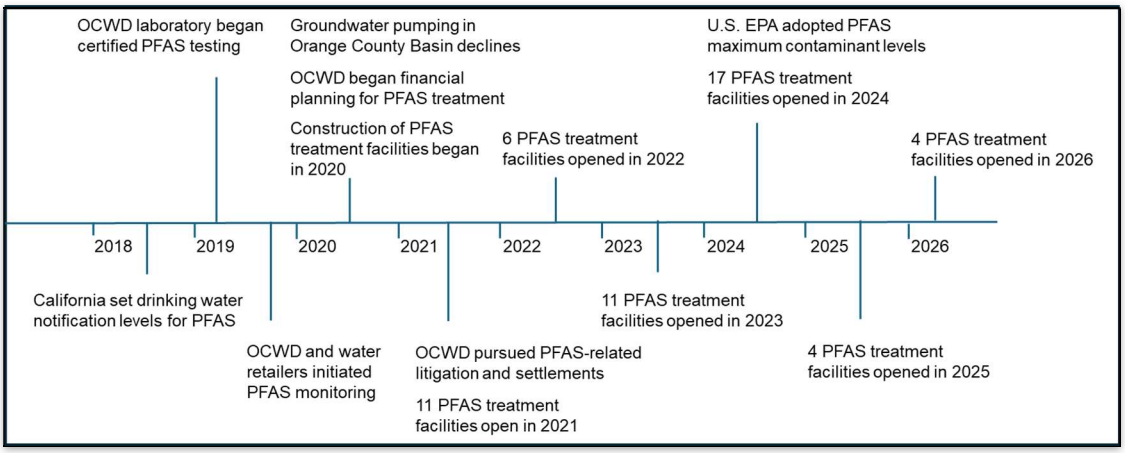
When the 2025 SWRCB General Order adopting the PFAS National Primary Drinking Water Regulation was issued in December 2025, 76% of listed Orange County groundwater sources had already completed initial monitoring required to be completed by April 2027. Most of the remaining Orange County sources received credit for previously acquired data, leaving only 6% with all requirements to be completed by April 2027.

[63] "Drinking Water Watch," SWRCB, Division of Drinking Water, Safe Drinking Water Information System (SDWIS), accessed April 26, 2026, https://sdwis.waterboards.ca.gov/PDWW/.
[64] "Orange County launches first water plant to remove PFAS toxins," Solano Public Health, accessed April 29, 2026, https://publichealth.networkofcare.org/solano/CommunityResources/News/Article?articleId=124536.

Proactive Response to PFAS Impacts

PFAS Impacts and OCWD Response

OCWD coordinated a regional response to PFAS contamination in partnership with its member agencies. These efforts focus on restoring the groundwater basin, which supplies up to 85 percent of the water used by approximately 2.5 million residents in north and central Orange County. A timeline of OCWD response to PFAS in the Orange County Groundwater Basin is shown in Figure 14. As PFAS-impacted groundwater wells began to be shut down in early 2020, public education became a critical component of community water systems' response. OCWD dedicated resources to public outreach, including the development of informational web pages to inform the public about PFAS impacts and the measures being implemented to address them.[65]



Source: Compiled from multiple OCWD sources

Figure 14 - Timeline of OCWD Response to PFAS in the Santa Ana River Basin

PFAS contamination has impacted more than 100 groundwater wells across 15 water retailers. As of this report, 53 wells have returned to service following construction of treatment facilities. Figure 15 shows a map of current and future PFAS treatment locations in Orange County.

[65] "PFAS education center," Orange County Water District, accessed April 8, 2026, https://www.ocwd.com/what-we-do/water-quality/pfas/.

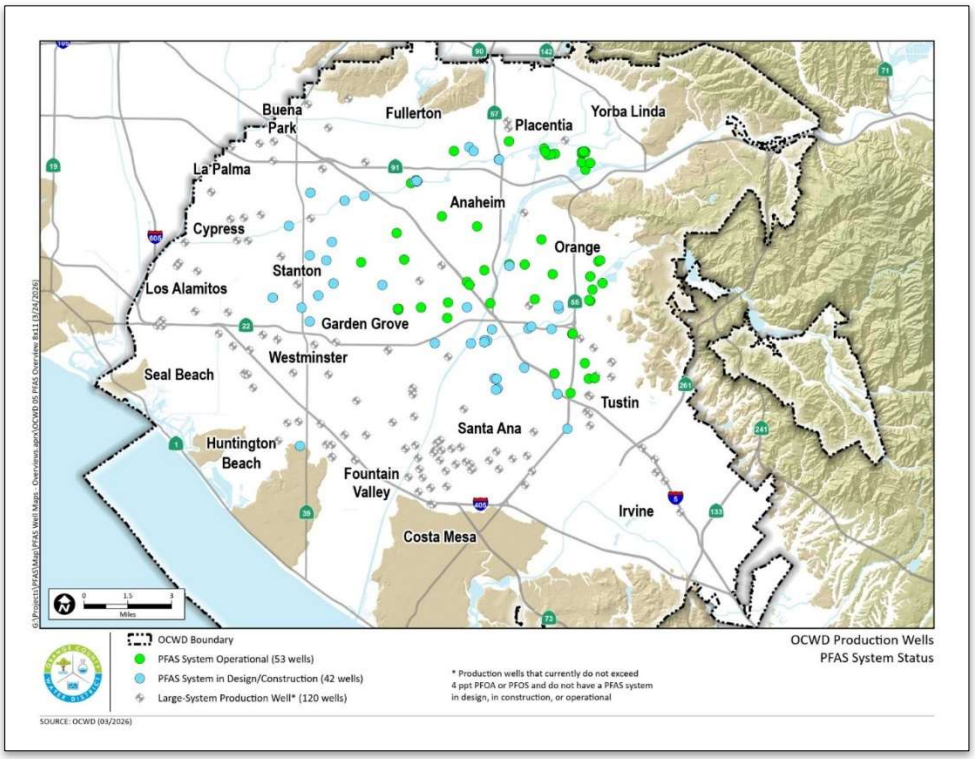
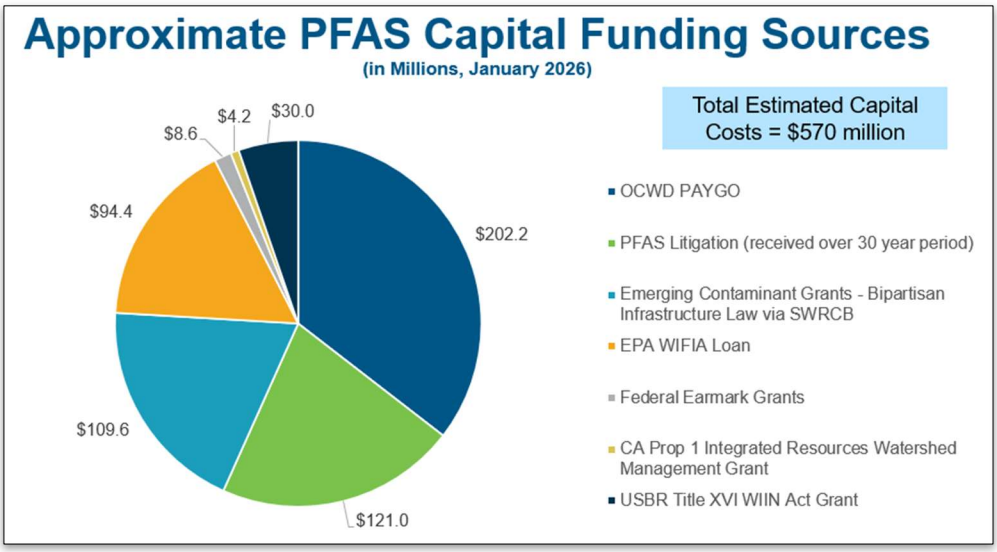


Figure 15 - Map of Current and Future PFAS Treatment Locations

PFAS Treatment Facilities and Capital Costs

Construction of PFAS treatment facilities began in 2020. OCWD executed the PFAS Treatment Facilities and Program Agreement, under which OCWD funds capital costs and shares operating and maintenance (O&M) costs with participating water retailers.

Figure 16 summarizes projected PFAS capital funding sources as of January 2026, including OCWD pay-as-you-go (PAYGO) revenue, state and federal grants, an EPA Water Infrastructure Finance and Innovation Act (WIFIA) loan, and litigation settlement proceeds. The Grand Jury commends OCWD for securing diversified funding sources to advance timely treatment facility construction.



Source: OCWD data

Figure 16 - Approximate PFAS Capital Funding Sources

Figure 17 summarizes PFAS treatment facilities by water retailer, opening date, treatment technology, capacity, location, connections, number of wells, and capital costs. Facilities began entering service in mid-2021, starting with a treatment plant in Fullerton, with additional facilities becoming operational over time. Most facilities use ion exchange technology. Capital costs vary based on the number of affected wells, conveyance pipeline requirements, and treatment facility configuration.

OCWD is funding the reasonable costs of designing and constructing PFAS treatment facilities for its member water retailers. Each retailer could either have OCWD design and build the treatment facility or receive reimbursement for designing and constructing the treatment system independently. As of this report, 38 wells with PFAS treatment were built by OCWD and fifteen wells with PFAS treatment were designed and built by the water retailers.

Eighteen wells with PFAS treatment construction projects by OCWD have been completed on schedule. Ten wells with PFAS treatment projects, which were built by OCWD, were completed on schedule; however, OCWD experienced cost overruns due to specialized design requirements or owner-requested improvements. An additional 10 wells with PFAS treatment projects that were done by OCWD were completed late and over budget, primarily due to pandemic-related material delays, design complexity, owner-requested improvements, and utility coordination challenges.

Community Water System	Opening Date	Type	Capacity	Location	Connections	Wells	Total Cost ($M)	Actual-to Date ($M)	Remaining Budget ($M)
City of Anaheim	Sep-2024	Ion Exchange	51,000 gal/min	Nine (9) PFAS treatment facilities at Linda Vista, Katella Ave., Santa Cruz, Energy Field, Brookhurst, Willow Park, Downtown, Boysen Park, and La Palma	64,000	14	$117.1	$117.1	$0.0
	Dec-2028	Ion Exchange	8,000 gal/min	Wells 48 & 53		2	$16.0	$0.8	$15.3
	Dec-2028	Ion Exchange	8,000 gal/min	Wells 39 & 47		2	$16.0	$0.9	$15.1
	Dec-2029	Ion Exchange	TBD	Well 51		1	$7.0	$0.0	$7.0
City of Buena Park	Jun-2026	Packer	2,200 gal/min	Linden Well - Install Packer to reduce flow from PFAS zone(s) in the well - not treatment.		1	$0.6	$0.1	$0.6
City of Fullerton	Jun-2021	Ion Exchange	2,400 gal/min	Kimberly Well 1A	32,000	1	$5.3	$4.1	$1.3
	Dec-2023	Granular Activated Carbon (GAC)	5,000 gal/min	Main Plant 3A		1	$13.7	$13.7	$0.0
	Dec-2026	Granular Activated Carbon (GAC)	4,000 gal/min	Main Plant Wells 5,6,7,8		4	$12.5	$2.6	$9.9
	Jun-2027	Ion Exchange	4,400 gal/min	Kimberly Well 2		1	$10.9	$4.3	$6.6
	Dec-2029	Ion Exchange	1,600 gal/min	Sunclipse Well 10 - Pipeline for Treatment at Kimberly 2 Plant Well 15 - New Well Site Needed		2	$15.3	$0.0	$15.3
City of Garden Grove	Jun-2023	Ion Exchange	17,600 gal/min	Wells 21, 23, 28, 29, 30, 31	34,300	6	$24.3	$24.3	$0.0
	Dec-2026	Ion Exchange	2,000 gal/min	Well 19		1	$6.5	$1.9	$4.7
	Dec-2028	Ion Exchange	13,590 gal/min	Wells 22, 26, and 27		3	$31.7	$1.6	$30.2
	Dec-2030	Ion Exchange	2,000 gal/min	Well 25		1	$7.0	$0.0	$7.0
City of Huntington Beach	Dec-2029	Ion Exchange	3,000 gal/min	Well 3A		1	$8.0	$0.0	$8.0
	Dec-2030	Ion Exchange	3,000 gal/min	Well 6		1	$8.0	$0.0	$8.0
City of Orange	Sep-2022	Ion Exchange	8,420 gal/min	Wells 9, 19, 23, 24	36,000	4	$10.0	$9.9	$0.1
	Apr-2026	Ion Exchange	7,940 gal/min	Wells 20, 21, 22		3	$14.7	$14.7	$0.0
	Apr-2026	Ion Exchange	3,200 gal/min	Well 28		1	$5.0	$4.0	$1.0
	Dec-2028	Ion Exchange	5,500 gal/min	Wells 25, 27		2	$13.0	$0.4	$12.7
	Dec-2029	Ion Exchange	3,200 gal/min	Well 26		1	$7.0	$0.1	$6.9
	Dec-2029	Ion Exchange	TBD	Well 29 - New Well Currently Being Drilled by City		1	$6.0	$1.0	$5.0
City of Santa Ana	May-2023	Ion Exchange	2,500 gal/min	Well 40	45,576	1	$5.8	$5.8	$0.0
	Sep-2026	Ion Exchange	2,500 gal/min	Well 38		1	$7.4	$7.4	$0.0
	Dec-2026	Ion Exchange	2,000 gal/min	Well 31		1	$8.5	$6.8	$1.7
	Apr-2027	Ion Exchange	3,600 gal/min	Well 27&28		2	$17.0	$8.7	$8.3
	May-2027	Ion Exchange	9,200 gal/min	Wells 27, 28, 31, 38, 40 at John Garthe Reservoir		5	$31.4	$0.0	$31.4
	Dec-2029	Ion Exchange	12,400 gal/min	Wells 16, 29, 33, 41, 43(fut) at Walnut Reservoir		5	$25.0	$0.1	$24.9
City of Tustin	May-2025	Ion Exchange	6,400 gal/min	Main Street and Prospect Avenue to remove PFAS from four (4) wells in Tustin	14,500	4	$32.7	$32.7	$0.0
	Dec-2029	Ion Exchange	2,000 gal/min	Edinger Well		1	$7.0	$0.0	$7.0
	Dec-2030	Ion Exchange	2,300 gal/min	17th St Wells (2 wells treated)		2	$7.0	$0.0	$7.0
City of Westminster	Dec-2030	Ion Exchange	2,500 gal/min	WM-3 (New Well)		1	$8.0	$0.0	$8.0
	Dec-2030	Ion Exchange	2,500 gal/min	WM-SC4 (New Well)		1	$8.0	$0.0	$8.0
East Orange County Water District	Jun-2024	Ion Exchange	3,200 gal/min	Treatment for East and VanderWerff Wells	19,000	2	$8.9	$8.9	$0.0
Golden State Water Company	Nov-2023	Ion Exchange	3,200 gal/min	Bradford and Fairhaven Plants	46,300	3	$4.4	$4.4	$0.0
	Jul-2027	Ion Exchange	940 gal/min	Sherrill Plant		1	$3.1	$0.8	$2.4
	Dec-2028	Ion Exchange	7,620 gal/min	La Jolla, Fern Plants		3	$8.3	$0.5	$7.8
	Dec-2028	Ion Exchange	7,620 gal/min	Clair, Beach, and Dale Plants		4	$12.8	$0.9	$11.9
	Dec-2030	Ion Exchange	2,500 gal/min	Lowden		1	$8.0	$0.0	$8.0
	Dec-2030	Ion Exchange	2,500 gal/min	Orangewood		1	$8.0	$0.0	$8.0
Irvine Ranch Water District	Oct-2024	Ion Exchange	3,200 gal/min	Orange Park Acres Well No. 1	125,000	1	$7.2	$7.2	$0.0
Serrano Water District	Feb-2022	Ion Exchange	3,200 gal/min	Wells 3 and 5	5,659	2	$6.0	$6.0	$0.0
Yorba Linda Water District	Dec-2021	Ion Exchange	13,200 gal/min	All ten (10) Yorba Linda wells	11,786	10	$27.7	$27.7	$0.0
Note: $M = Dollars in Millions						106	$607.8	$318.9	$288.9

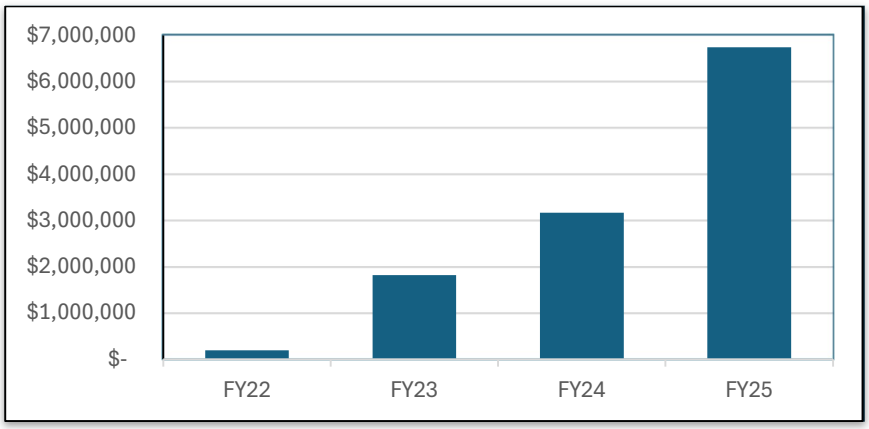
Source: Multiple OCWD and water retailer data

Figure 17 - Summary of PFAS Treatment Facilities

Operations and Maintenance Costs

Under the PFAS Treatment Facilities and Program Agreement, OCWD reimburses 50 percent of eligible operations and maintenance (O&M) costs incurred by participating water agencies. Eligible O&M costs include treatment media replacement, power and chemical costs, routine maintenance, repairs, staffing, compliance monitoring, regulatory compliance activities, additional pumping, waste disposal, sewer costs, and other necessary system maintenance expenses.

Actual PFAS treatment expenses (see Figure 18), which can be found in Annual Comprehensive Financial Reports (ACFRs),[66] varied primarily due to construction timing and the performance of ion exchange resin media. Specialized resins are a key element in PFAS treatment and help remove PFAS from water using electrostatics. Construction delays meant some treatment facilities were not operational as expected, resulting in lower O&M costs. In FY22 and FY23, initial resin media lasted longer than anticipated and reduced O&M costs. In contrast, FY25 experienced more resin changeouts than anticipated and higher O&M costs. Resin media life varies by treatment system and operating conditions, such as run time, cycling frequency, and production flow rates. OCWD is updating resin performance assumptions and changeout frequency estimates to improve future O&M forecasts.



Source: OCWD

Figure 18 – OCWD's Share of PFAS Treatment Facility Annual O&M Cost

Program Status and Future Plans

The overall OCWD PFAS Treatment Systems Project currently includes 11 water retailers, with construction planned or underway for four additional retailers, expanding the program to 15. Fifty-three treatment systems are operational. Construction

[66] "Sound financial management," Orange County Water District, accessed April 8, 2026, https://www.ocwd.com/what-we-do/sound-financial-management/.

continues on 20 additional systems, with design work underway for 24 more. Here is a list of PFAS projects in design or under construction as of May 2026:

- Golden State Water Company Wells SLON and SORG are still in planning. Well SSYC is in design and is anticipated to start construction in Fiscal Year 26/27.
- Tustin 17th Street Well is nearing the start of design.
- Huntington Beach Well 3A, Anaheim Wells 39 and 47, Tustin Edinger Well are all in the design phase and are anticipated to start construction in Fiscal Year 26/27.
- Buena Park Linden Well is currently in construction.

Figure 19 indicates the estimated average monthly cost of PFAS treatment to OCWD service area residents is $1.42 per person. OCWD anticipates continued design and construction activity over several years.

Average PFAS Impact to OCWD Service Area Residents
Over a 25 year period

Total Capital Costs	$570,000,000	
State & Fed Grants	$152,000,000	
Litigation Proceeds	$121,000,000	
Net Capital Costs	$297,000,000	
Amortized Debt Costs		
	4.50%	Interest Rate
	25	Years
	$297,000,000	Amount
Annual Debt Payment	$20,029,391	
Estimated Annual O&M Cost	$22,000,000	
Total Annual Cost	$42,029,391	
Total Monthly Cost	$3,502,449	
OCWD Population from 19 Member Agencies	2,469,000	persons
Monthly cost per person	$1.42	

Source: OCWD

Figure 19 - PFAS Monthly Cost to OCWD Service Area Residents

FINDINGS

In accordance with California Penal Code Sections 933 and 933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency affected by the findings presented in this section. The responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury has arrived at the following six principal findings:

F1 Commercial and industrial chemical manufacturers are a major source of PFAS contamination. Settlement litigation funds are available for community water systems to make claims.

F2 PFAS is widespread, and contamination has been detected in Orange County groundwater sources. Community water systems are required to report PFAS monitoring results in their annual Consumer Confidence Reports.

F3 PFAS exposure is associated with potential adverse human health effects.

F4 OCWD has taken a proactive leadership role in addressing PFAS in the Orange County Groundwater Basin, though PFAS treatment implementation varies across local cities and water districts.

F5 Groundwater supplies must either be treated to remove PFAS or must be replaced with imported water supplies that are significantly more expensive than groundwater. Over $500 million is being spent on construction, operations, and maintenance of PFAS treatment facilities in Orange County.

F6 Orange County drinking water meets or exceeds state and federal standards and is safe for consumption without additional home filtration.

F7 Research on newer PFAS compounds and long-term exposure effects is ongoing.

F8 There are limited online PFAS education and outreach programs among Orange County water retailers. Most retailers rely on OCWD for PFAS education and outreach. PFAS advisories were included in approximately 55% of the Orange County water retailers' annual water quality reports in 2025.

RECOMMENDATIONS

In accordance with California Penal Code Sections 933 and 933.05, the 2025-2026 Orange County Grand Jury requires (or, as noted, requests) responses from each agency affected by the recommendations presented in this section. The responses are to be submitted to the Presiding Judge of the Superior Court.

Based on its investigation described herein, the 2025-2026 Orange County Grand Jury makes the following recommendations:

R1 By September 30, 2026, Orange County Water District (OCWD), in coordination with state and federal agencies, should pursue cost recovery efforts against PFAS manufacturers to offset treatment, monitoring, and long-term remediation costs incurred by local water agencies and ratepayers. [F1, F5]

R2 By July 1, 2029, OCWD and its member agencies should monitor PFAS in groundwater and surface water sources and promptly implement PFAS treatment when response levels are exceeded. [F2, F4]

R3 By September 30, 2026, OCWD, in collaboration with the Orange County Health Care Agency, should update public education and guidance continually as scientific understanding and regulatory standards evolve. [F3]

R4 By July 1, 2029, all Orange County water retailers should consistently include a PFAS advisory, treatment facilities status, and compliance information in consumer confidence reports and on agency websites, using clear and understandable language for the public. [F2, F8]

R5 By September 30, 2026, OCWD and all Orange County water retailers should enhance coordinated public education efforts to reassure their customers about drinking water safety. [F6, F8]

R6 By September 30, 2026, OCWD should continuously monitor national and international PFAS research developments and incorporate new findings into future groundwater management, treatment planning, and regulatory compliance strategies. [F7]

COMMENDATIONS

Many Orange County water agencies have demonstrated exceptional leadership in addressing PFAS through large-scale treatment investments, rigorous monitoring, and public communication. Together, these agencies serve more than two million residents and have implemented some of the most advanced PFAS treatment systems in the nation. The following commendations recognize high-impact programs and measurable achievements across the region.

Orange County Water District (OCWD)

OCWD has implemented the largest PFAS treatment program in the United States, designing and constructing treatment systems for over 100 impacted wells across 15 cities and retail water districts, improving water quality for approximately 1.5 million people. OCWD secured a $94M EPA Water Infrastructure Finance and Innovation Act (WIFIA) loan, $152M in state and federal grant funding, and $131M in PFAS manufacturers litigation settlement funds to support this effort, which includes the build-out of more than 30 PFAS treatment facilities.

The Grand Jury offers additional commendations to OCWD and its member agencies for their collaborative cost-sharing agreement. Under this arrangement, OCWD fully funds all PFAS facility design and construction capital expenditures. Ongoing operations and maintenance costs are then shared equally, with OCWD covering 50% and each participating water retailer contributing the remaining 50% for the PFAS treatment facilities they operate. This approach reflects progressive public-sector planning, demonstrating how agencies can work together to address complex and costly challenges. It also serves as a strong model for future government/private-sector cost-sharing agreements, illustrating how thoughtful collaboration can enhance efficiency and long-term public benefit.

Anaheim Water Utility

Anaheim has launched one of the largest municipal PFAS treatment programs in the country, a multi-phase, $150M effort to construct treatment systems at nine groundwater sites. The utility serves 64,000 metered customers, historically relying on groundwater for 80% of its supply. PFAS treatment systems for Wells 39 and 47 are among the first in a series of facilities designed to restore local production while meeting stringent state and federal standards.

Yorba Linda Water District (YLWD)

YLWD operates the J. Wayne Miller, Ph.D. Water Treatment Plant, recognized as the nation's largest PFAS ion-exchange treatment facility. The plant serves approximately 80,000 customers and has delivered PFAS-free water for nearly three consecutive years. This facility allows YLWD to optimize its groundwater resources while proactively meeting evolving PFAS regulatory standards.

RESPONSES

The following excerpts from the California Penal Code provide the requirements for public agencies to respond to the Findings and Recommendations of this Grand Jury report:

§933

(c) No later than 90 days after the grand jury submits a final report on the operations of any public agency subject to its reviewing authority, the governing body of the public agency shall comment to the presiding judge of the superior court on the findings and recommendations pertaining to matters under the control of the governing body, and every elected county officer or agency head for which the grand jury has responsibility pursuant to Section 914.1 shall comment within 60 days to the presiding judge of the superior court, with an information copy sent to the board of supervisors, on the findings and recommendations pertaining to matters under the control of that county officer or agency head and any agency or agencies which that officer or agency head supervises or controls. In any city and county, the mayor shall also comment on the findings and recommendations. All of these comments and reports shall forthwith be submitted to the presiding judge of the superior court who impaneled the grand jury. A copy of all responses to grand jury reports shall be placed on file with the clerk of the public agency and the office of the county clerk, or the mayor when applicable, and shall remain on file in those offices. One copy shall be placed on file with the applicable grand jury final report by, and in the control of the currently impaneled grand jury, where it shall be maintained for a minimum of five years.

§933.05.

(a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:

(1) The respondent agrees with the finding.

(2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons, therefore.

(b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:

(1) The recommendation has been implemented, with a summary regarding the implemented action.

(2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.

(3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.

(4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation, therefore.

(c) However, if a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the board of supervisors shall respond if requested by the grand jury, but the response of the board of supervisors shall address only those budgetary or personnel matters over which it has some decision-making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

(d) A grand jury may request a subject person or entity to come before the grand jury for the purpose of reading and discussing the findings of the grand jury report that relates to that person or entity in order to verify the accuracy of the findings prior to their release.

(e) During an investigation, the grand jury shall meet with the subject of that investigation regarding the investigation, unless the court, either on its own determination or upon request of the foreperson of the grand jury, determines that such a meeting would be detrimental.

(f) A grand jury shall provide to the affected agency a copy of the portion of the grand jury report relating to that person or entity two working days prior to its public release and after the approval of the presiding judge. No officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to the public release of the final report.

(Amended by Stats. 1997, Ch. 443, Sec. 5. Effective January 1, 1998.)

Comments to the Presiding Judge of the Superior Court in compliance with Penal Code §933.05 are required from:

Orange County Board of Supervisors	90 Day Response Required
Findings:	F3
Recommendations:	R3
Orange County Water District Board of Directors	90 Day Response Required
Findings:	F1, F2, F3, F4, F5, F6, F7, F8
Recommendations:	R1, R2, R3, R5, R6
Orange County Health Care Agency	90 Day Response Requested
Findings:	F3
Recommendations:	R3
City of Anaheim	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Brea	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
City of Buena Park	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Fountain Valley	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5

City of Fullerton	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Garden Grove	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Huntington Beach	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of La Habra	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
City of La Palma	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Newport Beach	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Orange	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5

City of San Clemente	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
City of Santa Ana	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Seal Beach	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Tustin	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
City of Westminster	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
East Orange County Water District	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
El Toro Water District	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5

Emerald Bay Service District	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
Golden State Water Company	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
Irvine Ranch Water District	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
Laguna Beach County Water District	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
Mesa Water District	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
Moulton Niguel Water District	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
Santa Margarita Water District	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5

Serrano Water District	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5
South Coast Water District	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
Trabuco Canyon Water District	90 Day Response Required
Findings:	F2, F6, F8
Recommendations:	R4, R5
Yorba Linda Water District	90 Day Response Required
Findings:	F2, F4, F6, F8
Recommendations:	R2, R4, R5

Acronyms

ACFRS	Annual comprehensive financial reports
ADONA	Ammonium 4 8-dioxa-3h-perfluorononanoate
AFFF	Aqueous film forming foams used frequently at airports and military bases for firefighting and emergency response training activities
AL	Regulatory Action Level The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow
ATSDR	Agency for Toxic Substances and Disease Registry
CCR	Consumer Confidence Report
CCRDL	Consumer Confidence Report Detection Levels
CDC	United States Centers for Disease Control and Prevention
CWS	Community Water System
DDW	Division of Drinking Water
DWR	Department of Water Resources
Effluent	Liquid waste from industrial facilities
EPA	US Environmental Protection Agency
FDA	Food and Drug Administration
GenX	Is a Chemours trademark name for a synthetic, short chain organofluorine chemical compound, the ammonium salt of hexafluoropropylene oxide dimer acid (HFPO-DA). It can also be used more informally to refer to the group of related fluorochemicals that are used to produce GenX.
GWRS	Ground water replacement system
HALF LIFE	Time required for a quantity to reduce to half of its original value
HFPO-DA	Hexafluoropropylene oxide dimer acid
MSS	Multi site study
MCL	Glossary of Terms Maximum Contaminant Level. The highest level of a contaminant that is allowed in drinking water. Primary MCLs are set as

	close to the public health goals and maximum contaminant level goals as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste, and appearance of drinking water.
MCLG	Maximum Contaminant Level Goal. The level of a contaminant in drinking water below which there is no known or expected risk to health. The United States Environmental Protection Agency (USEPA) sets maximum contaminant level goals.
MRDL	Maximum Residual Disinfectant Level. The highest level of a disinfectant allowed in drinking water. There is convincing evidence that the addition of a disinfectant is necessary for control of microbial contaminants.
MRDLG	Maximum Residual Disinfectant Level Goal The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
MWD	Metropolitan Water District
MWDOC	Municipal Water District of Orange County
N/A	Not applicable
ND	Not detected
NHANES	National Health and Nutrition Examination Survey
NL	California Notification Level Non-regulatory, health-based advisory levels established by the State Board for contaminants in drinking water for which an MCL has not been established
NR	Not required to be tested; < = average is less than the detection limit for reporting purposes
NTU	Nephelometric turbidity units
OCWD	Orange County Water District
O & M	Operations and Management
PAYGO	“Pay as you go”
PDWS	Primary Drinking Water Standard MCLs, MRDLs and treatment techniques (TTs) for contaminants that affect health, along with their monitoring and reporting requirements
pCi/L	picoCuries per liter

PFAS RULE	Establishes enforceable drinking water standards for six PFAS chemicals
PFAS	Per- and polyfluoroalkyl substances
PFBA	Perfluoro Butanoic Acid
PFBS	Perfluoro Butane Sulfonic Acid
PFHpA	Perfluoro Heptanoic Acid
PFHxA	Perfluoro Hexanoic Acid
PFHxS	Perfluoro Hexane Sulfonic Acid
PFNA	Perfluorononanoic acid
PFOA	Perfluoro Octanoic Acid
PFOS	Perfluoro Octane Sulfonic Acid
PFPeA	Perfluoro Pentanoic Acid
PHG	Public Health Goal The level of a contaminant in drinking water below which there is no known or expected risk to health. The California Environmental Protection Agency (CalEPA) sets public health goals.
PPB	Parts per billion
PPM	Parts per million
PPT	Parts per trillion
PQL	Practical Quantitation Level
PWS	Public water supply
RAA	Highest Running Annual Average
SAR	Santa Ana River
SDWA	Safe Drinking Water Act
SDWIS	Safe Drinking Water Information System
SWRCB	State Water Resources Control Board
WIFIA	Water Infrastructure Finance and Innovation Act
TT	Treatment Technique. A required process intended to reduce the level of a contaminant in drinking water
UCI	University of California, Irvine

UCMR	Unregulated Contaminant Monitoring Rule
US	United States
µmho/cm	Micromho per centimeter (equivalent to 1 microsiemens/cm)

Glossary

Cross Sectional Study	Examines prevalence of a condition or characteristic at a single point in time across a population to identify patterns, associations, and risk factors
Ion Exchange Technology	Process that removes/replaces dissolved ions in a solution using solid materials.
Non-Community Water Systems	Public water systems at locations where people do not reside
Non-Transient Water Systems	Public water systems that service at least 25 of the same people over six months of the year, but do not live there

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Happy Family [Cover page, top row, right image of family] – Happy Family Enjoying Fresh Water Together at Home. Concept drink of clear water. Stock Photo | Adobe Stock

Lab Glass [Cover page, middle row, right image of chemical lab glass] - Blue laboratory Images - Free Download on Magnific (formerly Freepik), 2026

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Appendix A

Unregulated Contaminated Monitoring Rule (UCMR) Contaminants Lists, PFAS Contaminants

Contaminant/CASRN[1]	MRL (µg/L)[2]	Use or Environmental Source[3]
Perfluorinated Compounds: EPA Method 537		
perfluorooctanesulfonic acid (PFOS) 1763-23-1	0.04	Surfactant or emulsifier; used in fire-fighting foam, circuit board etching acids, alkaline cleaners, floor polish, and as a pesticide active ingredient for insect bait traps; U.S. manufacture of PFOS phased out in 2002; however, PFOS still generated incidentally
perfluorooctanoic acid (PFOA) 335-67-1	0.02	Perfluorinated aliphatic carboxylic acid; used for its emulsifier and surfactant properties in or as fluoropolymers (such as Teflon), fire-fighting foams, cleaners, cosmetics, greases and lubricants, paints, polishes, adhesives and photographic films
perfluorononanoic acid (PFNA) 375-95-1	0.02	Manmade chemical; used in products to make them stain, grease, heat and water resistant
perfluorohexanesulfonic acid (PFHxS) 355-46-4	0.03	Manmade chemical; used in products to make them stain, grease, heat and water resistant
perfluoroheptanoic acid (PFHpA) 375-85-9	0.01	Manmade chemical; used in products to make them stain, grease, heat and water resistant
perfluorobutanesulfonic acid (PFBS) 375-73-5	0.09	Manmade chemical; used in products to make them stain, grease, heat and water resistant

1. CASRN - Chemical Abstracts Service Registry Number
2. MRL - Minimum Reporting Level
3. "Use or Environmental Source" further documented in UCMR 3 Contaminants – Information Compendium. EPA 815-B-11-001. January 2012

Figure 20 - UCMR 3 Contaminants List, PFAS Contaminants

Contaminant	CASRN[1]	MRL[2] (µg/L)	Additional Information
25 PFAS: EPA Method 533			
11-chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	763051-92-9	0.005	PFAS are a group of synthetic chemicals used in a wide range of consumer products and industrial applications including: non-stick cookware, water-repellent clothing, stain-resistant fabrics and carpets, cosmetics, firefighting foams, electroplating, and products that resist grease, water, and oil. PFAS are found in the blood of people and animals and in water, air, fish, and soil at locations across the United States and the world.
1*H*,1*H*, 2*H*, 2*H*-perfluorodecane sulfonic acid (8:2FTS)	39108-34-4	0.005	
1*H*,1*H*, 2*H*, 2*H*-perfluorohexane sulfonic acid (4:2FTS)	757124-72-4	0.003	
1*H*,1*H*, 2*H*, 2*H*-perfluorooctane sulfonic acid (6:2FTS)	27619-97-2	0.005	
4,8-dioxa-3H-perfluorononanoic acid (ADONA)	919005-14-4	0.003	
9-chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	756426-58-1	0.002	
hexafluoropropylene oxide dimer acid (HFPO-DA)(GenX)	13252-13-6	0.005	
nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	151772-58-6	0.02	
perfluoro (2-ethoxyethane) sulfonic acid (PFEESA)	113507-82-7	0.003	
perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	0.004	
perfluoro-4-methoxybutanoic acid (PFMBA)	863090-89-5	0.003	
perfluorobutanesulfonic acid (PFBS)	375-73-5	0.003	
perfluorobutanoic acid (PFBA)	375-22-4	0.005	
perfluorodecanoic acid (PFDA)	335-76-2	0.003	
perfluorododecanoic acid (PFDoA)	307-55-1	0.003	
perfluoroheptanesulfonic acid (PFHpS)	375-92-8	0.003	
perfluoroheptanoic acid (PFHpA)	375-85-9	0.003	
perfluorohexanesulfonic acid (PFHxS)	355-46-4	0.003	
perfluorohexanoic acid (PFHxA)	307-24-4	0.003	
perfluorononanoic acid (PFNA)	375-95-1	0.004	
perfluorooctanesulfonic acid (PFOS)	1763-23-1	0.004	
perfluorooctanoic acid (PFOA)	335-67-1	0.004	
perfluoropentanesulfonic acid (PFPeS)	2706-91-4	0.004	
perfluoropentanoic acid (PFPeA)	2706-90-3	0.003	
perfluoroundecanoic acid (PFUnA)	2058-94-8	0.002	
4 PFAS: EPA Method 537.1			
N-ethyl perfluorooctanesulfonamidoacetic acid (NEtFOSAA)	2991-50-6	0.005	See above for PFAS information.
N-methyl perfluorooctanesulfonamidoacetic acid (NMeFOSAA)	2355-31-9	0.006	
perfluorotetradecanoic acid (PFTA)	376-06-7	0.008	
perfluorotridecanoic acid (PFTrDA)	72629-94-8	0.007	

1. CASRN - Chemical Abstracts Service Registry Number
2. MRL - Minimum Reporting Level

Figure 21 - UCMR 5 Contaminants List, PFAS Contaminants

State Water Resources Control Board PFAS General Monitoring Orders, 2020-2025

SWRCB Order Exhibit Title	**Internet URL Web Address**
2020 SWRCB General Order DW 2020-0003-DDW	https://www.waterboards.ca.gov/board_decisions/adopted_orders/drinking_water/2020/pfas_go_2020_0003_ddw/pfas_go_2020_0003_ddw.pdf
Exhibit A – List of Sources Subject to General Order No. DW 2020-0003-DDW (for DDW Section 5),	https://wqts.com/wp-content/uploads/2020/09/go_exhibit_a_section5.pdf
2021 SWRCB General Order DW-2021-0001-DDW	https://www.waterboards.ca.gov/board_decisions/adopted_orders/drinking_water/2021/pfas_go_2021_0001_ddw/a5.pdf
Exhibit A – List of Sources Subject to General Order No. DW 2021-0001-DDW (For DDW Section 5)	https://www.waterboards.ca.gov/board_decisions/adopted_orders/drinking_water/2021/pfas_go_2021_0001_ddw/a5.pdf
2022 Amended General Order DW 2022-0001-DDW	https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/pfas_ddw_general_order/docs/amended-pfas-general-order-2022-final.pdf
Exhibit A – List of Sources Subject to General Order No. DW 2022-0001-DDW (Amended)	https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/pfas_ddw_general_order/docs/pfas_go_2022-0001-DDW_ExhibitA.pdf
2025 SWRCB General Order DW 2025-0002-DDW	https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/pfas_ddw_general_order/docs/order-dw-2025-0002-ddw-pfas-initial-monitoring.pdf
Exhibit A – List of Sources Subject to General Order DW 2025-0002-DDW	https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.waterboards.ca.gov%2Fdrinking_water%2Fcertlic%2Fdrinkingwater%2Fpfas_ddw_general_order%2Fdocs%2Forder-dw-2025-0002-ddw-exhibit-a.xlsx&wdOrigin=BROWSELINK

Figure 22 - SWRCB PFAS General Monitoring Orders Issued 2020 through 2025

State Water Resources Control Board General Monitoring Orders PFAS Constituents Lists

General Order No. DW 2020-0003-DDW

EXHIBIT B

CONSUMER CONFIDENCE REPORT DETECTION LEVELS (CCRDL)

	Constituent	CCRDL, ng/L
1	PERFLUOROBUTANESULFONIC ACID (PFBS)	4
2	PERFLUORONONANOIC ACID (PFNA)	4
3	PERFLUORODECANOIC ACID (PFDA)	4
4	PERFLUOROTETRADECANOIC ACID (PFTA)	4
5	HEXAFLUOROPROPYLENE OXIDE DIMER ACID (HFPO-DA)	4
6	4,8-DIOXA-3H-PERFLUORONONANOIC ACID (ADONA)	2
7	PERFLUOROHEPTANOIC ACID (PFHpA)	4
8	N-ETHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID	4
9	PERFLUORODODECANOIC ACID (PFDoA)	4
10	PERFLUOROTRIDECANOIC ACID (PFTrDA)	4
11	9-CHLOROHEXADECAFLUORO-3-OXANONE-1-SULFONIC ACID	2
12	PERFLUOROOCTANE SULFONIC ACID (PFOS)	4
13	PERFLUOROHEXANE SULFONIC ACID (PFHxS)	4
14	N-METHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID	4
15	PERFLUOROHEXANOIC ACID (PFHxA)	4
16	PERFLUOROUNDECANOIC ACID (PFUnA)	4
17	11-CHLOROEICOSAFLUORO-3-OXAUNDECANE-1-SULFONIC ACID	2
18	PERFLUOROOCTANOIC ACID (PFOA)	4

NOTES:

1. The CCRDL is based on a review of the reporting levels reported for monitoring conducted between August and December 2019. Specifically, the SWB calculated the CCRDL as the reporting level that was achievable in 90 percent of all negative result reported during that period. Results were rounded to the nearest whole number.
2. For HFPO-DA, the rounded CCRDL is lower than the 90th percentile of conveyed reporting levels based on consultation with the laboratory reporting the highest volume of results, and their statement that a reporting level of 4 ng/L (4 ppt) could readily be achieved.

Figure 23 - SWRCB General Monitoring Order 2020-0003-DDW, PFAS Constituents

General Order No. DW 2021-0001-DDW

EXHIBIT B

CONSUMER CONFIDENCE REPORT DETECTION LEVELS (CCRDL) and ADVISORY LEVELS

	Constituent	CCRDL[1], ng/L	Notification Level, ng/L	Response Level, ng/L	Exceedance Methodology[3]
1	PERFLUOROBUTANESULFONIC ACID (PFBS)[4]	4	-	-	-
2	PERFLUORONONANOIC ACID (PFNA)	4			
3	PERFLUORODECANOIC ACID (PFDA)	4			
4	PERFLUOROTETRADECANOIC ACID (PFTA)	4			
5	HEXAFLUOROPROPYLENE OXIDE DIMER ACID (HFPO-DA)[2]	4			
6	4,8-DIOXA-3H-PERFLUORONONANOIC ACID (ADONA)	2			
7	PERFLUOROHEPTANOIC ACID (PFHpA)	4			
8	N-ETHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID	4			
9	PERFLUORODODECANOIC ACID (PFDoA)	4			
10	PERFLUOROTRIDECANOIC ACID (PFTrDA)	4			
11	9-CHLOROHEXADECAFLUORO-3-OXANONE-1-SULFONIC ACID	2			
12	PERFLUOROOCTANE SULFONIC ACID (PFOS)	4	6.5	40	QRAA
13	PERFLUOROHEXANE SULFONIC ACID (PFHxS)	4			
14	N-METHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID	4			
15	PERFLUOROHEXANOIC ACID (PFHxA)	4			
16	PERFLUOROUNDECANOIC ACID (PFUnA)	4			
17	11-CHLOROEICOSAFLUORO-3-OXAUNDECANE-1-SULFONIC ACID	2			
18	PERFLUOROOCTANOIC ACID (PFOA)	4	5.1	10	QRAA

Figure 24 - SWRCB General Monitoring Order 2021-0001-DDW, PFAS Constituents

Order DW-2022-0001-DDW (Amended)

Exhibit B - CONSUMER CONFIDENCE REPORT INFORMATION AND NOTIFICATION AND RESPONSE LEVELS

Table 1 - Consumer Confidence Report Detection Levels (CCRDL) – EPA Method 533

Constituent	CCRDL (ng/L)	U.S. EPA MCL (ng/L)
11-chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	2.0	--
1*H*,1*H*, 2*H*, 2*H*-perfluorodecane sulfonic acid (8:2FTS)	5.0	--
1*H*,1*H*, 2*H*, 2*H*-perfluorohexane sulfonic acid (4:2FTS)	2.0	--
1*H*,1*H*, 2*H*, 2*H*-perfluorooctane sulfonic acid (6:2FTS)	5.0	--
4,8-dioxa-3H-perfluorononanoic acid (ADONA)	2.0	--
9-chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	2.0	--
hexafluoropropylene oxide dimer acid (HFPO-DA) (GenX)	2.0	10
nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	2.0	--
perfluoro (2-ethoxyethane) sulfonic acid (PFEESA)	2.0	--
perfluoro-3-methoxypropanoic acid (PFMPA)	2.0	--
perfluoro-4-methoxybutanoic acid (PFMBA)	2.0	--
perfluorobutanesulfonic acid (PFBS)	2.0	--
perfluorobutanoic acid (PFBA)	2.0	--
perfluorodecanoic acid (PFDA)	2.0	--
perfluorododecanoic acid (PFDoA)	2.0	--
perfluoroheptanesulfonic acid (PFHpS)	2.0	--
perfluoroheptanoic acid (PFHpA)	2.0	--
perfluorohexanesulfonic acid (PFHxS)	2.0	10
perfluorohexanoic acid (PFHxA)	2.0	--
perfluorononanoic acid (PFNA)	2.0	10
perfluorooctanesulfonic acid (PFOS)	2.0	4.0
perfluorooctanoic acid (PFOA)	2.0	4.0
perfluoropentanesulfonic acid (PFPeS)	2.0	--
perfluoropentanoic acid (PFPeA)	2.0	--
perfluoroundecanoic acid (PFUnA)	2.0	--

Figure 25 - SWRCB General Monitoring Order 2022-0001-DDW, PFAS Constituents

Order DW-2025-0002-DDW

Exhibit B - CONSUMER CONFIDENCE REPORT INFORMATION AND NOTIFICATION AND RESPONSE LEVELS

Table 1 - Consumer Confidence Report Detection Levels (CCRDL)

Constituent	CCRDL (ng/L)	U.S. EPA MCL (ng/L)
11-chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	2.0	--
1*H*,1*H*, 2*H*, 2*H*-perfluorodecane sulfonic acid (8:2FTS)	5.0	--
1*H*,1*H*, 2*H*, 2*H*-perfluorohexane sulfonic acid (4:2FTS)	2.0	--
1*H*,1*H*, 2*H*, 2*H*-perfluorooctane sulfonic acid (6:2FTS)	5.0	--
4,8-dioxa-3H-perfluorononanoic acid (ADONA)	2.0	--
9-chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	2.0	--
hexafluoropropylene oxide dimer acid (HFPO-DA) (GenX)	2.0	10
nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	2.0	--
perfluoro (2-ethoxyethane) sulfonic acid (PFEESA)	2.0	--
perfluoro-3-methoxypropanoic acid (PFMPA)	2.0	--
perfluoro-4-methoxybutanoic acid (PFMBA)	2.0	--
perfluorobutanesulfonic acid (PFBS)	2.0	--
perfluorobutanoic acid (PFBA)	2.0	--
perfluorodecanoic acid (PFDA)	2.0	--
perfluorododecanoic acid (PFDoA)	2.0	--
perfluoroheptanesulfonic acid (PFHpS)	2.0	--
perfluoroheptanoic acid (PFHpA)	2.0	--
perfluorohexanesulfonic acid (PFHxS)	2.0	10
perfluorohexanoic acid (PFHxA)	2.0	--
perfluorononanoic acid (PFNA)	2.0	10
perfluorooctanesulfonic acid (PFOS)	2.0	4.0
perfluorooctanoic acid (PFOA)	2.0	4.0
perfluoropentanesulfonic acid (PFPeS)	2.0	--
perfluoropentanoic acid (PFPeA)	2.0	--
perfluoroundecanoic acid (PFUnA)	2.0	--
n-ethyl perfluorooctanesulfonamidoacetic acid (NEtFOSSA)	5.0	--
n-methyl perfluorooctanesulfonamidoacetic acid (NMeFOSSA)	5.0	--
perfluorotetradecanoic acid (PFTA)	2.0	--
perfluorotridecanoic acid (PFTrDA)	2.0	--

Figure 26 - SWRCB General Monitoring Order 2025-0002-DDW, PFAS Constituents

Appendix B

Eight Content Requirements of a CCR

- ***Item 1*: Water System Information** – Name/phone number of a contact person; information on public participation opportunities.
- ***Item 2*: Source(s) of Water**.
- ***Item 3*: Definitions** – Maximum Contaminant Level (MCL); MCL Goal (MCLG); Treatment Technique (TT); Action Level (AL); Maximum Residual Disinfectant Level (MRDL); MRDL Goal (MRDLG).
- ***Item 4*: Detected Contaminants** – A table summarizing reported concentrations and relevant MCLs and MCLGs or MRDLs and MRDLGs; known source of detected contaminants; health effects language.
- ***Item 5*: Information on Monitoring for *Cryptosporidium*, Radon, and Other Contaminants** (if detected).
- ***Item 6*: Compliance with Other Drinking Water Regulations** (any violations and Ground Water Rule [GWR] special notices).
- ***Item 7*: Variances and Exemptions** (if applicable).
- ***Item 8*: Required Educational Information** – Explanation of contaminants in drinking water and bottled water; information to vulnerable populations about *Cryptosporidium*; statements on nitrate, arsenic, and lead.

Optional Information

CWSs are not limited to providing only the required information in their CCR. CWSs may want to include:

- An explanation (or include a diagram of) the CWSs treatment processes.
- Source water protection efforts and/or water conservation tips.
- Costs of making the water safe to drink.
- A statement from the mayor or general manager.
- **Information to educate customers about**: Taste and odor issues, affiliations with programs such as the Partnership for Safe Water, opportunities for public participation, etc.

Communication Tips

- Provide a consistent message. Be as simple, truthful, and straightforward as possible. Avoid acronyms, initials, and jargon.
- Provide links to useful information resources.
- Limit wordiness – write short sentences and keep your paragraphs short.
- Assume that consumers will only read the top half of the notice or what can be read in 10 seconds.
- Display important elements in bold and/or large type in the top half of the notice.
- Do not make your text size too small.
- Give a draft of your CCR to relatives or friends who are not drinking water experts and ask them if it makes sense. Ask customers for their comments when you publish the CCR.
- Use graphics, photographs, maps, and drawings to illustrate your message. Do not distract from your main message with graphics and/or pictures that do not complement your message.
- Consider printing the CCR on recycled paper and taking other steps to make the CCR "environmentally friendly." If you hope to get your customers involved in protecting or conserving water, set a good example for them to follow.
- Use the CCR as an opportunity to tell your customers about all of the things that you are doing well.

Source: EPA

Figure 27 - EPA Eight Content Requirements of a Consumer Confidence Report

August 25, 2026

Honorable Sheila F. Hanson
Presiding Judge of the Superior Court of California
Orange County Grand Jury
700 Civic Center Drive West
Santa Ana, CA 92701

RE: City of Buena Park Response to Grand Jury Report – "PFAS and Public Awareness: A Closer Look at Orange County Drinking Water"

Dear Judge Hanson:

The Buena Park City Council has reviewed the Orange County Grand Jury's report entitled, "PFAS and Public Awareness: A Closer Look at Orange County Drinking Water." Below are the City of Buena Park's responses to the aforementioned report:

FINDINGS:

F2 **PFAS is widespread, and contamination has been detected in Orange County groundwater sources. Community water systems are required to report PFAS monitoring results in their annual Consumer Confidence Reports.**

Response: **The City of Buena Park partially agrees with this finding.** Community water systems are required to report PFAS monitoring results in their annual Consumer Confidence Reports if the concentration is above a state-set Report Detection Level, consistent with requirements established by the state Division of Drinking Water.

F4 **OCWD has taken a proactive leadership role in addressing PFAS in the Orange County Groundwater Basin, though PFAS treatment implementation varies across local cities and water districts.**

Response: **The City of Buena Park agrees with this finding.** OCWD and the Producers it serves, including Buena Park, provide safe and reliable drinking water that consistently meets all state and federal drinking water standards. Despite playing no role in releasing PFAS into the environment, OCWD is working with its Producers to remove PFAS from local water supplies in order to comply with state and federal regulations. More than 100 out of 200 Producer wells within OCWD have been impacted due to various state and federal regulations. At this time, only two (2) of 19 Producer water systems have continued to report non-detects for PFAS: the cities of Seal Beach and La Palma.

DRAFT

F6 **Orange County drinking water meets or exceeds state and federal standards and is safe for consumption without additional home filtration.**

Response: **The City of Buena Park agrees with this finding.** Orange County drinking water meets or exceeds state and federal standards and is safe for consumption without additional home filtration.

F8 **There are limited online PFAS education and outreach programs among Orange County water retailers. Most retailers rely on OCWD for PFAS education and outreach. PFAS advisories were included in approximately 55% of the Orange County water retailers' annual water quality reports in 2025.**

Response: **The City of Buena Park partially agrees with this finding.** OCWD maintains a PFAS section on its website www.ocwd.com, which contains a PFAS Fact Sheet and a Quarterly PFAS Update. When requested, OCWD works with its Producers, including Buena Park, to provide agency-specific fact sheets and other information for public distribution.

RECOMMENDATIONS:

R2 **By July 1, 2029, OCWD and its member agencies should monitor PFAS in groundwater and surface water sources and promptly implement PFAS treatment when response levels are exceeded. [F2, F4]**

Response: **The recommendation has been implemented.** OCWD continues to maintain a proactive and comprehensive monitoring program for PFAS and funds treatment in cooperation with its Producers, including the City of Buena Park. These PFAS water quality monitoring efforts have continued for more than a decade and include multiple US EPA Unregulated Contaminant Monitoring Rule programs that include PFAS (UCMR3 and UCMR5) as well as multiple PFAS monitoring orders issued by the California Division of Drinking Water. OCWD has steadily expanded PFAS monitoring to include additional drinking water wells, groundwater monitoring wells, and surface waters throughout the Orange County groundwater basin and the Santa Ana River watershed. Through these efforts, OCWD will ensure that all its Producer agencies meet the initial monitoring requirements contained within US EPA's PFAS National Primary Drinking Water Regulation (NPDWR). OCWD has continued to meet and maintain communication with many local water agencies and regulatory agencies to share PFAS monitoring results and related information. OCWD has also performed multiple phases of pilot testing of PFAS treatment media to help Producers determine the best treatment options. OCWD has implemented a PFAS treatment policy to fund 100% of the design and construction, and 50% of the operation and maintenance costs for Producer drinking water well treatment facilities. OCWD and the Producer water systems have worked closely and collaboratively to develop this PFAS treatment policy and maintain PFAS agreements in support of the policy, resulting in implementation of treatment throughout OCWD well in advance of much of the rest of the country.

DRAFT

R4 **By July 1, 2029, all Orange County water retailers should consistently include a PFAS advisory, treatment facilities status, and compliance information in consumer confidence reports and on agency websites, using clear and understandable language for the public. [F2, F8]**

Response: **The recommendation has not yet been implemented but will be implemented by July 1, 2029.**

R5 **By September 30, 2026, OCWD and all Orange County water retailers should enhance coordinated public education efforts to reassure their customers about drinking water safety. [F6, F8]**

Response: **The recommendation has not yet been implemented but will be implemented by September 20, 2026.** OCWD and the City of Buena Park will continue to work together to share information with the public about drinking water safety. By the above date, the City of Buena Park will explore additional marketing methods (e.g. city website, water bill insert, etc.) that the City can implement to reassure its customers about the safety of local drinking water.

Thank you for providing the City of Buena Park the opportunity to respond to this report.

Sincerely,

Aaron France
City Manager

cc: Buena Park City Council
Christopher G. Cardinale, City Attorney

DRAFT

August 25, 2026
NEW BUSINESS
Item No. 5A.

City Council Agenda Report

FINAL PAYMENT TO HARDY AND HARPER, INC. FOR THE DALE STREET REHABILITATION PROJECT FROM CRESCENT AVENUE TO SR-91

PREPARED BY	PRESENTED BY
Jaden Miller, Principal Engineer	Jaden Miller, Principal Engineer
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Mina Mikhael, Director of Public Works/City Engineer	Aaron France, City Manager

RECOMMENDED ACTION

1) Accept the project as complete and approve a final payment to Hardy and Harper, Inc. in the amount of $1,034,916.64; 2) Direct the Public Works Department to file a Notice of Completion; and, 3) Authorize a budget transfer in the amount of $115,000 from the Commonwealth Avenue budget (Account No. 24-9806-590190) for this purpose.

PREVIOUS CITY COUNCIL ACTION

On March 10, 2026, the City Council approved a contract with Hardy and Harper, Inc. in the amount of $1,850,000 for the Dale Street Rehabilitation Project from Crescent Avenue to SR-91. The approved total construction project budget of $1,990,000 included a $140,000 construction contingency. Additionally, the City of Buena Park and the City of Anaheim entered into a cooperative agreement under which the City of Anaheim agreed to reimburse the City of Buena Park for its proportionate share of the construction costs, with an estimated reimbursement amount not-to-exceed $56,000, plus a 10% contingency of $5,600, for a total authorized amount of $61,600.

DISCUSSION

The Dale Street Rehabilitation Project from Crescent Avenue to SR-91 has been completed. The project included asphalt pavement rehabilitation, removal and replacement of damaged curb and gutter, cross gutters, sidewalks, and curb ramps that are not compliant with ADA standards; and utility adjustments. Additional improvements included the installation of new Class II bike lanes from La Palma Avenue to the cul-de-sac near the SR-91 freeway, new enhanced visibility crosswalks, and additional signage in accordance with the CA MUTCD.

Contract Dates

Advertisement: 02/09/2026

Contract Awarded: 03/10/2026

Notice to Proceed: 04/21/2026

Work Completed: 07/22/2026

The contractor has submitted a bill for work completed as of July 23, 2026. All items, quantities, and prices have been reviewed and verified to be in accordance with the contract documents. The final payment is in the amount of $1,034,916.64. The final contract cost for this project is $1,943,546.65. This amount is $46,453.35 (or 2.3%) under the approved construction project budget of $1,990,000. The total retention is in the amount of $97,177.33 and will be released following the expiration of the 35-day lien period. An analysis of expenditures is listed in Appendix “A” – Capital Improvement Project Final Report.

It is hereby recommended that the City Council accept the project as complete.

BUDGET IMPACT

The final cost of the project is $1,943,546.65. This project was included in the Capital Improvement Program budget that is funded through Gas Tax and Measure M2 funds in the Dale Street Rehabilitation budget (Account No. 24-9806-590189).

In accordance with the Cooperative Agreement, the City of Buena Park will receive reimbursement from the City of Anaheim in the amount of $56,354.

During project closeout, staff identified that the design consultant costs were inadvertently omitted from the overall Project budget during project award. As a result, a budget transfer in the amount of $115,000 from the Commonwealth Avenue budget (Account No. 24-9806-590190) to the Dale Street Rehabilitation Project Account is required to fully fund the Project and close out all project-related expenditures.

Attachments

Att. 1 of 3 - Appendix A.pdf

Att. 2 of 3 - Contractor's Final Invoice.pdf

Att. 3 of 3 - Finance Memo.pdf

City of BUENA PARK

DEPARTMENT OF PUBLIC WORKS

Appendix "A" - Capital Improvement Project Final Report

DALE ST REHABILITATION PROJECT FROM CRESCENT AVE TO SR-91

CONTRACT

Original Construction Contract Amount	$1,850,000.00
Approved Construction Contingency Funds	$140,000.00
Approved Construction Contract Amount	**$1,990,000.00**

CONTRACT ADJUSTMENTS

Contract Change Orders

CO#1	Red Curb Modifications and Signs	$67,622.10
CO#2	Quantity Adjustments	$25,924.55
	Total Contract Adjustments	**$93,546.65**

CONTRACT EXPENDITURES

Previous Payments

Value of Work Done Previously	$908,630.01
Retention Held Previously	-$45,431.50
Less Previous Payments	$863,198.51

Final Payment

Value of Work Done This Period	$1,034,916.64
Retention Held This Period	-$51,745.83
Total Amount Due This Payment	**$983,170.81**

PROJECT SUMMARY

Original Construction Contract Amount	$1,850,000.00
Total Construction Contract Adjustment	$93,546.65
Revised Construction Contract	**$1,943,546.65**
Approved Construction Contract Amount	**$1,990,000.00**
Amount Under the Approved Construction Contract Amount	**$46,453.35**
Percentage Under the Approved Construction Contract Amount	**2.3%**

Hardy & Harper, Inc.
asphalt paving contractor
STATE LIC. Number 215952
32 RANCHO CIRCLE
LAKE FOREST, CA 92630
(714) 444-1851 • FAX (714) 444-2801

Contract Invoice

INVOICE 52257

DATE 06/30/2026

JOB # 24898

PROJECT **DALE STREET REHABILITATION PROJE**
DALE ST, CRESCENT AVE, LA PALMA AV
BUENA PARK CA 90620

Billed To:
CITY OF BUENA PARK
6650 BEACH BLVD.
P.O. BOX 5009
BUENA PARK CA 90622-5009

Due Date: 07/30/2026 **Terms:** 30DY **Contract / PO#** 260484

Description	Amount
PAY APP #2	
SEE ATTACHED SCHEDULE OF VALUES	1,034,916.64

Invoice Total:	1,034,916.64
Retention:	51,745.83
Amount Paid:	0.00
Amount Due	**983,170.81**

Public Contract Code 20104.5. Prompt Payment By Local Governments To Contractors

Upon receipt of this payment request, each local agency shall act in accordance with the following; Any payment request determined not to be a proper payment request suitable for payment shall be returned to the contractor no later than seven days, after receipt. A request returned shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper. Any local agency which fails to make any progress payment within 30 days after receipt of an undisputed payment request from a contractor on a construction contract shall pay interest to the contractor equivalent to the legal rate set forth in subdivision(a) of Section 685.010 of the Code of Civil Procedure and the interest shall accrue at 10%(0.833%/month). Within 60 days after the date of completion of the work improvement, the retention witheld by the public entity shall be released. In the event that retention payments are not made within the time periods required by this section, the public entity shall be subject to a charge of 2% per month on the improperly witheld amount.

Hardy and Harper, Inc.
32 Rancho Circle Lake Forest, CA 92630
Office (714) 444-1851 Fax (714) 444-2801

ENGINEERING CONTRACTORS
STATE LICENSE #215952

CITY OF BUENA PARK
DALE STREET REHABILITATION PROJECT
NO.514

DATE 30-Jun-26
PROGRESS 2 - Revised
INVOICE NO.:
JOB LOCATION Buena Park

H&H JOB # 24898

ITEM NUMBER	DESCRIPTION	CONTRACT QUANTITY	UNIT MEASURE	QUANTITY OR % PREVIOUS	QUANTITY OR % THIS ESTIMATE	UNIT PRICE	AMOUNT THIS ESTIMATE	TOTAL QUANTITY OR % TO DATE	TOTAL AMOUNT TO DATE
	Bid Proposal								
1	SWPPP	1	LS	0.50	0.50	$ 10,000.00	$ 5,000.00	1.00	$ 10,000.00
2	Cold Mill AC (2")	380,195	SF	384483.00	-1440.00	$ 0.45	$ (648.00)	383,043.00	$ 172,369.35
3	AC Finish Course (2")(Type III C3 PG70-10)(Forta-Fi)	4,594	TON		4952.97	$ 135.00	$ 668,650.95	4,952.97	$ 668,650.95
4	R&R AC Pavement (5.5")	4,841	SF	4954.00		$ 18.00	$ -	4,954.00	$ 89,172.00
5	R&R PCC Curb Ramp	17	EACH	17.00		$ 7,000.00	$ -	17.00	$ 119,000.00
6	R&R PCC Sidewalk	3,408	SF	3694.00		$ 13.00	$ -	3,694.00	$ 48,022.00
7	R&R PCC Driveway Approach	726	SF	896.00		$ 20.00	$ -	896.00	$ 17,920.00
8	Inst. Surface Applied Truncated Domes	1	EACH	1.00		$ 2,000.00	$ -	1.00	$ 2,000.00
9	R&R PCC Curb & Gutter	1,839	LF	1755.00		$ 70.00	$ -	1,755.00	$ 122,850.00
10	R&R PCC Longitudinal Gutter	25	SF	42.00		$ 30.00	$ -	42.00	$ 1,260.00
11	R&R PCC X-Gutter	4,599	SF	4699.00		$ 30.00	$ -	4,699.00	$ 140,970.00
12	Reset Benchmark / Survey Monument	8	EACH		8.00	$ 1,000.00	$ 8,000.00	8.00	$ 8,000.00
13	Parkway Culvert (Type B)	114	LF	105.00		$ 450.00	$ -	105.00	$ 47,250.00
14	Remove Curb Drain, Const. Parkway Culvert	4	EACH	3.00		$ 15,000.00	$ -	3.00	$ 45,000.00
15	R&R Handrail	26	LF		0.00	$ 275.00	$ -	0.00	$ -
16	R&R PCC Alley Intersection	160	SF	370.00		$ 30.00	$ -	370.00	$ 11,100.00
17	Inst. Arborguard	69	LF		57.00	$ 50.00	$ 2,850.00	57.00	$ 2,850.00
18	Inst. Turf	860	SF	957.00	36.00	$ 12.00	$ 432.00	993.00	$ 11,916.00
19	PCC Local Depression	3	EACH	3.00		$ 3,500.00	$ -	3.00	$ 10,500.00
20	Adj. Sewer Manhole Frame & Cover to Grade (New Composite)	14	EACH		13.00	$ 2,700.00	$ 35,100.00	13.00	$ 35,100.00
21	Adj. Water Valve to Grade	46	EACH		40.00	$ 1,400.00	$ 56,000.00	40.00	$ 56,000.00

22	Adj. Gas Valve to Grade	1	EACH		1.00	$ 1,400.00	$ 1,400.00	1.00	$ 1,400.00
23	23 Adj. Storm Drain Manhole to Grade	5	EACH		5.00	$ 1,400.00	$ 7,000.00	5.00	$ 7,000.00
24	Adj. Pullbox to Grade	17	EACH	17.00		$ 700.00	$ -	17.00	$ 11,900.00
25	Adj. Water Meter to Grade	1	EACH	1.00		$ 1,500.00	$ -	1.00	$ 1,500.00
26	Adj. Sanitary Sewer Manhole to Grade	3	EACH		3.00	$ 1,400.00	$ 4,200.00	3.00	$ 4,200.00
27	Remove PCC Sidewalk	222	SF	182.00		$ 5.00	$ -	182.00	$ 910.00
28	Remove Curb & Gutter	240	LF	210.00		$ 25.00	$ -	210.00	$ 5,250.00
29	Signing & Striping	1	LS		1.00	$ 50,000.00	$ 50,000.00	1.00	$ 50,000.00
30	Loop Detectors	32	EACH		32.00	$ 500.00	$ 16,000.00	32.00	$ 16,000.00
31	Traffic Control	1	LS	0.25	0.75	$ 101,480.25	$ 76,110.19	1.00	$ 101,480.25
32	Cold Mill AC (2")	13,428	SF	11988.00	1440.00	$ 0.45	$ 648.00	13,428.00	$ 6,042.60
33	AC Finish Course (2")(Type III C3 PG70-10)(Forta-Fi)	162	TON		162.00	$ 135.00	$ 21,870.00	162.00	$ 21,870.00
34	R&R PCC Curb Ramp	1	EACH	1.00		$ 7,000.00	$ -	1.00	$ 7,000.00
35	R&R PCC Sidewalk	412	SF	520.00		$ 13.00	$ -	520.00	$ 6,760.00
36	R&R PCC Curb & Gutter	15	LF			$ 70.00	$ -	0.00	$ -
37	Adj. Sewer Manhole Frame & Cover to Grade (Anaheim)	1	EACH		1.00	$ 1,400.00	$ 1,400.00	1.00	$ 1,400.00
38	Adj. Water Valve to Grade (Anaheim)	2	EACH		2.00	$ 1,400.00	$ 2,800.00	2.00	$ 2,800.00
39	Adj. Pullbox To Grade (New Non-Traffic)(Size 5)	1	EACH		1.00	$ 1,240.70	$ 1,240.70	1.00	$ 1,240.70
40	Adj. Pullbox To Grade (New Non-Traffic)(Size 6)	1	EACH		1.00	$ 1,240.70	$ 1,240.70	1.00	$ 1,240.70
41	Loop Detectors	16	EACH		16.00	$ 500.00	$ 8,000.00	16.00	$ 8,000.00

	Change Orders								
1	R&R RED CURB AND INSTALL SIGN & POST PER REDLINE PLANS	1	LS		1.00	$ 67,622.10	$ 67,622.10	1.00	$ 67,622.10
						SUB-TOTALPG1	$ 1,034,916.64		$ 1,943,546.65
						LESS RETENTION	$ 51,745.83		$ 97,177.33
						LESS BILLING(S)			$ -
						TOTAL AMOUNT DUE	$ 983,170.81		$ 1,846,369.32

Public Contract Code § 20104.50. Prompt Payment By Local Governments To Contractors.

Upon receipt of this payment request, each local agency shall act in accordance with the following:
Any payment request determined not to be a proper payment request suitable for payment shall be returned to the contractor no later than seven days, after receipt. A request returned shall be accompanied by a document setting forth in writing the reasons why the payment request is not proper.

Any local agency which fails to make any progress payment within 30 days after receipt of an undisputed and payment request from a contractor on a construction contract shall pay interest to the contractor equivalent to the legal rate set forth in subdivision (a) of Section 685.010 of the Code of Civil Procedure and interest shall accrue at 10% (0.833%/month).

Within 60 days after the date of completion of the work of improvement, the retention withheld by the public entity shall be released. In the event that retention payments are not made within the time periods required by this section, the public entity shall be subject to a charge of 2 percent per month on the improperly withheld amount.

Conditional Waiver and Release on Progress Payment

Cal. Civ. Code §8132

NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.

IDENTIFYING INFORMATION:
Name of Claimant: Hardy & Harper Inc.
Name of Customer: City of Buena Park
Job Location: 24898 - DALE STREET REHABILIATION PROJECT FROM CRESCENT AVE TO SR-91., DIR#20260626645., CONTRACT#C-3657., PROJECT#514., DALE ST, CRESCEMT AVE, LA PALMA AVE, SR-91, DALE ST, CRESCEMT AVE, LA PALMA AVE, SR-91, Buena Park, California 90620
Owner: City of Buena Park
Job Name (if any): 24898 - DALE STREET REHABILIATION PROJECT FROM CRESCENT AVE TO SR-91., DIR#20260626645., CONTRACT#C-3657., PROJECT#514., DALE ST, CRESCEMT AVE, LA PALMA AVE, SR-91
Through Date: 6/30/2026

CONDITIONAL WAIVER AND RELEASE
This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:
Maker of Check: City of Buena Park
Amount of Check: $983,170.81
Check Payable To: Hardy & Harper Inc.

EXCEPTIONS:
This document does not affect any of the following:
(1) Retentions
(2) Extras for which the claimant has not received payment.
(3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:
(4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

Signature
Sarah O'Hare

Sarah O'Hare
Agent
Hardy & Harper Inc.
July 23, 2026

City of BUENA PARK

MEMORANDUM
Department of Public Works

DATE: August 26, 2026

TO: Adrian Garcia, Finance Manager

FROM: Mina Mikhael, P.E., Director of Public Works / City Engineer

SUBJECT: Dale St Rehabilitation Project from Crescent Ave to SR-91

Amount: $1,034,916.64 Account No.: 24-9806-590189

Purchase Order: 260484

Contractor: Hardy and Harper, Inc.
32 Rancho Circle
Lake Forest, CA 92630

Date Warrants are to be Mailed: 09/10/2026

RECOMMENDATION:
It is recommended that the Finance Officer issue a warrant for the final payment on this contract.

CERTIFICATION:
This is to certify that the subject project has been completed satisfactorily. The contractor has submitted the final bill for the completed work and is entitled to payment in the amount of $1,034,916.64 less 5% retained (attached). Bid items, quantities and prices have been checked through this department and are found to be accurate in accordance with the contract documents. A copy of the final report is attached for your file. A “Notice of Completion” will be filed by the Public Works and following the expiration of the 35-day lien period; the 5% retention will be released to the contractor. Final Payment represents 100% completion to date.

CC: Jaden Miller, P.E., Principal Engineer
Gloria Hernandez, Account Clerk

August 25, 2026
STUDY SESSION
Item No. 9A.

City Council Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING LOCAL RESTAURANTS AND BUSINESSES AT CITY SPECIAL EVENTS

PREPARED BY	PRESENTED BY
Mark Sauceda, Community Services Supervisor	Mark Sauceda, Community Services Supervisor
DEPARTMENT HEAD APPROVAL	**CITY MANAGER APPROVAL**
Jim Box, Director of Community Services	Aaron France, City Manager

DISCUSSION

At the request of Council Member Ahn, this item is being brought forward for City Council consideration regarding opportunities to increase participation by local restaurants and businesses at City-sponsored special events.

The City currently utilizes a variety of food vendors to provide food and refreshments at several special events throughout the year. At the Summer Concerts in the Park, Movies in the Park, Cops N Goblins, Christmas Tree Lighting, and Juneteenth Celebration of Freedom events, food trucks are currently utilized to provide food options to the community. Food trucks offer a variety of food choices, and City staff verifies that participating food trucks maintain a valid Orange County Health Care Agency (OCHCA) permit. These events are conducted in compliance with applicable health rules and regulations established by the OCHCA.

At the Buena Park Culture Fest, Spring Eggstravaganza and Candy Caneland & Craft Fair, local restaurants and non-profit organizations currently participate by selling food to event attendees. City staff verifies that the participating food vendors obtain a valid OCHCA permit, which is included with the City's event permit. These events are also conducted in compliance with the applicable rules and regulations established by the OCHCA. Additionally, these events provide an existing opportunity for local businesses and organizations to engage directly with the community and promote their products and services.

Historically, many City events have utilized food trucks because food trucks are subject to established OCHCA permitting and inspection requirements. Expanding participation to include brick-and-mortar restaurants and other food vendors may require additional permitting and operational considerations.

Restaurants and other non-food-truck vendors that prepare or serve food at special events are generally required to obtain a Temporary Food Facility (TFF) permit through OCHCA. OCHCA has established different TFF permit categories based on the type of food preparation and service involved. For example, a restaurant that prepares food onsite or brings prepared food for service at an event may fall under Category II requirements. Based on the current OCHCA fee schedule, the annual permit fee for this category is $640, or vendors may obtain a permit on an event-by-event basis for $217 per event.

In addition to obtaining the appropriate permit, vendors must comply with OCHCA requirements for safe food preparation and handling. Depending on the type of food service, requirements may include handwashing facilities, overhead protection, approved flooring, appropriate booth identification, and a three-compartment sink. The applicable OCHCA requirements are included in Attachments 1 and 2.

These requirements may present additional costs and logistical considerations for local restaurants and businesses that have not previously participated in City events. However, establishing a process that clearly communicates the permitting requirements and provides local businesses with advance notice could help facilitate their participation.

In an effort to further support Buena Park's local business community, the City Council may wish to consider prioritizing local restaurants and businesses when selecting food and other vendors for City-sponsored special events. Increasing local business participation could provide businesses with additional opportunities to promote their products and services, establish relationships with residents, and benefit from the increased visibility associated with City-sponsored events.

One potential approach would be to provide Buena Park-based restaurants and businesses with priority consideration for participation in applicable City special events before seeking participation from outside vendors. City staff could establish appropriate participation criteria and procedures to ensure that local businesses are provided an opportunity to participate while maintaining event quality, food and vendor variety, operational efficiency, public safety, and compliance with all applicable health and safety requirements.

Staff is seeking direction from the City Council regarding whether the City should prioritize Buena Park restaurants and businesses for participation at City-sponsored special events.

Attachments

TFF HP APPLICATION RV 9.25 Fillable.pdf

EHEventCoordinatorPacketFillable9.18.24.pdf

Public Health Services
Environmental Health Division – Food Safety Program/Special Events

OVERVIEW OF TEMPORARY FOOD FACILITY (FOOD BOOTH) REQUIREMENTS

Anytime food or drinks is sold or given away to the public at a community event, a health permit is required. The type of health permit and the requirements for the operation of a food booth will depend on the type of food that is being offered.

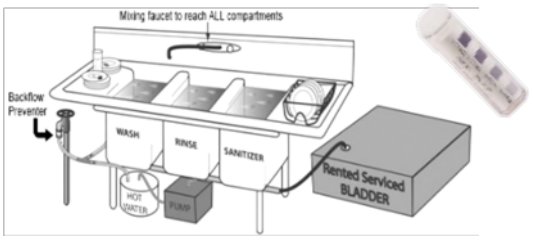
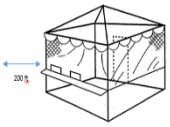
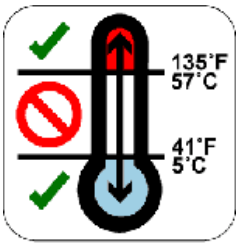
> *A community event is an event that is conducted for not more than 25 consecutive or nonconsecutive days in a 90-day period and that is of civic, political, public, or educational nature, including state and county fairs, city festivals, circuses and other public gathering events approved by Orange County Environmental Health (OCEH). A grand opening, a store give-away event, or any other event that is designed to increase, celebrate, or promote a business is **not** a community event.*

This handout summarizes the California Retail Food Code requirements and is intended to assist you in providing safe and wholesome food to the public and preventing foodborne illness.

All food vendors **MUST** comply with the following requirements during preparation and all hours of operation. All TFFs are subject to inspection by OCEH. Failure to comply with these operating requirements may result in a closure until violations are corrected.

Booth Requirements	**Prepackaged Food/Beverages Only Category 1A**	**Prepackaged Food/Beverages w/Sampling Category 1B**	**Unpackaged Food/Beverages Category 2**
Person-in-Charge	• Available at all times during booth operation • Demonstrate adequate knowledge of food safety principles as they relate to the specific food operation • Responsible for all food worker actions related to food handling and booth operation		
Identification of TFF	Each food booth is to have the following information posted and clearly visible to customers: • Booth Name (3 inch lettering) • Name of Operator, City, State, Zip Code (1 inch lettering) • Health Permit		
Food Booth	• Overhead protection only 	• Overhead protection only • Concrete, asphalt, or wood flooring 	• Full Enclosure required • Approved food compartments may be used in lieu of a full enclosure • Concrete, asphalt, wood flooring (no grass) 
Handwashing sink equipped with single use soap and paper towels	No handwashing sink required.	Handwashing facilities must include: Warm water in a container capable of providing continuous stream of water that leaves both hands free to allow vigorous rubbing. Hand wash sink must be equipped with: single use soap, paper towels and towel receptacle. For events that operate more than 3 days, handwashing sink must be capable of providing warm water under pressure.  	

1241 E. Dyer Road, Suite 120, Santa Ana, CA 92705
Telephone: (714) 433-6080
Email: EHSpecialEvents@ochca.com
Web Site: www.ocfoodinfo.com/tff

Booth Requirements Continued	Prepackaged Food/Beverages Category 1A	Prepackaged Food/Beverages w/Sampling Category 1B	Unpackaged Food/Beverages Category 2
Utensil Washing Sink	Not Required	A 3 compartment sink with 2 metal drain boards** must be available for utensil and equipment cleaning and sanitization within 100 feet of each unpackaged food booth. Overhead protection must be provided over sink. Up to 8 vendors can share a 3 compartment sink. Fresh water and waste water tanks are to be used unless there is a connection to a fresh water supply, then a waste water connection to a sewer is required. • Hot (minimum 120 F) and cold running water • Sanitizer test strips ***** Four sets of backup utensils (properly washed and sanitized at a food facility) may be provided in lieu of a 3 compartment sink, for events lasting 4 hours or less.*** 	
Restrooms for food employees	Restrooms (one per 15 food employees) with warm water (100°F) with handwashing stations • Located within 200 feet of each food booth  		
Temperature Control of Potentially Hazardous Foods (PHF)	All perishable food (i.e. potentially hazardous foods) shall be kept at or below the required temperatures: • Cold food may be held at 45 °F for up to 12 hours in any 24 hour period and must be discarded at the end of the day. PHF kept at 41 °F or below does not have to be discarded at the end of the day. • Hot foods must be held in approved hot holding units (steam tables, hot plates, chafing dishes, etc.) at/or above 135 °F and discarded at the end of the day. • Calibrated food thermometers must be available to monitor food temperatures. 		
Food Service	All food must be packaged and labeled. • Product name • Ingredients • Net Weight • Name and address of manufacturer Limited to packaged samples only	Unpackaged samples must be stored in approved food compartments (squeeze bottles, drip bottles, shaker bottles, etc.) • Samples must be individually portioned for distribution and given to each customer individually by a TFF employee • Safe food handling practices must be followed at all times • Minimize bare hand contact with ready to eat food by using tongs, or other utensils. • Eating or smoking is prohibited in the food booth	Food must be prepared inside the food booth unless an alternate food preparation site has been pre-approved by OCEH • All food must be from an approved source • BBQ cooking is allowed outside of the booth. *Once items are cooked, they must be brought into the enclosed booth*. • Cooking equipment outside of the booth must be sectioned off from the public using rope, caution tape, etc. • Safe food handling practices must be followed at all times • Minimize bare hand contact with ready to eat food by using tongs, or other utensils. • Eating or smoking is prohibited in the booth
Food Source	All food must be from an approved source (i.e. permitted kitchen, market, food processor). A copy of the health permit and/or a Processed Food Registration (PFR) is submitted with the TFF application. **Note: A specialized processing permit from the State of California (PFR, or a Milk and Dairy License) is required for processes such as: bottling, canning, juicing, manufacturing jerky or milk products; and for food products packaged and sold offsite from where it is prepared. In addition, an FDA registration is required for operations proposing to sell imported foods at a community event. Be aware that if all required documents are not provided, the application process cannot be completed.**		
Food Storage	Food, beverages and equipment must be stored 6 inches off the floor and be protected from contamination. Food stored overnight must be stored in approved vermin proof containers and backup potentially hazardous foods must be maintained at proper temperatures.		
Trash/Waste	• Trash containers are emptied and bags replaced on a regular basis to prevent a nuisance(i.e flies/ vermin attractant) • Trash is disposed of in an approved manner (trash service) as needed		

Public Health Services
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Website: www.ocfoodinfo.com/tff

HEALTH PERMIT APPLICATION
TEMPORARY FOOD FACILITY (TFF)

This section is to be completed by the applicant, in full – Please print clearly – Do not detach copies – Health permits are NOT transferable and NOT refundable

TYPE

☐ Prepackaged food/beverage/packaged samples only and/or whole produce – **Category 1A**
☐ Prepackaged food/beverage with open sampling/dispensing – **Category 1B**
☐ Preparing or handling unpackaged food/beverages – **Category 2**

☐ Single Event
☐ Site Specific (Farmers Mkt/Swap Meet)
☐ Annual (Must meet permit requirements)

EVENT

Name of Event:	Event Date(s):	Event Hours _____ AM _____, PM
Event Address:	City:	Zip:
Event Organizer's Name:	Event Organizer's Phone Number:	Event Organizer's Email:

TFF INFO

TFF Booth Name (DBA):	Have you participated in previous community events in Orange County before? No
Person-in-Charge Name:	Person-in-Charge Phone Number:	Person-in-Charge Email:

TFF OWNER

Type of Ownership (*Attach Certificate of LP, LLP Registration, Articles of Incorporation or Organization): ☐ Individual Owner ☐ Partnership ☐ LP* ☐ LLP* ☐ Corporation* ☐ LLC* ☐ Nonprofit Charitable Organization, attach proof of status** ☐ City/Government Entity

Company/Business/Nonprofit Name (DBA):	Legal Owner's Name:	Owner's Phone Number:	
Owner's Address (cannot be a P.O. Box):	City:	State:	Zip:
Driver's License (if Individual Owner or Partnership; for Site Specific Events & Annual Permits Only)		Owner Email:	
Billing Contact Name:	Billing Contact Email:		Title:
Billing Address (if different from Owner's Address):	City:	State:	Zip:

FOOD SOURCE: PREPARATION/STORAGE

List all the food/beverages to be sold/given at the event (attach menu if additional space is needed):

Will food/beverages be prepared or stored BEFORE the event? (Please check Yes or No in the box below)

State law prohibits the use of private home except for Cottage Food Operators or Nonprofit vendors making non-potentially hazardous beverages & baked goods.

☐ **YES.** Provide the name & address where food/beverage is prepared/ stored:

Name: _____
Address: _____
City: _____ Zip: _____

☐ **NO**. You are required to purchase all food/beverages the day of the event. No food should be prepared or stored at home. Initials, indicate that receipts will be provided during inspection.

Initial Here: _____ Once initialed, skip to Terms

Is the facility located in Orange County? ☐ Yes. Provide Permit #: _____ (if applicable) ☐ No. Attach a copy of the health permit

Do you own the food facility where you are preparing and storing the food? ☐ Yes ☐ No. Provide a Dependent Permit/Shared Agreement

TERMS

**Note: A specialized processing permit from the State of California (Process Food Registration or a Milk & Dairy License) is required for processes such as: bottling, canning, juicing, manufacturing jerky, or products resembling milk products. In addition, FDA registration is required for operations proposing to sell imported foods at a community event. Be aware that if all required documents are not provided, the application process cannot be completed.

I hereby make an application for a health permit to establish and/or operate the above business, use or services in accordance with the laws, ordinances and regulations that are now or may hereinafter be in force pertaining to the above business. I certify that I am the owner or authorized representative of this business and that all statements are true to the best of my knowledge. I hereby consent to all necessary inspections incident to the issuance of this permit and operation of the business.

Once approved by a representative of Environmental Health and fees are paid in full, a health permit will be issued. Food operations without the necessary permits shall be subject to closure of the food facility and a penalty not to exceed three times the cost of the permit (California Retail Food Code, section 114387).

Print Name:	Title:
Signature:	Date:

OFFICE USE ONLY

FEE

PR	Billing/Permit type	FA	EV	Owner ID	TK
Fee Amount	Penalty Fee	Total Fee	HSO	Billing Status	

EHS

Permit is valid for	Permit Type: ☐ Single Event ☐ Site Specific/Recurring ☐ Annual
Notes	
Permit Approved By (PRINT)	Date

Welcome to Orange County! Our goal at Environmental Health is to partner with you in ensuring safe, quality food for your consumers.

A temporary food facility (also known as a food booth vendor) is required to obtain a health permit when operating at a community event. To apply for a Health Permit, submit the following documents:

- **Completed "Health Permit Application – Temporary Food Facility"**
  - Please print or type your application.
  - All fields must be completed and legible. Enter N/A if a field is not applicable to the business. If the information entered is the same for multiple fields, reenter that information – do not use "same as above."
  - Do not enter information in the section noted "OFFICE USE ONLY."
- **For Site Specific and Annual Events only, a copy of supporting documentation of the "person" who is legally responsible for the operation of the temporary food facility (TFF)**
  - **Sole Proprietor** – a current driver's license, state issued identification card or Foreign Consulate Identification Card
  - **General Partnership** – a current driver's license, state issued identification card or Foreign Consulate Identification Card for each owner
  - **Limited Partnership (LP)** – Certificate of Limited Partnership
  - **Limited Liability Partnership (LLP**) – Limited Liability Partnership (LLP) Registration
  - **Corporation -** Articles of Incorporation, including a list of the officers' names and titles
  - **Limited Liability Company (LLC)** – Articles of Organization
  - **Nonprofit Charitable Organization**** – Articles of Incorporation pursuant to Nonprofit Corporation Law as defined in the California Retail Food Code. Nonprofit charitable temporary food facilities may operate up to four times annually. These four time periods shall not exceed 72 hours each. (California Retail Food Code, Section 114332.1).
- **Completed TFF Operational Specifications**

Acceptable forms of payment are cash, check, credit card or money order. Make checks payable to "County of Orange." Health permit fees are nonrefundable. You may **pay in person** at 1241 E. Dyer Rd. Santa Ana, CA 92705 from 8:00 a.m. to 4:00 p.m., Monday through Friday (excluding County holidays) or **mail** your check along with the completed health permit application and Operational Specifications to:

ORANGE COUNTY ENVIRONMENTAL HEALTH
PO BOX 25400
SANTA ANA, CA 92799

- To ensure timely review and approval of the permit, **submit at least 30 days prior to the event**.
- Applications submitted less than **14 calendar days** prior to the start of the event or has changes/modifications made to the application will be subject to a late processing fee.
- Applications submitted **two business days or less** before the event may not be processed.
- Food operations without the necessary permits shall be subject to closure of the food facility and a penalty not to exceed three times the cost of the permit (California Retail Food Code, Section 114387).

To learn more about Special Events, please visit www.ocfoodinfo.com/tff.

If you have any questions, please contact the Special Events Program at (714) 433-6080.

Public Health Services
Environmental Health Division
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Fax: (714) 754-1768
Email: EhSpecialEvents@ochca.com
Web Site: www.OCFoodInfo.com/TFF

OPERATION SPECIFICATIONS
TEMPORARY FOOD FACILITY

COMPLETE AND SUBMIT WITH TEMPORARY FOOD FACILITY (TFF) HEALTH PERMIT APPLICATION

TFF OPERATOR INFORMATION	EVENT INFORMATION
Name of Food Booth:	**Event Name:**
Name of Owner and DBA:	**Date(s) of Event:**
Facility Type: ☐ Food Booth ☐ Food Truck/Trailer ☐ Permanent Structure ☐ Food Cart	**Event Location:** ☐ Indoor Event ☐ Outdoor Event

LIST ALL FOOD & BEVERAGE PRODUCTS THAT WILL BE PREPARED, SOLD, OR GIVEN AWAY
Attach additional pages as necessary

Food Item	Commercially Pre-packaged (Y or N)	Food Preparation Location *(Onsite or commercial kitchen)*	Preparation Methods (Slicing, cooking, reheat, etc.)	Temperature Control Equipment (Steam table, ice chests, refrigerator, chafing dish, etc.)

EQUIPMENT/UTENSILS

Utensil Washing

☐ Three-compartment sink within food booth. ☐ Shared 3-compartment sink provided, provided by: _____

☐ Event is less than 4 hours – extra utensils will be available. At the end of the event, utensils will be wash, rinse, and sanitize at:

_____

NOTE: Utensils and equipment must be washed, rinsed, and sanitized at a permitted location and/or facility.

Sanitizer to be used (test strips must be available to test sanitizer concentration)

☐ Chlorine ☐ Quaternary Ammonia ☐ Iodine

NON-PROFIT CHARITABLE TEMPORARY FOOD FACILITIES ONLY

I declare under penalty of perjury that the non-profit charitable organization information is true and accurate, and I have provided current supporting documentation showing our up-to-date non-profit status. I further certify the following to be true:

1. **The booth will be operated by members of our organization or other noncommercial supporters.**
2. **All proceeds will be turned over to the above-named non-profit organization or to another approved non-profit entity.**
3. **I understand that any exemption issued to us would be for the operation of our non-profit association's food booth only and would not imply a blanket approval covering the operation of commercial food facilities at the occasional event.**
4. **We understand that our organization may operate up to four (4) times annually (July – June) and each time operated may not exceed three (3) days in duration.**

Authorized Representative Name (print): _____Title: _____

Signature: _____ Date: _____

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Environmental Health Division
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OPERATION SPECIFICATIONS
TEMPORARY FOOD FACILITY

Temporary Food Operator Acknowledgement

As the Temporary Food Facility Owner/Operator, you acknowledge that you understand your role and responsibilities by **INITIALING** the following statements:

_____	**1.**	The booth will have a signage indicating the name, city, and telephone number of the booth operator or permittee. The facility name must be at least 3" high lettering and city, state, zip code, and name of the operator shall be in at least 1" high lettering legible and clearly visible to patrons.
_____	**2.**	I agree to voluntarily destroy all potentially hazardous food (PHF) held at above 41°F at the end of the operating day in a manner approved by the enforcement agency. PHF must be held at or below 45°F or at or above 135°F during the event.
_____	**3.**	A handwashing station will be available throughout the event and equipped with warm water (100-108°F), a spigot providing a continuous stream of water that leaves both hands free to allow for vigorous rubbing and supplied with soap, single use paper towels, and a catch basin. This is a requirement if I am sampling or have open food at my booth.
_____	**4.**	A probe thermometer for checking internal food temperatures will be on-site and available for use.
_____	**5.**	All booths must have overhead protection, and open food preparation areas must be fully enclosed to protect the food from outside contamination as noted on Overview of Temporary Food Facility Requirements document provided.
_____	**6.**	I will ensure food will be protected from customer contamination by using lids, sneeze guards, and/or individual portion samples, etc.
_____	**7.**	A smooth and easily cleanable floor will be used if the booth is located on dirt or grass (booths located on asphalt/concrete do not require additional flooring).
_____	**8.**	I understand that I am responsible for obtaining approval from all applicable agencies, including the local fire department, planning departments, and Alcohol Beverage Control.
_____	**9.**	I understand that no food should be prepared or stored at home (excluding food under Cottage Food Operator Permit).
_____	**10.**	I understand that I may be charged up to three times the permit fee if found operating without a valid health permit.
_____	**11.**	I understand that once the application is reviewed, the permit fee is non-refundable, including any late penalty fee.
_____	**12.**	I understand that permits are non-transferable.

Application completed by:

Name: _____ **Title:** _____

Signature: _____ **Date:** _____

Public Health Services
Environmental Health Division – Food Safety/Special Events

Community Event Organizer Guidelines

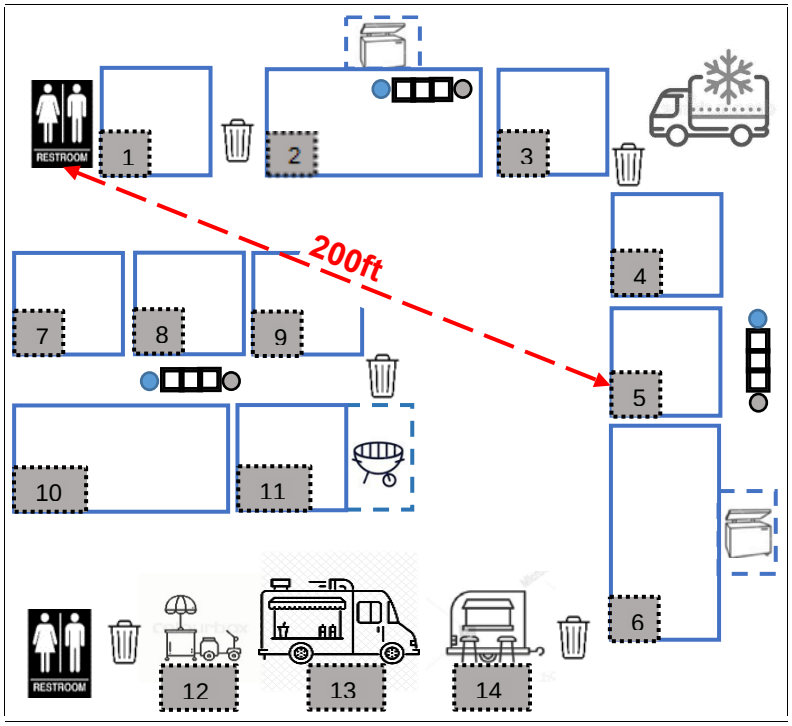
Environmental Health is committed to partnering with Event Organizers to ensure all food being offered to the public is safe and does not become a cause of a disease outbreak. Did you know that if two or more food vendors are selling or giving away food to the public at a community event, an event organizer health permit may be required for the person organizing the event?

To get started submit an "Event Organizer Health Permit Application" along with a site plan and permit payment at least two (2) weeks prior to the community event start date.

- The Event Organizer must submit a completed packet prior to any Temporary Food Facility (i.e. food booth) health permit application(s) being accepted by Environmental Health.
- Ensure that food booth vendors that plan to participate in the community event submit a TFF Application for review and approval at least seven (7) days prior to the event.

Sample of a Site Map – Identify the following:

- Location of proposed food vendors
- Location of back-up food storage/units for food vendors
- Location of public restrooms and restrooms for use by food vendors
- Location of trash containers
- Location of shared 3-Compartment sinks
- Clean water supply and waste water; Electricity (if provided)



Legend

- 3-Compartment sink w/25gal clean & 50gal waste water tanks + overhead protection
- Trash containers
- Restrooms + handwash
- Back-up freezer storage unit + overhead protection
- Refrigerated truck storage

1. Pizza Time
2. Thai Food with their own 3-comp, back-up food storage with overhead protection
3. Chip Cookies & shared truck storage
4. Sliced Fruit & shared truck storage
5. Ramen Bowl
6. Spud Potatoes + back-up food storage with overhead protection
7. House of Chicken
8. Bottled Juice
9. Vegan Bar
10. Chicken Nugget Galore
11. Hotdogs with an outdoor BBQ + barrier
12. Popsicle Cart
13. Sandwich Food Truck
14. Popcorn Concession Trailer

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Email: EHSpecialEvents@ochca.com
Website: www.ocfoodinfo.com/tff

VENDOR MEETINGS

Environmental Health (EH) is available to participate in vendor meetings so that we can answer any questions and ensure that all the required applications are submitted prior to the event. If your organization is interested in EH attending your meeting, please contact us two weeks in advance of your meeting, so that we can plan accordingly.

EVENT ORGANIZER SET UP REQUIREMENTS

Provide a 3-Compartment sink within 100 feet of food booths that are handling unpackaged food. Sink must have:



- ☐ Hot (120°F) and cold running water
- ☐ Minimum 25 gallons of potable water with waste tanks being 50% greater
- ☐ Minimum 18”x18”x12” compartment size with dual integral drain boards
- ☐ May be shared by up to 8 TFF vendors
- ☐ Overhead protection

Note: *A utensil wash sink may not be required if the duration of the event is 4 hours or less and each food vendor has an adequate supply of properly cleaned and santized backup utensils, dishes, and cooking equipment.*

Food employee toilets/handwashing facilities

- ☐ 1 toilet per 15 food employees within 200 feet of food operations
- ☐ A sign should be provided indicating “Employees Only”
- ☐ Have (1) hand washing sink with warm water (100°F), liquid soap, single use paper towels, and a trash container for towel waste



Public toilet facilities as required by municipalities

- ☐ Check with your local municipality for requirements



- ☐ No live animals, bird, or fowl allowed within 20ft. from all food vendors (exception: Service Dogs)



Sewage and Liquid Waste service

- ☐ An approved sewage removal vehicle(permitted pumper truck) is available to service portable toilets and remove liquid waste from sinks, if not connected to the City sewer system.

Potable water

- ☐ Potable water is from a municipal source or from another approved source



Trash/ Waste

- ☐ Trash containers lined with watertight plastic bags are available adjacent to food booths and throughout the event as needed
- ☐ Trash containers are emptied and bags replaced on a regular basis to prevent a nuisance (i.e flies or vermin attractant)
- ☐ Trash is disposed of in an approved manner (i.e. trash service) as needed



Food Vendor List

List all food vendors, beverage vendors, and vehicles that are not permitted in Orange County.
Attach additional sheets if needed for more vendors.

Name of Vendor	Owner's Name	Email	Phone #	Health Permit PR # (If Applicable)
Example: Taco Macho	John Smith	John@abcd.com	(714)123-4567	PR1234567

Orange County Food Truck/Trailer Verification Form

Fill out the information below to verify if the Orange County permitted Mobile Food Facility is eligible to operate at your Event.

Name of Food Truck/ Cart:	Owner's Name:	License Plate #:	Health Permit (PR#):
Example: Popcorn on Wheels	Jane Doe	1AB2345	PR1234567

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HEALTH PERMIT APPLICATION
EVENT ORGANIZER

This section is to be completed by the applicant, in full – Please print clearly – Do not detach copies – Health Permits are NOT transferable and NOT refundable

TYPE

☐ For profit Event Organizer
☐ Nonprofit Event Organizer, attach proof of non-profit charitable organization status

Event Frequency:
☐ Single Event ☐ Site Specific Event

CITY

City approved Community Event: ☐ Yes ☐ No. What type of event: _____

EVENT INFO

Name of Event:	Event Date(s):	Event Hours of Operation _____AM/ PM to _____AM/ PM
Event Address:	City:	Zip:

THIS APPLICATION MUST BE SUBMITTED 2 WEEKS PRIOR TO EVENT

EVENT ORGANIZER INFO

Type of Ownership (*Attach Certificate of LP, LLP Registration, Articles of Incorporation or Organization) ☐ Individual Owner ☐ Partnership ☐ LP* ☐ LLP* ☐ Corporation ☐ LLC* ☐ Nonprofit Charitable Organization, attach proof of status** ☐ City/Government Entity

Company/Business/Nonprofit Name (DBA):	Legal Owner's Name:	Owner's Phone Number:
Event Organizer's Name:	Event Organizer's Phone Number:	Event Organizer's Email:
Owner's Address (cannot be a P.O. Box):	City:	State: / Zip:
Driver's License (if Individual Owner or Partnership, or Site Specific Events only):	Owner's Email:	
Billing Contact Name:	Billing Contact Email:	Title:
Billing Address (if different from Owner's Address):	City:	State: / Zip:

SPECIFICATION

Total number of food vendors/vehicles at your event: _____ (Please attach a list of all food vendors/vehicles to this application)

Shared 3-compartment sinks for vendors on approved flooring with overhead protection (up to eight Category 2 TFFs per sink, within 100ft)
Who will provide the shared 3-compartment sink: _____ How many will be provided? _____

Approved restrooms for food vendors/vehicles (1 toilet for every 15 employees, within 200ft) How many will be provided? _____

Who will remove the liquid waste: ☐ Event Organizer ☐ TFF Operator ☐ City of _____
☐ Connected to sewer ☐ Waste Removal Company: _____

Is electrical provided for each food vendor? ☐ Yes ☐ No
If the event is scheduled for more than one day, will the TFF(s) have continuous electricity to power refrigerator(s) overnight? ☐ Yes ☐ No

Provide a **site map** included with location of: vendors, water lines (potable/waste), trash, vendor back-up storage, restrooms, handwashing sinks for restroom, shared 3-compartment sink, & electricity (if provided)

TERMS

I hereby make an application for a health permit to establish and/or operate the above business, use, or services in accordance with the laws, ordinances, and regulations that are now or may hereinafter be in force pertaining to the above business and I certify that I am the owner or authorized representative of this business and that all statements are true to the best of my knowledge. I hereby consent to all necessary inspections incident to the issuance of this permit and operation of the business.

Once the Event Organizer application packet is approved by a representative of Environmental Health and fees are paid in full, then a health permit is issued. Food operations without the necessary permits shall be subject to closure of the food facility and a penalty not to exceed three times the cost of the permit (California Retail Food Code, section 114387).

Print Name	Title
Signature	Date

OFFICE USE ONLY

FEE

PR	Billing/Permit type	FA	EV	Owner ID	TK
Fee Amount:	Penalty Fee	Total Fee	HSO	Billing Status	

EHS

Permit is valid for

Notes

Permit Approved By (PRINT):	Date.

Welcome to Orange County! Our goal at Environmental Health is to partner with you in ensuring safe, quality food for your consumers.

A permit shall be obtained by the person or organization responsible for facilities that are shared by two or more food facilities. The Event Organizer health permit application and site plan shall be submitted to the enforcement agency at least two weeks prior to the Community Event. The site plan shall show the proposed locations of the food facilities, restrooms, refuse containers, potable water supply faucets, waste water disposal facilities, and all shared warewashing and handwashing facilities (California Retail Food Code, section 114381.1).

Single event are TFFs at a community event conducted for not more than 25 consecutive or nonconsecutive days in a 90-day period and that is of a civic, political, public, or educational nature, including state and county fairs, city festivals, circuses, and other public gathering events approved by the local enforcement agency.

Site Specific event refers to a specific community event that has been approved by Environmental Health at a site specific location that has temporary food facilities that operate year round. These include TFFs that operate at a Certified Farmer's Market, Fisherman's Market, Swap Meets, and other approved site specific events. Health permits are automatically renewed and invoiced annually. The Event Organizer is responsible for all outstanding invoices until this Agency receives notification of the last date of the event operations. It is the vendor's responsibility to notify Environmental Health and the Event Organizer of the date of last operation.

To apply for a Health Permit, submit the following documents:

- **Completed "Health Permit Application – Event Organizer"**
    - Please print or type your application.
    - All fields must be completed and legible. Enter N/A if a field is not applicable to the business. If the information entered is the same for multiple fields, reenter that information – do not use "same as above."
    - Do not enter information in the section noted "OFFICE USE ONLY."
- For **SITE SPECIFIC EVENTS ONLY**, attach a copy of the supporting documentation of the "person" who is legally responsible for the operation of the food facility
    - **Individual Owner** – a current driver's license, state issued identification card, or Foreign Consulate Identification Card
    - **General Partnership** – a current driver's license, state issued identification card, or Foreign Consulate Identification Card for each owner
    - **Limited Partnership (LP)** – Certificate of Limited Partnership
    - **Limited Liability Partnership (LLP**) – Limited Liability Partnership (LLP) Registration
    - **Corporation** – Articles of Incorporation, including a list of the officers' names and titles
    - **Limited Liability Company (LLC)** – Articles of Organization
    - **Nonprofit Charitable Organization** – Articles of Incorporation pursuant to Nonprofit Corporation Law as defined in the California Retail Food Code. Nonprofit charitable temporary food facilities may operate up to four times annually. These four time periods shall not exceed 72 hours each. (California Retail Food Code, Section 114332.1).
- **Submit a Vendor List and Site Map**

Acceptable forms of payment are cash, check, credit card or money order. Make checks payable to "County of Orange." Health permit fees are nonrefundable. You may **pay in person** at 1241 E. Dyer Rd. Santa Ana, CA 92705 from 8:00 a.m. to 4:00 p.m., Monday through Friday (excluding County holidays) or **mail** your check along with the completed health permit application and Operational Specifications to:

ORANGE COUNTY ENVIRONMENTAL HEALTH
PO BOX 25400
SANTA ANA, CA 92799

Food operations without the necessary permits shall be subject to closure of the food facility and a penalty not to exceed three times the cost of the permit (California Retail Food Code, section 114387).

To learn more about Special Events, please visit www.ocfoodinfo.com/tff.

If you have any questions, please contact the Special Events Program at (714) 433-6080.

B. DISCUSS AND PROVIDE DIRECTION REGARDING AN AUTOMATED CALL-TAKING OPTIMIZATION AND RESPONSE PILOT PROGRAM TO SUPPORT THE BUENA PARK POLICE DEPARTMENT COMMUNICATIONS CENTER

Presented by Nghia Nguyen, Police Captain

Meeting	Agenda Group
Tuesday, August 25, 2026, 5:00 PM	STUDY SESSION Item: 9B.

Prepared By	Department Head Approval
Nghia Nguyen	Brad Geyer, Interim Police Chief

Presented By
Nghia Nguyen

DISCUSSION

The Buena Park Police Department Communications Center provides exceptional service to Buena Park residents, businesses, and visitors. In 2025, the Communications Center received over 67,000 calls from the community. Of those calls, approximately 41,000 (or 61%) were non-emergency, and 26,000 (or 39%) were 9-1-1 emergencies. Despite their continued dedication and professionalism, the Communications Center faces persistent challenges, including mandatory overtime, employee burnout, staff turnover, and an extensive training process that takes approximately six months to one year for a new dispatcher to become fully trained. These challenges highlight the need for additional resources to support dispatchers and enhance service levels.

In an effort to identify potential solutions, the Police Department has researched several automated call-handling platforms that are specifically designed for public safety communications centers. These systems utilize artificial intelligence (AI) and real-time data to assist with answering non-emergency calls, provide automated transcription services, support language translation, and guide callers through scripted questions based on the nature of their needs or concern. Additionally, live guidance 9-1-1 call-taking provides a “copilot” to guide dispatchers during a 9-1-1 call, helping ensure that all appropriate information is received and best practices are met.

The Department's due diligence included an evaluation of three established vendors in this industry: Motorola Hyper, Axon Prepared, and Aurelian’s AVA & CORA. The Communications Center’s leadership and management consulted with all three vendors and received demonstrations and cost proposals from each. Based on the Department's review, Aurelian was identified as the preferred vendor because it was the only vendor to offer a one-year pilot program for both automated call-taking and assistive 9-1-1 at a substantial discount. A one-year agreement would allow the Department to test and evaluate the technology, gauge community and employee feedback, and evaluate Aurelian’s platform and customer service.

Currently, in California, the El Cajon Police Department and National City Police Department use the Aurelian platform. Staff conducted an on-site visit at the El Cajon Police Department and spoke with Communications Center personnel regarding their experience. El Cajon provided positive feedback, reporting that its staff are pleased with the call-handling solution and the ongoing support provided by Aurelian. The community has also responded favorably, and the agency has experienced a noticeable reduction in calls handled by Communications Center personnel.

Importantly, this technology is intended to augment and support, not replace Department personnel. Implementation of this system will not result in the elimination of any full-time positions, but instead will be a tool that allows the Department's skilled communications team to provide accurate and efficient assistance to those most urgently in need. If the City Council supports the implementation of the platform, the Police Department would continue to maintain its established staffing requirements and actively recruit to fill all full-time vacancies. This technology would allow dispatchers to focus on 9-1-1 emergencies, monitor and respond to radio communications, and allow lead dispatchers to supervise and oversee operations. Aurelian reports that the system has the potential to reduce non-emergency call volume handled by dispatchers by up to 70 percent. Consistent with Assembly Bill 339, this project was previously presented and discussed with representatives of the Buena Park Police Association, who were also provided with a copy of this report.

If supported by the City Council, the year one pilot program would cost approximately $25,000. Alternatively, Aurelian has extended a special introductory offer for a three-year contract: with the first year being the pilot program at a cost of $25,000, and if the City were satisfied with the platform, it would have the option to extend the contract for two additional years at a discounted rate of $63,000 each year. So long as the City retains the ability to terminate the contract at the end of the first year, staff believes the three-year term is likely to provide better value to the City long-term. If the Department finds the Aurelian platform to be beneficial to the Communications Center during the pilot year, the three-year contract option will allow the City to continue using the services at this previously established discounted rate. The first year cost under either scenario would be funded with Asset Forfeiture funds.

If the one-year pilot program is supported by the City Council, staff would work with the City Attorney to finalize the contract with Aurelian for the City Manager's signature. If the City Council prefers the three-year term option, staff would finalize the contract and bring it back at the next meeting for the City Council's consideration.

Staff will provide a brief demonstration of the product at the study session.