MAYOR SUSAN SONNE
VICE MAYOR JOYCE AHN
COUNCIL MEMBER ARTHUR C. BROWN
COUNCIL MEMBER JOSÉ T. CASTAÑEDA
COUNCIL MEMBER CONNOR TRAUT

Tuesday, February 13, 2024, 5:00 PM
Council Chamber
6650 Beach Boulevard
Buena Park, CA 90621

BUENA PARK CITY COUNCIL
REGULAR MEETING AGENDA

5:00 p.m.
PUBLIC HEARINGS AT 6:00 P.M.

VIDEO CONFERENCE PARTICIPATION (Zoom)
https://us06web.zoom.us/j/81950208031?pwd=ozZ9cJk2qTkJuixP27PJaDT4ELdUjO.1
MEETING ID: 819 5020 8031 PASSCODE: 564245

Conference Call: (669) 900-6833

SPECIAL NOTICE REGARDING PUBLIC MEETINGS
On September 13, 2022, Governor Newsom signed Assembly Bill 2449, which permits City Council Members to participate in City Council Meetings via teleconferencing for emergency circumstances or just cause reasons. Videoconferencing allows the City to continue to conduct essential business and comply with Public Health Administration recommendations to protect the public and City employees and limit exposure. Please be advised that some City Council Members may attend this meeting via videoconference. The public has the following options to provide comments during the meeting:

OPTION 1: IN-PERSON
The public may attend this meeting in-person. Those wishing to speak are asked to add your speaker information at the digital kiosk located at the Council Chamber entrance. Comments are limited to no more than three minutes each.

OPTION 2: VIA EMAIL
Members of the public may submit their comments in writing by sending them to the City Clerk's Office at comments@buenapark.com.

OPTION 3: VIRTUALLY (VIA ZOOM)

- ***Zoom Conference Call: (669) 900-6833***

  You may request to speak by dialing *9 from your phone when the designated public comment period, as listed on the agenda, has been opened. After City staff confirms the last three digits of the caller's phone number or Zoom ID and unmutes you, *the caller must press *6*.

  Callers are encouraged, but not required, to identify themselves by name. Each caller has three (3) minutes to speak.

- ***Zoom Virtual Participation***
  https://us06web.zoom.us/j/81950208031?pwd=ozZ9cJk2qTkJuixP27PJaDT4ELdUjO.1
  MEETING ID: 819 5020 8031 PASSCODE: 564245

Virtually "raise your hand" when the designated public comment period, as listed on the agenda has been opened. Wait to be called on by City staff, unmute your audio, your name and city of residency is requested, but not required. Each participant has three (3) minutes to speak.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, please contact the City Clerk's Office at (714) 562-3750. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

All regular meetings of the City Council are available on the City's website at www.buenapark.com and the City's Cable Channel BPTV Channel 3/99. Please contact the City Clerk's Office at (714) 562-3750 for any questions.

1: GENERAL

1A. CALL TO ORDER

1B. ROLL CALL

1C. INVOCATION

— Reverend Dr. Joel Van Soelen, Anaheim Christian Reformed Church

1D. PLEDGE OF ALLEGIANCE

— Addie Martinez, Girl Scout Troop #7164

1E. CITY MANAGER REPORT

— Aaron France, City Manager

2: PRESENTATIONS

2A. PRESENTATION HONORING ELIZABETH A. SWIFT, ED.D. AS THE 2024 AMERICANA CITIZEN OF THE YEAR FOR BUENA PARK

— Presented by Howard Kummerman, Executive Director, Cypress College Foundation

2B. PROCLAMATION RECOGNIZING FEBRUARY 2024 AS BLACK HISTORY MONTH

— Presented to Debora Wondercheck, Chief Executive Officer & Founder, Arts & Learning Conservatory

3: ORAL COMMUNICATIONS

3A. ORAL COMMUNICATIONS

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the City Council. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the City Council vote. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber. Those wishing to speak using the videoconferencing feature are asked to raise your hand now by either dialing *9 or the raise hand feature.

4: CONSENT CALENDAR

The items listed under the Council 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.

4A. APPROVAL OF MINUTES

— Recommended Action: Approve the Minutes of the Special City Council Meeting of November 28, 2023, Regular City Council Meeting of December 12, 2023, and Special and Regular City Council Meetings of January 23, 2024.

4B. RESOLUTIONS APPROVING CLAIMS AND DEMANDS

— Recommended Action: Adopt Resolutions approving the Claims and Demands.

4C. PROCLAMATION HONORING ELIZABETH A. SWIFT, ED.D. AS THE 2024 AMERICANA CITIZEN OF THE YEAR FOR BUENA PARK

— Recommended Action: Approve Proclamation.

4D. PROCLAMATION RECOGNIZING FEBRUARY 2024 AS BLACK HISTORY MONTH

— Recommended Action: Approve Proclamation.

4E. RESOLUTION CERTIFYING RESOURCES TO FUND THE PROJECTS IN THE FEDERAL FISCAL YEARS 2024/25 - 2029/30 TRANSPORTATION IMPROVEMENT PROGRAM (FTIP)

— Recommended Action: Adopt a resolution certifying the 2025 Federal Transportation Improvement Program (FTIP) listed in current and future City projects.

4F. RESOLUTION APPROVING THE CITY OF BUENA PARK STATEMENT OF INVESTMENT POLICY DATED FEBRUARY 13, 2024

— Recommended Action: Adopt a resolution approving the City of Buena Park Statement of Investment Policy dated February 13, 2024.

4G. ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE YEAR ENDED JUNE 30, 2023

— Recommended Action: Receive and file the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2023.

4H. APPROVE CITY COUNCIL PROTOCOLS GUIDE UPDATE SECTION 6.2.2 PLACING ITEMS ON THE AGENDA

— Recommended Action: Approve an update to, "Section 6.2.2 Placing Items on the Agenda," to the City Council's Protocol Guide.

4I. WATER BILL INSERT PROMOTING BREATHE FREE BUENA PARK

— Recommended Action: 1) Approve a water bill insert promoting the City's Breathe Free Buena Park initiative.

5: NEW BUSINESS

5A. RESOLUTION AMENDING THE TECHNICAL, OFFICE, AND PROFESSIONALS ASSOCIATION CLASSIFICATION AND COMPENSATION PLAN ADDING THE ENVIRONMENTAL INSPECTOR POSITION

— Recommended Action: 1) Adopt a Resolution amending the Technical, Office, and Professionals Association Classification and Compensation Plan to add the Environmental Inspector classification and salary range; and 2) Approve the new job classification specification of Environmental Inspector.

5B. BUENA PARK POLICE DEPARTMENT 2024 - 2026 STRATEGIC PLAN

The strategic plan is a blueprint that reflects the Police Department's commitment to collaborative, community-centric policing. The plan aligns with the Six Pillars of 21st Century Policing, with the intention of fostering trust, transparency and a safer Buena Park.

— Recommended Action: Approve the Buena Park Police Department 2024 – 2026 Strategic Plan, including the Mission, Vision and Values Statements.

5C. CONSIDERATION OF A PURCHASE AND SALE AGREEMENT FOR 6711 BEACH BOULEVARD (BUENA PARK WOMAN'S CLUB)

— Recommended Action: 1) Approve the Purchase and Sale Agreement (PSA) between the City of Buena Park and S. J. &P. ASSOCIATE, LLC, for the sale of the property located at 6711 Beach Boulevard (former Buena Park Woman’s Club); and 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.

5D. AUTHORIZATION TO ACCEPT THE FINAL INSURANCE PAYMENT FOR THE HURLBUT BARN FIRE CLAIM WITH TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA

— Recommended Action: 1) Authorize acceptance of the final insurance settlement payment in the amount of $120,000 to be paid to the City of Buena Park; 2) Approve the Full Release of Claim with Travelers Property Casualty Company of America relating to loss by fire upon the Hurlbut Barn; and, 3) Authorize the Assistant City Manager/Director of Human Resources to execute any necessary documents.

5E. RESOLUTION AUTHORIZING THE USE OF INFORMAL BIDDING PROCEDURES AND APPROVE CONTRACT WITH TIM GREENLEAF ENGINEERING, INC. FOR THE DEMOLITION OF SEVERAL CITY-OWNED PROPERTIES ALONG BEACH BOULEVARD

— Recommended Action: It is recommended that the City Council: 1) Adopt a Resolution authorizing the use of informal bidding procedures to identify contractors to complete the subject work; 2) Authorize a budget appropriation in the amount of $240,000 from the Economic Development Fund; and, 3) Approve a contract with Tim Greenleaf Engineering, Inc. for the demolition of several city-owned properties along Beach Boulevard.

5F. APPROVE A BUDGET AMENDMENT TO INCREASE FUNDING FOR THE SISTER CITY PROGRAM AND EXPLORE A FRIENDSHIP CITY RELATIONSHIP WITH ANSAN, SOUTH KOREA

— Recommended Action: 1) Approve a budget amendment in the amount of $15,000 from the undesignated General Fund reserve balance to allocate additional funding for the Sister City and Friendship City trip to South Korea.

6: PUBLIC HEARING

Public Hearings are held at 6:00 PM

6A. RESOLUTION AND ORDINANCES ADOPTING THE GENERAL PLAN AMENDMENT NO. GP-24-1, ZONE CHANGE NO. Z-24-2, SPECIFIC PLAN AMENDMENT NO. SPC-24-1, TEXT AMENDMENT NO. C-24-1 AND NEGATIVE DECLARATION NO. MND-24-1 TO IMPLEMENT THE HOUSING INCENTIVE OVERLAY ZONES AND ADOPT OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS
UPDATING THE GENERAL PLAN LAND USE MAP, ZONING MAP, SPECIFIC PLANS, AND CREATING OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING HOUSING INCENTIVE OVERLAYS TO IMPLEMENT HOUSING ELEMENT PROGRAMS NO. 11, 12, AND 16

— Recommended Action: 1) Based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution and Ordinances, staff recommends that the City Council adopt the attached Resolutions and Ordinances approving General Plan Amendment (GP-24-1), Zone Change (Z-24-2), Specific Plan Amendment (SPC-24-1), Text Amendment (C-24-1) and Negative Declaration (MND-24-1).

6B. RESOLUTION ESTABLISHING A WASTEWATER ENTERPRISE FUND AND NEW WASTEWATER SERVICE RATES
Public Hearing to establish a separate enterprise fund for wastewater services and a new rate structure.

— Recommended Action: 1) Conduct a public hearing on a proposed wastewater enterprise fund and rate adjustments; 2) Adopt a resolution establishing the wastewater enterprise fund and rate adjustments.

7: COUNCIL MEMBER ANNOUNCEMENTS, CONFERENCE REPORTS AND CALENDAR REQUESTS

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

8: RECESS

8A. RECESS

9: STUDY SESSION

9A. DISCUSS AND PROVIDE DIRECTION REGARDING THE COMMUNITY GYMNASIUM RENTAL USER GROUP RATES

9B. DISCUSS AND PROVIDE DIRECTION REGARDING THE CITY'S TEMPORARY SIGN ORDINANCE

9C. DISCUSS AND PROVIDE DIRECTION CONCERNING AN ENERGY CONSERVATION AND EFFICIENCY PROJECT AT VARIOUS CITY FACILITIES

9D. DISCUSS AND PROVIDE DIRECTION ON A LOCAL WORKER PROTECTION ORDINANCE
The City Council will discussion and provide direction concerning local worker and working animal protection ordinances.

9E. DISCUSS AND PROVIDE DIRECTION ON THE CITY'S GRANT APPLICATION FOR CALOPTIMA HOUSING AND HOMELESSNESS INCENTIVE PROGRAM (HHIP)

10: CITY MANAGER REPORT

10A. CITY MANAGER REPORT

11: COMMISSION & COMMITTEE UPDATES

11A. COMMISSION & COMMITTEE UPDATES

12: ADJOURNMENT

12A. Adjournment

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at City Hall or at www.buenapark.com. Supplementary 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. Video streaming of the meeting is available on the City's website. 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.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the City Clerk's Office at (714) 562-3750 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Korean or Spanish please contact the **City Clerk's Office at (714) 562-3750 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

시의제 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스패니쉬, 타갈로에 대한 통역사가 필요하시면 시미팅 48 시간전 시서기 오피스로 (714-562-3750) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3750. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

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

Date Posted: February 8, 2024

City of Buena Park

City Council Regular Meeting Agenda Report

APPROVAL OF MINUTES

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4A

Presented By	Prepared By
Adria Jimenez, MMC, Director of Government and Community Relations/City Clerk	Anna Badillo, Assistant City Clerk

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Approve the Minutes of the Special City Council Meeting of November 28, 2023, Regular City Council Meeting of December 12, 2023, and Special and Regular City Council Meetings of January 23, 2024.

Attachments

2023-11-28 CC M 930AM.pdf

2023-12-12 CC M 5PM.pdf

2024-01-23 CC M 330PM.pdf

2024-01-23 CC M 5PM.pdf

MINUTES OF A SPECIAL MEETING
OF THE BUENA PARK CITY COUNCIL
HELD NOVEMBER 28, 2023

Vol. 53 Pg. 480

1. CALL TO ORDER

The City Council met in a special meeting on Tuesday, November 28, 2023, at 9:30 a.m., in the 9th Floor Conference Room of the Knott's Berry Farm Hotel, 7675 Crescent Ave., Buena Park, California, Mayor Brown presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Castañeda (arrived at 10:57 a.m.), Traut, Sonne, Brown
ABSENT: None

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

1C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Traut.

2A. ORAL COMMUNICATIONS

Mayor Brown 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 none, Mayor Brown closed oral communications.

3. GOAL SETTING WORKSHOP FACILITATED BY LISA GORDON, CEO OF LISA INSPIRES

The City Council participated in a goal-setting workshop facilitated by Lisa Gordon, CEO of Lisa Inspires. The purpose of the workshop was to provide the City Council, City Manager, and the Executive Management team the opportunity to learn about each other's communication styles and improve teamwork, review the City's financial outlook, discuss the City's strengths and weaknesses, and review, discuss, and establish multi-year goals and objectives. The discussion by the City Council at the workshop involved a visioning process and building consensus around shared interests and did not include formal votes. Therefore, the City Council's discussion resulted in a general roadmap for staff to follow in developing the draft goals and objectives for the City Council to review. The City Council identified its priorities by way of an exercise placing marks on various Opportunities and Solutions, they wished to set as goals and objectives for Fiscal Years 2024-26 and beyond. The City Council Goals and Objectives were identified as follows:

1. Increase Locally Controlled Revenue Sources

- Consider the following sources for increase:
  - Special services (grants, user fees)
  - Fees for residents / businesses (fees for services, Development Impact Fees, etc.)
- Introduce and/or investigate new Enterprise Fund opportunities.
- Consider locally controlled revenue sources.
- Apply for grant funding that advances Key Focus Areas and priorities.
- Explore new revenue sources including:
  - Water Enterprise Fund
  - Sewer Enterprise Fund

2. Enhance Economic Development

- Complete Beach Boulevard projects.
- Create special programs, events, and/or partnerships to support and grow local businesses.
- Explore workforce development programming and/or partnerships.
- Remediate blighted commercial corridors.

Mayor Brown called for a recess at 12:07 p.m. and announced the workshop would be reconvened after lunch. The workshop reconvened at 1:05 p.m.

3. Increase Staffing Levels and Retention

- Conduct assessment to identify Police Department staffing needs by May 2024.
- Conduct department-wide assessments to identify staffing needs by July 2024.
- Create formal internship and mentorship program.
- Explore City-wide wellness program (supports attraction/retention).
- Create DEI Initiative to support retention.

At 1:42 p.m., Council Member Castañeda left the workshop. Council Member Castañeda returned at 2:02 p.m.

4. Increase Housing Supply

- Proactively re-zone properties to incentivize housing development by August 2024.
- Reduce discretionary barriers to promote by-right housing by August 2024.
- Evaluate existing development standards and processes to streamline housing production by December 2024.
- Market Buena Park as a pro-housing City by March 2025.

5. Improve Core Services

- Prioritize and implement Parks and Recreation Master Plan.
- Explore Technology:
  - Research options for software programs to create efficiencies and enhance services to the public.
  - Create a Staff Technology User Group.

6. Upgrade Infrastructure

- Consider creating special infrastructure fund by June 2025.
- Prioritize and implement Active Transportation Plan (ATP) by December 2024.

Once approved by the City Council, these Goals and Objectives will be used as a roadmap to guide the City Manager and staff over the next several years. For all others, staff will add these goals to the Master Calendar and will begin refining and working on the next priorities of the City Council and identifying funding sources. Staff may also incorporate these goals into policy issues brought before the City Council for consideration during the annual budget review cycle.

ADJOURNMENT

There being no further business, Mayor Brown adjourned the meeting at 3:43 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD DECEMBER 12, 2023

Vol. 53 Pg. 484

1. GENERAL

The City Council met in a regular session on Tuesday, December 12, 2023, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Brown presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Ahn, Castañeda, Traut, Sonne, Brown
ABSENT: None

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

1C. INVOCATION

The Invocation was led by Reverend Dr. Joel Van Soelen, Anaheim Christian Reformed Church.

1D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Aaron France, City Manager.

1E. CITY MANAGER REPORT

City Manager France reported on the following:

- Coffee with a Cop, Wednesday, December 20, 2023, 8:30 a.m. – 10:30 a.m., at Seesaw Coffee Shop – Buena Park.
- Wished Buena Park residents a Happy Holiday and Happy New Year.

2. PRESENTATIONS

2A. AWARD OF MERIT PRESENTED TO BUENA PARK POLICE DEPARTMENT LIEUTENANT JOHN BAILEY

Police Chief Nunes presented an Award of Merit to Buena Park Police Department Lieutenant John Bailey.

Fourth District Supervisor Doug Chaffee, and legislative representatives on behalf of federal, state, county, and local legislators presented commendations to Lieutenant John Bailey.

3A. ORAL COMMUNICATIONS

Mayor Brown 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 none, Mayor Brown closed oral communications.

4. NEW BUSINESS (4A – 4E)

4A. COMMENDATIONS TO OUTGOING MAYOR BROWN

Mayor Pro Tem Sonne thanked outgoing Mayor Brown for his service, leadership, and dedication as Mayor.

Senator Tom Umberg, Fourth District Supervisor Doug Chaffee, NOCC President/CEO Andrew W. Gregson, and legislative representatives on behalf of federal, state, county, and local legislators presented their commendations to outgoing Mayor Brown.

At 5:32 p.m., Mayor Brown called for a recess, and reconvened the meeting at 5:40 p.m.

4B. COMMENTS BY OUTGOING MAYOR BROWN

Outgoing Mayor Brown spoke in reflection of his service as Mayor and thanked his fellow Council Members, Department Heads, City staff, and residents for the support.

4C. SELECTION OF MAYOR

Director of Government and Community Relations/City Clerk Jimenez explained the process for the selection of Mayor and opened nominations.

Council Member Brown nominated Mayor Pro Tem Sonne for the position of Mayor. There being no further nominations, Mayor Pro Tem Sonne was appointed as Mayor.

Director Jimenez turned the meeting over to Mayor Sonne.

4D. SELECTION OF MAYOR PRO TEM

Mayor Sonne opened nominations for the position of Mayor Pro Tem.

Mayor Sonne nominated Council Member Ahn for the position of Mayor Pro Tem. There being no further nominations, Council Member Ahn was appointed as Mayor Pro Tem.

Contracts 70 C-3514 Budgets 47 Econ. Dev. 191

4E. PROFESSIONAL SERVICES AGREEMENT WITH DUDEK FOR PREPARATION OF A CLIMATE ACTION AND ADAPTATION PLAN
Recommended Action: 1) Approve a Professional Services Agreement (PSA) with DUDEK for the preparation of a Climate Action and Adaption Plan in an amount not to exceed $374,120.50; 2) Approve a budget amendment in the amount of $374,120.50 from the City's undesignated General Fund balance; 3) Authorize the City Manager and City Attorney to make any non-monetary amendments to the agreement; and, 4) Authorize the City Manager and City Clerk to execute the agreement.

Director of Community and Economic Development Foulkes provided a report regarding a Professional Services Agreement with DUDEK for the preparation of a Climate Action and Adaptation Plan. Director Foulkes explained the purpose of a Climate Action and Adaptation Plan (CAAP). Moreover, the CAAP includes actionable strategies the City will implement to both reduce greenhouse gas (GHG) emissions and address climate change impacts by adapting to and building resilience of the City's assets and operations. Buena Park's CAAP will focus on the reduction of GHG emissions in the construction, energy, transportation, and waste sectors. The City released a Request for Proposals (RFP) to seek professional consultant services to develop a comprehensive and an innovative CAAP. The City received ten proposals; interviewed the top five consultants; and, chose to award a Professional Services Agreement to DUDEK to partner with the City to prepare the CAAP. The 11-month process will include public participation and engagement to bring people, communities and businesses to the table to address concerns and hear suggestions from multiple stakeholders; assess needs, risks, and vulnerabilities; define community goals; identify preferred GHG reduction measures; and coalesce around common purposes. Additionally, the consultant team will conduct engagement efforts across City Departments, City Council, City Commissions, and regional bodies. If approved, the project kick-off is scheduled for January/February 2024 to coincide with the hiring of the City's Sustainability Manager position who will be the lead project manager for the CAAP development and implementation.

Council Member Castañeda suggested that the City look into SCAG's free technical assistance for greenhouse gas omission inventory.

Director of Government and Community Relations/City Clerk Jimenez acknowledged the email correspondence received in support of the item from Marilyn Palomino, Jake Comer, and Denise Fachko.

Tomas Castro, Climate Action Campaign Policy Advocate, spoke in support of the award of professional services agreement with DUDEK for the preparation of a Climate Action and Adaptation Plan, and indicated that moving forward with this effort will allow for numerous funding opportunities for Buena Park in the future.

Council Member Brown commented about the timeliness of putting together the CAAP.

Council Member Traut commended the City Council for the political courage to discuss climate action and ensure that the City strives to reduce gas emissions and prepare for climate change impacts.

Council Member Castañeda spoke about a partnership with SoCal Edison for an all-electric reach codes as part of the climate action planning effort.

MOTION: Castañeda
SECOND: Ahn
AYES: Castañeda, Ahn, Brown, Traut, Sonne
NOES: None

MOTION CARRIED to approve the recommended action.

5. CONSENT CALENDAR (5A – 5J)

Mayor Sonne announced that Consent Calendar Item Nos. 5A through 5J 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. Council Member Castañeda requested Item No. 5G for separate consideration. There being no additional requests for separate discussion, the following action was taken:

MOTION: Ahn
SECOND: Brown
AYES: Ahn, Brown, Castañeda, Traut, Sonne
NOES: None

MOTION CARRIED that all actions recommended on Consent Calendar Item Nos. 5A – 5F and 5H – 5J be approved.

Finance 75

5A. RESOLUTION APPROVING CLAIMS AND DEMANDS
Recommended Action: Adopt Resolutions approving the Claims and Demands.

ADOPTED the following titled resolutions:

RESOLUTION NO. 14778
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,760,932.74 DEMAND NOS. 421869 THROUGH 422082

RESOLUTION NO. 14779
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $24,566.69 DEMAND NOS. 422083 THROUGH 422087

RESOLUTION NO. 14780
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $3,406,043.16 DEMAND NOS., 422088 THROUGH 422310 NOS CANCELLED 418942, 420772, 421215 AND 421935

RESOLUTION NO. 14781
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $24,725.81 COVERING RETIREE PAYROLL ENDING OCTOBER 31, 2023

RESOLUTION NO. 14782
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $943,677.10 COVERING REGULAR PAYROLL ENDING NOVEMBER 10, 2023

RESOLUTION NO. 14783
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $24,496.35 COVERING RETIREE PAYROLL ENDING NOVEMBER 30, 2023

RESOLUTION NO. 14784
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $976,617.78 COVERING REGULAR PAYROLL ENDING NOVEMBER 24, 2023

Reports & Studies 129

5B. TREASURER'S REPORT FOR THE MONTH OF OCTOBER 2023
Recommended Action: Receive and file the reports.

APPROVED the recommended action.

Finance 75

5C. RESOLUTION AUTHORIZING AND DIRECTING CERTAIN BANKS TO HONOR ALL CHECKS, DRAFTS, AND WARRANTS WHEN BEARING CERTAIN SIGNATURES AND FACSIMILE SIGNATURES OF CITY OFFICIALS AND RESCINDING ALL CONFLICTING RESOLUTIONS
Recommended Action: Adopt resolution.

ADOPTED the following titled resolution:

RESOLUTION NO.14785
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING AND DIRECTING CERTAIN BANKS TO HONOR ALL CHECKS, DRAFTS, AND WARRANTS WHEN BEARING CERTAIN SIGNATURES AND FACSIMILE SIGNATURES OF CITY OFFICIALS AND RESCINDING ALL CONFLICTING RESOLUTIONS

Contracts 70 C-1998 C-3452 Budgets 47 Grants 185

5D. AGREEMENT WITH ORANGE COUNTY SHERIFF'S DEPARTMENT (OCSD) TO TRANSFER FUNDS RELATED TO THE 2023 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FOR SUPPLEMENTAL FUNDING FOR THE LEASING OF FLOCK AUTOMATED LICENSE PLATE READER (ALPR) TECHNOLOGY
Recommended Action: 1) Approve an agreement with the Orange County Sheriff's Department (OCSD) to transfer funds for the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program for supplemental funding for the leasing of Flock Automated License Plate Reader technology to assist in criminal investigations and identify suspects involved in criminal activity; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement; 3) Authorize the City Manager to execute the agreement; 4) Approve a budgetary action to appropriate funds in the amount of $16,948.00; and 5) Authorize the police department to work with the vendor, Flock, to secure additional technology.

APPROVED the recommended action.

Contracts 70 C-3485 Public Works Proj. 125 PW-935

5E. FINAL PAYMENT FOR THE ORANGETHORPE AVENUE REHABILITATION PROJECT
Recommended Action: 1) Accept project as complete and approve final payment to Hardy and Harper, Inc. in the amount of $96,436.78; and 2) Direct the Public Works Department to file a Notice of Completion.

APPROVED the recommended action.

Contracts 70 C-3453 Public Works Proj. 125 PW-923

5F. FINAL PAYMENT FOR THE 2021-2022 AND 2022-2023 SEWER MAIN LINING PROJECT
Recommended Action: 1) Accept project as complete and approve final payment to Tunnelworks Services, Inc. in the amount of $13,617.06; and 2) Direct the Public Works Department to file a Notice of Completion.

At 6:09 p.m., Mayor Sonne reopened public comment.

Dave Everett, Western Electrical Contractors Association, spoke about a request for the City Council's consideration of bidding future projects without adhering to the CWA.

APPROVED the recommended action.

Contracts 70 C-3398 Budgets 47

5G. AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH ECONOMICS, INC. FOR SB 1383 PROGRAM SUPPORT AND OUTREACH
Recommended Action: 1) Approve Amendment No. 1 to the Professional Services Agreement with EcoNomics, Inc. for SB 1383 Program-related outreach and implementation; 2) Approve a budget amendment in the amount of $9,930 of CalRecycle grant funds for this purpose; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the amendment; and, 4) Authorize the City Manager and City Clerk to execute the amendment.

Senior Management Analyst Aubuchon discussed the amendment to the Professional Services Agreement (PSA) with EcoNomics, Inc. for SB 1383 Program support and outreach. Since July of 2022, EcoNomics, Inc. has designed and implemented the City's SB 1383 Program, including developing an outreach and education program, a recordkeeping program, and facilitating relationships with edible food producers and edible food recovery organizations. There remains a high rate of non-compliance of Tier 1 and Tier 2 food generators. Therefore, the City desires to have EcoNomics, Inc. continue its outreach and notifications prior to enforcement that will take effect on January 1, 2024. The proposed amendment to the original PSA will extend EcoNomics, Inc.'s budget to include fees for services for November and December 2023 in the amount of $9,930.

Council Member Castaneda commented about making an effort to have all businesses in Buena Park receive the same amount of information about the SB 1383 Program.

MOTION: Castañeda
SECOND: Traut
AYES: Castañeda, Traut, Ahn, Brown, Sonne
NOES: None

APPROVED the recommended action.

Contracts 70 C-3494 Budgets 47

5H. AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH KNOWLAND CONSTRUCTION SERVICES, INC. FOR DSA REQUIRED IN-PLANT INSPECTION SERVICES
Recommended Action: 1) Approve Amendment No. 1 to Professional Services Agreement (PSA) No. 23-11 with Knowland Construction Services, Inc. to perform additional Department of the State Architect (DSA) required inspection services for the Whitaker School Park Project in the amount of $29,400; 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) Approve a reallocation from the approved construction contingency to construction engineering in the amount of $140,000.

APPROVED the recommended action.

Contracts 70 C-3428

5I. AMENDMENT NO. 1 TO PROFESSIONAL SERVICES AGREEMENT WITH ALLIED UNIVERSAL FOR JANITORIAL SERVICES
Recommended Action: 1) Approve Amendment No. 1 to Professional Services Agreement with Allied Universal ('Allied') of Santa Ana, California, to provide janitorial services at City facilities for calendar year 2024 in the amount of $356,215.44; 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.

Records Destruction 171

5J. RESOLUTION AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS OF THE HUMAN RESOURCES DEPARTMENT
Recommended Action: 1) Adopt resolution authorizing the Assistant City Manager/Director of Human Resources to destroy certain records of the Human Resources/Risk Management Department which are more than three years old and/or no longer required.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO.14786
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS OF THE HUMAN RESOURCES DEPARTMENT

END OF CONSENT CALENDAR

6. PUBLIC HEARING

No items.

7. MAYOR/CITY COUNCIL REPORTS AND CALENDAR

7A. REPORT

Council Member Castañeda reported the following:
- November 15 National Association of Latino Elected Officials Public Health Policy Institute
- November 16 Buena Park Mayor's Prayer Breakfast
- November 16 Senior Center Turkey Distribution
- November 16 Thanksgiving Pie Party
- November 17 Filipino American Chamber of Commerce Annual Awards Gala
- November 28 City Council Goal Setting Workshop Meeting
- November 29 ACC-OC Annual Business Meeting and OC Regional Holiday Mixer
- November 30 Former City of Anaheim Council Member Jordan Brandman's Celebration of Life
- December 1 Buena Park Employee Christmas Reception
- December 1 Buena Park Christmas Tree Lighting
- December 2 CalOptima Drive to Revive Event
- December 6 Curt Pringle and Associates Christmas Party
- December 7 Cypress College Foundation Americana Awards Kickoff
- December 9 OC Union Carpenters Local 714 5th Annual Christmas Toy Giveaway
- December 9 52nd Annual Candy Caneland and Craft Fair
- December 11 HR Cookie Social
- December 11 Korean American Chamber of Commerce of Orange County Dinner

Council Member Castañeda commemorated December 1st as World AIDS Day. Also, Council Member Castañeda calendared adding Web Forms for requests for Council Member meetings, certificates and proclamations.

Council Member Traut reported the following:
- December 9 Keynote Speaker for Orange County Union Carpenters Graduation
- December 11 Meeting with Medieval Times Staff

Council Member Traut congratulated Council Member Ahn for her appointment as Mayor Pro Tem and Mayor Pro Tem Sonne for her appointment as Mayor.

Council Member Brown reported the following:
- November 16 Buena Park Mayor's Prayer Breakfast
- November 17 BPYT - Once On This Island the Musical
- November 20 LOSSAN Rail Corridor Board Meeting
- November 27 SCAG Connect SoCal Briefing
- November 28 City Council Goal Setting Workshop Meeting
- November 29 ACC-OC Annual Business Meeting and OC Regional Holiday Mixer
- November 30 OCCOG Board Meeting
- November 30 Dr. Joanna Schilling's Retirement Party
- December 1 Dedication of 405 Freeway Improvements
- December 1 Buena Park Employee Christmas Reception
- December 1 Buena Park Christmas Tree Lighting
- December 3 Soroptimist 3rd Annual Holiday Tea
- December 4 Santa Photoshoot for Pacific Surfliner (AMTRAK)
- December 6 SCAG 14th Annual Southern California Economic Summit Reception
- December 7 SCAG 14th Annual Southern California Economic Summit
- December 8 Metrolink Board Meeting
- December 9 52nd Annual Candy Caneland and Craft Fair
- December 10 Buena Park Police Christmas for Kids
- December 11 HR Cookie Social
- December 11 Korean American Chamber of Commerce of Orange County Dinner
- December 12 OC Board of Supervisors Holiday Open House

Mayor Pro Tem Ahn reported the following:
- November 16 Buena Park Mayor's Prayer Breakfast
- November 16 Senior Center Turkey Distribution
- November 16 OC Mosquitoes & Vector Control Joint Board Meeting
- November 18 - 19 Non-Profit Events at The Source Mall - Kimchi Day and Taekwondo Demonstrations with San Diego Youth Group with Developmental Disabilities
- November 28 City Council Goal Setting Workshop Meeting
- December 1 Buena Park Employee Christmas Reception
- December 1 Buena Park Christmas Tree Lighting
- December 2 Non-Profit Senior Event at The Source Mall
- December 6 CalCities Stop Hate: How Local Elected Officials Can Combat Rising Hate Crimes and Hate Speech Virtual Meeting
- December 6 Buena Park Ladies Holiday Luncheon
- December 7 BP Christmas Toy/Gift Drive Event for the Friendly Center
- December 9 52nd Annual Candy Caneland and Craft Fair
- December 11 HR Cookie Social
- December 11 Korean American Chamber of Commerce of Orange County Dinner

Mayor Sonne reported the following:
- November 15 Education Committee Meeting
- November 15 OC Sanitation District Board Meeting
- November 16 Mayor’s Prayer Breakfast
- November 16 Senior Center Turkey Distribution
- November 16 Thanksgiving Pie Party
- November 17 Asian Business Association of OC Gala (OCPA Award Recipient)
- November 17 Filipino American Chamber of Commerce Annual Awards Gala (OCPA Award Recipient)
- November 18 Taekwondo and Kimchi Day at The Source
- November 20 OCPA Board Meeting
- November 28 City Council Goal Setting Workshop Meeting
- November 29 OCPA Special Meeting
- December 1 Buena Park Employee Christmas Reception
- December 1 Buena Park Christmas Tree Lighting
- December 6 Buena Park Ladies Holiday Luncheon
- December 6 OC Sanitation Districts Operations Committee Meeting
- December 9 52nd Annual Candy Caneland and Craft Fair
- December 11 HR Cookie Social
- December 11 Korean American Chamber of Commerce of OC Dinner

8. RECESS/RECONVENE

The City Council did not call for a recess.

9. STUDY SESSION

No items.

10. CITY MANAGER REPORT

City Manager France reported the following:
- Congratulated Mayor Sonne and Mayor Pro Tem Ahn for being appointed as Mayor and Mayor Pro Tem. City Manager France indicated that he is looking forward to working with Mayor Sonne in the coming year.
- BPCEA Holiday Luncheon, Wednesday, December 13, 2023, 11:30 a.m. - 1:00 p.m., City Yard.
- All Employee Christmas Luncheon, Thursday, December 14, 2023, 11:00 a.m. - 1:00 p.m., Community Center.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Jimenez thanked outgoing Mayor Brown for his service and indicated she is looking forward to working with him in his last year as a Council Member. Director Jimenez also thanked newly appointed Mayor Sonne for her leadership and guidance in the previous year and she is looking forward to her year as Mayor. Director Jimenez announced a vacancy on the Navigation Center Oversight Commission. Residents interested in applying for the position should contact Council Member Traut.

12. ADJOURNMENT

There being no further business, Mayor Sonne adjourned the meeting at 6:24 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF A SPECIAL MEETING
OF THE BUENA PARK CITY COUNCIL
HELD JANUARY 23, 2024

1. CALL TO ORDER

The City Council met in a special meeting on Tuesday, January 23, 2024, at 3:30 p.m., in the Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Sonne presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Brown, Castañeda, Traut, Ahn, Sonne
ABSENT: None

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

1C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Brown.

2A. ORAL COMMUNICATIONS

Mayor Sonne 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 none, Mayor Sonne closed oral communications.

3. CLOSED SESSION

Mayor Sonne 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: Deanna Sullivan vs. City of Buena Park
Case No.: 30-2020-01156902-CU-CR-CJC

3B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Gov. Code Section 54956.8
Property: 6711 Beach Blvd., Buena Park
Negotiating Parties: Aaron France, City Manager and Juli Kang
Under Negotiation: Price, Terms, and Conditions of Sale

3C. 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: One

Mayor Sonne recessed the meeting at 3:41 p.m., and announced the meeting would be reconvened in the City Council Conference Room for Item No. 3C discussion.

Mayor Sonne reconvened the meeting in open session and it was announced that Mayor Sonne and Council Member Castañeda recused themselves from Agenda Item No. 3C discussion, and that no reportable action was taken for Item Nos. 3A – 3C.

ADJOURNMENT

There being no further business, Mayor Sonne adjourned the meeting at 4:18 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

MINUTES OF CITY COUNCIL MEETING
OF THE CITY OF BUENA PARK
HELD JANUARY 23, 2024

1. GENERAL

The City Council met in a regular session on Tuesday, January 23, 2024, at 5:00 p.m. in the City Council Chamber of the Civic Center, 6650 Beach Boulevard, Buena Park, California, Mayor Sonne presiding.

1A. CALL TO ORDER

1B. ROLL CALL

PRESENT: Brown, Castañeda, Traut, Ahn, Sonne
ABSENT: None

Also present were: Aaron France, City Manager; Chris Cardinale, City Attorney; and, Adria M. Jimenez, 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 Jim Box, Director of Community Services.

1E. CITY MANAGER REPORT

Assistant City Clerk Badillo invited the public to a Passport Fair in partnership with Congresswoman Michelle Steel that will be held on Saturday, February 10, 2024, 9:00 a.m. – 1:00 p.m., at the Buena Park City Hall. The fair is available by appointment only. Scan the QR code on the flyer or contact District Representative Zechariah at 714-960-6483 to book an appointment.

Director of Government and Community Relations/City Clerk Jimenez informed Buena Park residents and business owners that applications are now being accepted for the Buena Park Community Academy. The Academy is an opportunity for residents and business owners to learn about various aspects of the City's operations, such as Public Safety, Planning and Development, budgeting, Parks and Recreation, to name just a few. Director Jimenez also discussed the requirements to qualify and participate. The application is available on the City's website, social media platforms, and City counters, and is due by February 5. Please contact Director of Government and Community Relations/City Clerk Adria M. Jimenez at ajimenez@buenapark.com or 714-562-3750 for any questions.

Assistant City Manager Fenton discussed *Speak Up Buena Park!*, a community engagement survey aimed at identifying residents' and business owners' concerns and for the City to address them through improved programs and services. Survey participants will be automatically entered for a chance to win gift cards, tickets to Knott's Berry Farm, Pirates, Medieval Times, and more. Assistant City Manager Fenton also encouraged the community to sign up to receive City text message notifications. Text 'Buena Park' to '91896' to register to join the text notification list. For more information, please visit the City's website and social media platforms.

City Manager France reported on the following:

- Elementary Art Show: “Out of This World,” available for viewing in the Council Chamber. Judging will take place on Friday, January 26, 2024, 6:00 p.m.
- Hilton Hotel Buena Park Job Fair, Tuesday, January 30, 2024, 12:00 p.m. – 5:00 p.m., at the Buena Park Community Center.
- 2024 Point-In-Time Count, biennial effort to survey the homeless population in Orange County. The City’s Homeless Outreach Team and liaisons will be participating in this event that will be held on Wednesday, January 24, 2024, morning and evening. The count will serve as vital information for the City of Buena Park and County of Orange to better understand homelessness in the community and respond to their needs.

2. PRESENTATIONS

No presentations.

3A. ORAL COMMUNICATIONS

Mayor Sonne 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 Sonne closed oral communications.

4. CONSENT CALENDAR (4A – 4G)

Mayor Sonne announced that Consent Calendar Item Nos. 4A through 4G 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 requests for separate consideration, the following action was taken on Item Nos. 4A – 4G:

MOTION: Traut
SECOND: Brown
AYES: Traut, Brown, Castañeda, Ahn, Sonne
NOES: None

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

Minutes

4A. APPROVAL OF MINUTES
Recommended Action: Approve the Minutes of the Special and Regular City Council Meetings of October 24, 2023, Special and Regular City Council Meetings of November 14, 2023, Special City Council Meeting of December 12, 2023, and Special and Regular City Council Meetings of January 9, 2024.

APPROVED the recommended action.

Finance 75

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

ADOPTED the following titled resolutions:

RESOLUTION NO. 14792
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $926,466.51 COVERING REGULAR PAYROLL ENDING DECEMBER 22, 2023

RESOLUTION NO. 14793
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $945,935.85 COVERING REGULAR PAYROLL ENDING JANUARY 5, 2024

RESOLUTION NO. 14794
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $885,891.13 DEMAND NOS., 422777 THROUGH 422882 CANCELLED NO. 422713

Reports & Studies 129

4C. TREASURER'S REPORT FOR THE MONTH OF DECEMBER 2023
Recommended Action: Receive and file the reports.

APPROVED the recommended action.

Contracts 70 C-3518 Police Dept. 117

4D. PROFESSIONAL SERVICES AGREEMENT WITH ON SEASON MEALS FOR FOOD SERVICE FOR BUENA PARK CITY JAIL
Authorize the Police Department to purchase meals that meet the nutritional requirements for persons being held at the Buena Park City Jail from February 1, 2024, through February 1, 2025. The previous vendor, Aramark, no longer provides meal services for jails.

Recommended Action: 1) Approve a professional services agreement with On Season Meals for the purchase of meals for the Buena Park City Jail; 2) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the agreement and documents necessary for the purchase of meals; and, 3) Authorize the City Manager and City Clerk to execute the agreement.

APPROVED the recommended action.

City Council 55

4E. ADOPT A RESOLUTION CHANGING THE TITLE OF MAYOR PRO TEMPORE TO VICE MAYOR
Recommended Action: 1) Adopt a Resolution changing the title of Mayor Pro Tempore to Vice Mayor.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14795
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, CHANGING THE TITLE OF MAYOR PRO TEMPORE TO VICE MAYOR

Grants 185 Transportation 148

4F. RESOLUTION FOR COMMUNITY-BASED TRANSIT/CIRCULATORS (PROJECT V) APPLICATION
Recommended Action: 1) Adopt a resolution approving the submittal of the Buena Park Project V application to the Orange County Transportation Authority (OCTA).

Joe Pak thanked the City Council for approving the designation of Buena Park Koreatown along Beach Boulevard, and requested that the City Council consider adding an item on the resolution pertaining to Buena Park Koreatown.

APPROVED the recommended action and ADOPTED the following titled resolution:

RESOLUTION NO. 14796
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING THE SUBMITTAL OF BUENA PARK PROJECT V APPLICATION TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE PROJECT V COMMUNITY-BASED TRANSIT/CIRCULATORS PROGRAM

Reports & Studies 129 Tourism & Conv. 184

4G. APPROVE THE ANNUAL REPORT FOR THE BUENA PARK TOURISM MARKETING DISTRICT

Recommended Action: 1) Approve and file FY 2023-2024 Annual Report for the Buena Park Tourism Marketing District.

APPROVED the recommended action.

END OF CONSENT CALENDAR

5. NEW BUSINESS (5A)

Budgets 47 Police Dept. 117

5A. REORGANIZATION PLAN FOR THE POLICE DEPARTMENT'S COMMUNICATIONS UNIT AND APPROVE BUDGET ALLOCATIONS TO ADD ONE ADDITIONAL POLICE LEAD DISPATCHER POSITION

Recommended Action: 1) Approve reclassifying one Police Dispatcher position to Police Lead Dispatcher position in the 9-1-1 Police Communications Unit of the Police Department; and 2) Appropriate funds in the amount of $9,000 for the remainder of the fiscal year from the undesignated general fund reserve to allocate funding for the reclassified Police Lead Dispatcher position.

Human Resources Manager Valdez provided a report regarding the reorganization plan for the Police Department's Communications Unit. Staff requested City Council approval to reclassify one Police Dispatcher and upgrade the position to a Police Lead Dispatcher position to ensure that its organizational structure provides for the delivery of exceptional services to the community. The Police Lead Dispatcher leads, coordinates, and participates in police safety dispatching functions; monitors, evaluates, and responds to radio transmissions from City police officers and other law enforcement agencies and information requests from the public and dispatches appropriate units; trains, evaluates, and orients dispatching staff as to appropriate practices and procedures. Most importantly, the proposed staffing would improve the overall operation of the Police Communications Unit.

Council Member Castañeda commented that data shows it is more cost effective and financially responsible to promote and encourage mentorship opportunities within the organization compared to hiring or recruiting new talent. Therefore, he supported moving forward with the reorganization plan.

Police Chief Nunes introduced Dispatch Supervisor Maria Esquitini and commended Ms. Esquitini for her many years of exceptional service.

MOTION: Brown
SECOND: Ahn
AYES: Brown, Ahn, Castañeda, Traut, Sonne
NOES: None

MOTION CARRIED to approve the recommended action.

6. PUBLIC HEARING

No items.

7. MAYOR/CITY COUNCIL REPORTS AND CALENDAR

7A. REPORT

Council Member Castañeda spoke regarding equity as a Buena Park core value, and that the City Council is committed to aligning such value in their decision-making for the benefit of the Buena Park community. Council Member Castañeda also recognized the upcoming Black History Month, African-American Heritage Month, National LGBT+ History Month, National Donation Awareness Month, and Lunar New Year.

Council Member Castañeda calendared the following items: presentation from California High Speed Rail regarding an update on the Los Angeles to Anaheim rail corridor; presentation from Regional Center of Orange County; and, discussion to support the American Connectivity Program.

Council Member Brown had nothing to report.

Council Member Traut reported the following:
- January 10 Chapman University Urban Politics Course Guest Speaker
- January 13 2024 Young Legislators Program Presenter
- January 15 City of Cerritos: Dr. Martin Luther King, Jr. Day Ceremony
- January 17 OC Fire Authority Legislative & Public Affairs Committee Meeting
- January 17 Centralia School District Measure N Bond Oversight Committee Meeting
- January 19 Boys & Girls Club Board Meeting
- January 20 American Board of Trial Advocates Event
- January 22 Boys Scouts Troop 440 Ceremony Guest Speaker

Council Member Traut reported attending the American Board of Trial Advocates event and congratulated Sy Everett, III for being awarded Volunteer of the Year.

Vice Mayor Ahn reported the following:
- January 10 Cal Cities Prop 1 Briefing
- January 11 OC State of Homelessness Address
- January 11 KAFOC Ceremonial Event Commemorating 121st Year of Korean American Immigration
- January 11 Agenda Item Meeting Review with Community Services Staff
- January 12 DEI Ad Hoc Committee Meeting with City Staff
- January 12 Staff/PD Meeting
- January 13 Dermaster Grand Opening
- January 16 Senior Fair Planning Meeting with Community Services Staff, KCS, and OC Social Services Agency
- January 17 OC Sanitation Board Meeting
- January 18 OC Mosquito and Vector Control Joint Board Meeting

Vice Mayor Ahn also reported attending six nonprofit organization events and meetings.

Mayor Sonne reported the following:
- January 11 Buena Park Collaborative Meeting
- January 12 Meeting with Conservation Corps
- January 13 Dermaster Grand Opening
- January 15-20 United States Conference of Mayors

Mayor Sonne reported attending the United States Conference of Mayors that took place on January 15-20, 2024, in Washington, D.C. Mayor Sonne attended sessions on Mental Health, Local Control, Strategies for Alleviating Poverty, Environmental Mandates, Homelessness, and Transportation. Also, she met with Senators Butler and Padilla, and watched Senator Butler's maiden speech from the Senate Gallery. With other mayor colleagues, Mayor Sonne visited the White House and met President Biden. Mayor Sonne reported connecting with several federal departments including the Department of Labor, and White House leads on Climate and Homelessness. Lastly, Mayor Sonne also connected with mayors from all over the country and received information on the innovative programs they have on housing, mental health, and sustainability.

At 5:38 p.m., Mayor Sonne reopened public comment.

Robert Shackley, Buena Park resident, spoke regarding his concerns on motorized scooters in Buena Park.

Vanessa Vazquez, OC Environmental Justice, spoke via Zoom regarding her concerns on contaminated water in the area, and sought the City to act on addressing the threats of PFAs in the water.

Melissa Perut, UC Irvine student and Irvine resident, spoke via Zoom regarding her concerns on PFAs in the water and all its harmful effects. Ms. Perut encouraged the City to conduct water testing in Buena Park, and if detected, to work with Environmental Justice organizations to address the dangers caused by the contaminant.

City Manager France explained that the City's Water Division and OC Water District are closely monitoring the water wells within the City's jurisdiction. City Manager France indicated that one of the nine wells in the City was impacted at one point, which then triggered staff to notify elected officials. City Manager advised the community that notification will immediately be sent out the moment that a contamination has been detected in the City.

City Attorney Cardinale stated that proactive remediation and testing is being done in collaboration with the OC Water Board. The City is involved in the nationwide PFAs settlement to obtain funds for existing and future testing and remediation needs, and is in agreement with the County for assistance in the funding and planning for the remediation projects.

8. RECESS/RECONVENE

The City Council did not call for a recess.

9. STUDY SESSION (9A – 9E)

9A. DISCUSS AND PROVIDE DIRECTION REGARDING A CALIFORNIA VOLUNTEERS GRANT APPLICATION WITH CONSERVATION CORP

Assistant City Manager/Director of Human Resources Fenton provided a report regarding a request to submit a joint California Volunteers' Youth Service Corp Grant Application with the Conservation Corp. The Youth Service Corp grant is the Governor's initiative, and is administered by California Volunteers in partnership with cities across California. The purpose of this initiative is to increase youth employment, develop youth interest in and gain experience towards a career, and to strengthen municipal capacity to address key areas of climate change, food insecurity, education, and public service. If awarded, the City will partner with Orange County Conservation Corps (OCCC) to recruit, train, and place high-need young people (ages 18-30) in positions within a new or existing workforce development program. After the City selects and creates these positions, OCCC would recruit, place, and manage participants as corps members. OCCC would be a sub-grantee with the capacity to manage these programs and young employees. All positions must be 50-100% full-time equivalents. OCCC is recommending an application that includes a request of $750,000 to $1,000,000 in grant funds. It was noted that OCCC has a grant writer on staff that would assist with submission of the application.

Council Member Traut spoke in support of working with OCCC on finalizing the application. Also, it would allow for opportunities for new staff members directly from this program.

Following the discussion, the City Council directed staff to work with OCCC on finalizing the application.

9B. DISCUSS AND PROVIDE DIRECTION REGARDING JOINT USE AGREEMENTS (JUA) WITH THE LOCAL SCHOOL DISTRICTS AND THANKSGIVING CHURCH USE OF THE COMMUNITY GYMNASIUM

Community Services Supervisor Kurata provided a report regarding a request to review the rental fees from Fullerton Joint Union High School District (FJUHSD) and for the City to explore Joint Use Agreement (JUA) opportunities with Centralia School District (CSD). Supervisor Kurata discussed the Master Facilities Use Agreement with FJUHSD, fees from FY 2022-2023 for City programs held at BPHS (Buena Park High School), and FJUHSD fees for staff overtime. Currently, there is no existing JUA with Centralia School District. However, the City does have policies and agreements in place related to school districts. Staff sought City Council direction to renegotiate the rental rates with FJUHSD for use of Buena Park High School, explore JUA arrangements with CSD, or maintain the status quo.

The City Council asked about the purpose of bringing the item forward; City staff time costs charged to FJUHSD when they use City facilities and examples of when they rented City facilities; custodial workers part of the FJUHSD payroll; instances in which FJUHSD suggested a joint project or to collaborate on something outside the current Master Facilities Use Agreement between the City and FJUHSD; and, same standard applied to all school districts in regards to charging for staff time and other costs.

Council Member Castañeda indicated that the City spends money for use of FJUHSD facilities, but FJUHSD does not pay the City for their use of City facilities. Council Member Castañeda suggested to discuss and renegotiate facilities rental rates with FJUHSD.

Supervisor Kurata clarified that FJUHSD charges the City staff fees but not facility fees. Staff fees cover custodial staff's and sound engineer's rates. Staff reviewed last year's use of City facilities and found that BPHS rented ballrooms at Ehler's Event Center about five times. BPHS used the ballroom for staff trainings and sports banquets. The City charged BPHS for staff fees but did not include facility rental fees. Supervisor Kurata also confirmed that all expenses, such as the custodial staff's fees, are relative to their facilities. As for any discussion on a joint project or to collaborate with FJUHSD, there has been in the past. However, nothing was recently brought up that could potentially change the terms of the existing agreement. Lastly, Supervisor Kurata indicated the applicability of City Council Policy Statement No. 26 – Use of Facilities for school districts serving Buena Park residents.

Council Member Brown recommended that the City Council initiate a discussion with FJUHSD to renegotiate the fees when the agreement is up for renewal.

City Attorney Cardinale indicated that the Master Facilities Use Agreement does not expire until November 5, 2028.

Following the discussion, the City Council (Brown and Sonne dissented) directed staff to renegotiate rental rates with FJUHSD for use of BPHS. The City Council also directed staff to explore JUA arrangements with CSD and AUHSD.

Supervisor Kurata also discussed a request brought forward regarding potentially reducing or waiving the Community Gymnasium rental fees to Thanksgiving Church, and exploring JUA opportunities with Thanksgiving Church. Supervisor Kurata discussed that the Thanksgiving Church has been a community partner, a resource to the City, BPSD, and the community, and has served the community through outreach programs and various events. Historically the Church has rented the Community Gymnasium every Sunday from 2009 to 2018, and is requesting to rent it again for their youth ministry sports activities held on Sundays. However, the current fee schedule is cost prohibitive to Thanksgiving Church. Thanksgiving Church is requesting a fee reduction for use of the Community Gymnasium on Sundays, or reciprocal JUA arrangement with the City. Currently, there are other faith-based organizations renting the Community Gymnasium paying the non-profit rate. Staff sought City Council direction to change Thanksgiving Church status from non-profit to City-assisted, waive or reduce the fees charged to Thanksgiving Church, explore JUA options with Thanksgiving Church, or maintain the status quo.

The City Council asked about the number of organizations that use City facilities; use of the other organizations' facilities the City currently partners with; and, reciprocation of use of facilities between the City and other faith-based organizations.

Supervisor Kurata indicated that three organizations used the community gymnasium in the last year. One of which is Buena Park-based and the other two are Anaheim-based. The three organizations use the fields and are not currently renting the gymnasium. These organizations are only being charged for post-season activities. Supervisor Kurata discussed Thanksgiving Church's ongoing partnership with Buena Park School District and Buena Park Middle School.

City Attorney Cardinale explained that the use of City facilities is open to all non-profit organizations and not exclusive to faith-based ones.

Pastor Mike Kim, Thanksgiving Church, spoke regarding a request for the City Council to consider to reduce or waive the fees for their use of the community gymnasium as well as a possible JUA.

Council Member Brown stated that if the City Council decides to move forward with reducing or waiving the fees for City facilities use, then this should apply to all non-profit organizations.

Council Member Traut concurred with Council Member Brown and requested more data to justify the benefit this would bring to the City.

Following the discussion, the City Council directed staff to return with information on the financial impact this change would cause all non-profit organizations for use of City facilities, and to review the gymnasium fee schedule at a subsequent City Council meeting.

9C. DISCUSS AND PROVIDE DIRECTION ON THE EXPANSION OF THE STREET LIGHT BANNER PROGRAM FOR COLLEGE-BOUND HIGH SCHOOL GRADUATES TO INCLUDE ANAHEIM UNION HIGH SCHOOL DISTRICT

Community Services Supervisor Sauceda provided a report regarding the expansion of the Street Light Banner Program for college-bound high school graduates to include Anaheim Union High School District (AUHSD). Supervisor Sauceda discussed the history of the program and its purpose to encourage secondary education and showcase student achievement in the community. The proposed expansion would include 25 graduates from AUHSD who reside in the City of Buena Park and attend one of the following high schools: Cypress, John F. Kennedy, Oxford Academy, Savanna, and Western. The top 5 Buena Park residents who graduate from each of the high schools listed above would be featured on a banner placed on street light poles in the vicinity of the corresponding school but within Buena Park City limits. AUHSD has indicated that they are interested in this program along with sharing the cost. Staff sought City Council direction to expand the existing Street Light Banner Program for College-Bound High School Graduates to include top 5 Buena Park residents from AUHSD schools – Cypress, John F. Kennedy, Oxford Academy, Savanna and Western, or to maintain status quo and continue the existing Street Light Banner Program with only BPHS.

Council Member Traut recommended to change the term ‘College-Bound’ to be inclusive of students who decide to attend trade school or enter the workforce after high school.

Mayor Sonne suggested that the City Council consider presenting the banners to the graduates during the Summer Concerts in the Park.

Council Member Brown shared a brief history about the program and spoke in support of including Anaheim Union High School District graduates in the program.

Following the discussion, the City Council directed staff to expand the existing Street Light Banner Program for High School Graduates to include top 5 Buena Park residents from AUHSD schools, and present the banners to the graduates during the Summer Concerts in the Park.

9D. DISCUSS AND PROVIDE DIRECTION REGARDING PARTICIPATION IN THE ORANGE COUNTY RECYCLING MARKET DEVELOPMENT ZONE (RMDZ) PROGRAM

Director of Community and Economic Development Foulkes provided a report regarding the City’s participation in the Orange County Recycling Market Development Zone (RMDZ). Director Foulkes discussed that the RMDZ program, offered through CalRecycle, combines recycling with economic development to offer specialized resources and incentives to new and existing businesses within an RMDZ to reduce the amount of waste diverted to landfills. Businesses located within a RMDZ can take advantage of low-interest loans, technical assistance, and free product marketing to businesses that use materials from the waste stream to manufacture their products and are located in an RMDZ. The City's participation in the OC-RMDZ would provide Buena Park businesses assistance and economic incentives, and assistance in utilizing recycled materials in its production processes. Director Foulkes noted that RMDZ incentives provided through CalRecycle are only available to businesses within one of the RMDZ zones throughout the state. If interested, staff will work with the Zone Administrator to provide required documents including a statement of justification for the expansion, marketing plans, summary of financial incentives, General Plan/Zoning maps, and CEQA compliance. A resolution from the City Council formally requesting to expand the OC-RMDZ will also be required as part of the zone expansion request process.

Following the presentation, the City Council directed staff work with the Zone Administrator to provide required documents including a statement of justification for the expansion, marketing plans, summary of financial incentives, General Plan/Zoning maps, and CEQA compliance, and prepare a resolution formally requesting to expand the OC-RMDZ.

9E. DISCUSS AND PROVIDE DIRECTION ON A CITY COUNCIL MEMBER APPOINTMENT AS THE REPRESENTATIVE ON THE BRIDGES AT KRAEMER PLACE COMMUNITY ADVISORY BOARD (consider COMMUNITY ADVISORY BOARD)

Director of Government and Community Relations/City Clerk Jimenez requested the City Council select one Council Member to serve as the City's representative on the Bridges at Kraemer Place Community Advisory Board. The Board reviews the operations at the facility and provides a report to the OC Board of Supervisors biannually, amongst other functions. The City has been a member of the Board since 2018, and has since been advised that Mayors of each North County Service Planning Area (NSPA) city automatically serves as the advisory board member. Recently, the City Clerk was contacted by OC staff advising that the by-laws require an appointment of a City Council Member to the Board by either a City Council minute action or resolution. The first meeting of the Board will be held on Wednesday, January 24, 2024, 9:00 a.m., at the Villa Park Council Chamber.

Council Member Castañeda nominated Mayor Sonne to serve on the Board.

Mayor Sonne declined and nominated Vice Mayor Ahn to serve on the Board.

Vice Mayor Ahn volunteered to serve as the City's representative on the Bridges at Kraemer Place Community Advisory Board.

Council Member Traut expressed interest in serving on the Board, but is unable to do so this year. Council Member Traut spoke in support Vice Mayor Ahn to serve on the Board.

Following the discussion, the City Council appointed Vice Mayor Ahn to serve as the City's representative on the Bridges at Kraemer Place Community Advisory Board.

10. CITY MANAGER REPORT

City Manager France reminded the City Council about an email regarding the Stand Against Hate Day Event, 10:00 a.m. – 12:00 p.m., at the Groundswell Office in Santa Ana, CA.

11. COMMISSION & COMMITTEE UPDATES

Director of Government and Community Relations/City Clerk Jimenez had nothing to report.

12. ADJOURNMENT

There being no further business, Mayor Sonne adjourned the meeting at 7:04 p.m.

_____
Mayor

ATTEST:

_____
City Clerk

RESOLUTIONS APPROVING CLAIMS AND DEMANDS

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4B

Presented By	Prepared By
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Adopt Resolutions approving the Claims and Demands.

Attachments

Claims 422883-423107 reso.pdf

Claims 422883-423107 att1of2 resolist.pdf

Claims 422883-423107 att2of2 voids.pdf

Claims 423108-423315 reso.pdf

Claims 423108-423315 att1of2 resolist.pdf

Claims 423108-423315 att2of2 voids.pdf

Claims PR011924 retiree reso.pdf

Claims PR011924 retiree att1of1 resolist.pdf

Claims PR012624 reso.pdf

Claims PR012624 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 $5,474,035.51 DEMAND NOS., 422883 THROUGH 423107 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.422883 through 423107 the sum of $5,474,035.51 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 _____ 2024 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 _____ 2024

_____
City Clerk

SELECTION CRITERIA: transact.trans_date between '20240109 00:00:00.000' and '20240117 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	422884	01/17/24	10003451	A T & T	650302	25082759691016 JAN-23	0.00	86.02
1011	422885	01/17/24	10003451	A T & T	650302	25082912039566 JAN-24	0.00	86.02
1011	422887	01/17/24	10003794	A T & T	650302	9391026099 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	650302	9391026095 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	650302	9391026054 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	650302	9391026075 DEC-23	0.00	35.73
1011	422887	01/17/24	10003794	A T & T	650302	9391026090 DEC-23	0.00	84.65
1011	422887	01/17/24	10003794	A T & T	650302	9391026074 DEC-23	0.00	184.24
1011	422887	01/17/24	10003794	A T & T	650302	9391065061 DEC-23	0.00	1,250.24
1011	422887	01/17/24	10003794	A T & T	660241	9391026081 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	170670	9391026062 DEC-23	0.00	56.96
1011	422887	01/17/24	10003794	A T & T	170670	9391026079 DEC-23	0.00	56.96
1011	422887	01/17/24	10003794	A T & T	170670	9391054287 DEC-23	0.00	66.77
1011	422887	01/17/24	10003794	A T & T	170670	9391026111 DEC-23	0.00	84.65
1011	422887	01/17/24	10003794	A T & T	170670	9391026061 DEC-23	0.00	84.65
1011	422887	01/17/24	10003794	A T & T	170670	9391026050 DEC-23	0.00	114.42
1011	422887	01/17/24	10003794	A T & T	170670	9391026082 DEC-23	0.00	115.35
1011	422887	01/17/24	10003794	A T & T	170670	9391026089 DEC-23	0.00	140.06
1011	422887	01/17/24	10003794	A T & T	170670	9391026084 DEC-23	0.00	140.53
1011	422887	01/17/24	10003794	A T & T	170670	9391031459 DEC-23	0.00	154.88
1011	422887	01/17/24	10003794	A T & T	170670	9391026083 DEC-23	0.00	194.56
1011	422887	01/17/24	10003794	A T & T	170670	9391036451 DEC-23	0.00	250.86
1011	422887	01/17/24	10003794	A T & T	170670	9391026093 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	170670	9391026086 DEC-23	0.00	34.51
1011	422887	01/17/24	10003794	A T & T	170670	9391026096 DEC-23	0.00	56.96
1011	422887	01/17/24	10003794	A T & T	170670	9391026087 DEC-23	0.00	84.65
1011	422887	01/17/24	10003794	A T & T	170670	9391026091 DEC-23	0.00	84.65
1011	422887	01/17/24	10003794	A T & T	860810	9391026103 DEC-23	0.00	93.82
1011	422887	01/17/24	10003794	A T & T	170670	9391026098 DEC-23	0.00	169.01
1011	422887	01/17/24	10003794	A T & T	170670	9391026078 DEC-23	0.00	27.70
1011	422887	01/17/24	10003794	A T & T	170670	9391026060 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	170670	9391026097 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	170670	9391026102 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	170670	9391031461 DEC-23	0.00	29.25
1011	422887	01/17/24	10003794	A T & T	732099	9391026101 DEC-23	0.00	252.42
1011	422887	01/17/24	10003794	A T & T	170670	9391055764 DEC-23	0.00	445.47
1011	422887	01/17/24	10003794	A T & T	170670	9391026052 DEC-23	0.00	29.25
TOTAL CHECK							0.00	4,557.20
1011	422888	01/17/24	10004528	A T & T	170670	149868998 DEC-23	0.00	117.70
1011	422889	01/17/24	10004247	A T & T MOBILITY	731150	996095853X12172023	0.00	312.95
1011	422890	01/17/24	10004247	A T & T MOBILITY	275305	828554058X12172023	0.00	128.96
1011	422891	01/17/24	10004247	A T & T MOBILITY	631140	287260985373X12172023	0.00	246.65
1011	422892	01/17/24	00003929	AFLAC	73	DEC-23 INVOICE	0.00	6,097.34
1011	422893	01/17/24	00005342	AGA ENGINEERS, INC.	590188	DESIGN HSIP/NOV-23	0.00	17,088.87

SELECTION CRITERIA: transact.trans_date between '20240109 00:00:00.000' and '20240117 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	422893	01/17/24	00005342	AGA ENGINEERS, INC.	590188	DESIGN/HSIP OCT-23	0.00	20,351.14
TOTAL CHECK							0.00	37,440.01
1011	422894	01/17/24	10013157	AIRGAP LABS, LLC	126143	FORTINET/DEC-23	0.00	940.00
1011	422894	01/17/24	10013157	AIRGAP LABS, LLC	650303	FORTINET/DEC-23	0.00	940.00
TOTAL CHECK							0.00	1,880.00
1011	422895	01/17/24	10012598	UNIVERSAL BUILDING MAINT	170670	CITY JANITOR/DEC-23	0.00	7,375.17
1011	422895	01/17/24	10012598	UNIVERSAL BUILDING MAINT	875805	CITY JANITOR/DEC-23	0.00	13,843.32
TOTAL CHECK							0.00	21,218.49
1011	422896	01/17/24	10011634	UNIVERSAL PROTECTION SER	650308	CITY JAIL CONT/NOV-23	0.00	37,861.60
1011	422897	01/17/24	10011634	UNIVERSAL PROTECTION SER	650308	CITY JAIL CONT/DEC-23	0.00	38,740.00
1011	422898	01/17/24	00006012	AMBIUS INC	170670	PLANT SERVICE/JAN-24	0.00	296.76
1011	422899	01/17/24	10012843	AMERICAN BIKE PATROL SER	651607	ATR 5POLICE EBIKE 21"	387.48	5,387.26
1011	422899	01/17/24	10012843	AMERICAN BIKE PATROL SER	651607	BIKE: E-BIKE ASSEMBLY	0.00	175.00
1011	422899	01/17/24	10012843	AMERICAN BIKE PATROL SER	651607	SHIPPING	0.00	150.00
TOTAL CHECK							387.48	5,712.26
1011	422900	01/17/24	10010053	AMPLEX GROUP SERVICES IN	650306	SANITIZE PD 12/26/23	0.00	600.00
1011	422901	01/17/24	00005384	ANDY GUMP, INC	860810	ADA RESTROOM	0.00	322.04
1011	422902	01/17/24	00009015	TAJEN GRAPHICS, INC	275210	SIGNS HOLIDAY CONTEST	0.00	106.67
1011	422903	01/17/24	00009331	ARAMARK SERVICES, INC.	650308	INMATE MEAL NOV-DEC23	0.00	739.03
1011	422904	01/17/24	00008805	ASCAP	275105	MUSIC RIGHTS FOR 2024	0.00	1,041.00
1011	422905	01/17/24	10005392	ASSOC.OF CA CITIES-ORANG	101101	2024 MEMBERSHIP	0.00	14,835.23
1011	422906	01/17/24	10013356	ASSOCIATED SOILS ENGINEE	290150	WHITAKER PK/OCT-23	0.00	1,115.00
1011	422906	01/17/24	10013356	ASSOCIATED SOILS ENGINEE	290150	WHITAKER PK/NOV-23	0.00	6,700.00
TOTAL CHECK							0.00	7,815.00
1011	422907	01/17/24	10006711	LAURIE AUBUCHON	452410	ED REIMB/NOV-23	0.00	69.70
1011	422907	01/17/24	10006711	LAURIE AUBUCHON	352567	ED REIMB/NOV-23	0.00	229.95
1011	422907	01/17/24	10006711	LAURIE AUBUCHON	160105	ED REIMB/NOV-23	0.00	262.50
TOTAL CHECK							0.00	562.15
1011	422908	01/17/24	10009177	AVALON TRANSPORTATION, L	275210	DESCANSO GARDENS 2023	0.00	925.00
1011	422909	01/17/24	10012211	ANNA PATRICIA S. BADILLO	115110	REIMB/LEAG CA/EXPENSE	0.00	127.79
1011	422910	01/17/24	10007722	SELF INSURED SERVICES CO	73	LTD & LIFE INS/DEC-23	0.00	3,050.95
1011	422910	01/17/24	10007722	SELF INSURED SERVICES CO	73	LTD & LIFE INS/DEC-23	0.00	4,716.83
TOTAL CHECK							0.00	7,767.78
1011	422911	01/17/24	10006864	SELF INSURED SERVICES CO	73	DECEMBER-23 DENTAL	0.00	23,482.10

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ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	422912	01/17/24	00000011	MANHATTAN STITCHING COMP	105105	PROMOTIONAL ITEMS KIKV	96.88	1,346.88
1011	422912	01/17/24	00000011	MANHATTAN STITCHING COMP	105105	SHIPPING AND HANDLING	0.00	213.00
TOTAL CHECK							96.88	1,559.88
1011	422913	01/17/24	10002369	BRINK'S INCORPORATED	11	SERVICE/DEC-23	0.00	1,416.26
1011	422914	01/17/24	00000015	BUENA PARK LOCK & KEY SH	171710	KEYS	0.00	10.99
1011	422914	01/17/24	00000015	BUENA PARK LOCK & KEY SH	170670	HARDWARE EHLERS	0.00	578.88
1011	422914	01/17/24	00000015	BUENA PARK LOCK & KEY SH	170670	LOCK RE-KEY	0.00	52.51
TOTAL CHECK							0.00	642.38
1011	422915	01/17/24	00000759	BUENA PARK PLAQUE & TROP	170670	NAME PLATES	0.00	229.51
1011	422916	01/17/24	10010674	BUILT RITE FENCE COMPANY	170670	GATE REPAIR	0.00	588.00
1011	422917	01/17/24	10013037	C.S. LEGACY CONSTRUCTION	32	PMT#4 RET.	0.00	-28,367.54
1011	422917	01/17/24	10013037	C.S. LEGACY CONSTRUCTION	290153	SCE PHS#2 TRAIL/DEC23	0.00	567,350.83
TOTAL CHECK							0.00	538,983.29
1011	422918	01/17/24	10007791	MARIE CABALLERO	275150	SCORKEEP 12/9-22/23	0.00	176.00
1011	422919	01/17/24	10001219	CALIF BUILDING STANDARDS	11	OCT-DEC-23 BLDG STD	0.00	1,094.00
1011	422919	01/17/24	10001219	CALIF BUILDING STANDARDS	731150	OCT-DEC-23 BLDG STD	0.00	-109.40
TOTAL CHECK							0.00	984.60
1011	422920	01/17/24	10008532	CALIFORNIA DEPT OF TAX &	11	SALES/USE TX -Q4 2023	0.00	1,230.00
1011	422921	01/17/24	10012597	CA.POLICE ACCREDITATION	650208	DUES MARY NOVOTNY	0.00	100.00
1011	422922	01/17/24	00000407	CAMERON WELDING SUPPLY I	171710	OXYGEN	0.00	26.55
1011	422922	01/17/24	00000407	CAMERON WELDING SUPPLY I	171710	INDUSTRIAL GASES	0.00	234.87
TOTAL CHECK							0.00	261.42
1011	422923	01/17/24	10013377	CAREIT CO.	196916	1 YEAR CAREIT EXECUTIV	0.00	7,000.00
1011	422924	01/17/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PARTS	0.00	113.00
1011	422924	01/17/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PARTS	0.00	372.30
1011	422924	01/17/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PART	0.00	239.15
1011	422924	01/17/24	10004469	CERRITOS DODGE CHRYSLER	171710	RESERVOIRS	0.00	128.77
1011	422924	01/17/24	10004469	CERRITOS DODGE CHRYSLER	171710	SEALS	0.00	130.09
TOTAL CHECK							0.00	983.31
1011	422925	01/17/24	10013374	CHANG, CHEN-ER	52	UB REFUND	0.00	190.54
1011	422926	01/17/24	10007941	CHARTER COMMUNICATIONS H	275305	8448400240749031	0.00	209.98
1011	422927	01/17/24	10004847	ARIANA CHAVEZ	11	REIMB/LADIES LUN-2023	0.00	2,283.51
1011	422928	01/17/24	10012826	CIVILTEC ENGINEERING, IN	396828	WATER MAIN/NOV-23	0.00	2,000.15
1011	422929	01/17/24	00005774	THE CODE GROUP, INC.	731150	50% DANNY RODRIGUEZ	0.00	2,565.00

SELECTION CRITERIA: transact.trans_date between '20240109 00:00:00.000' and '20240117 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	422929	01/17/24	00005774	THE CODE GROUP, INC.	11	50% DANNY RODRIGUEZ	0.00	2,565.00
TOTAL CHECK							0.00	5,130.00
1011	422930	01/17/24	10006450	COLONIAL LIFE	73	INS/PREMIUM/DEC-23	0.00	565.92
1011	422931	01/17/24	00010548	CORELOGIC INFORMATION SO	631140	REAL/QUEST DEC-23	0.00	207.75
1011	422932	01/17/24	10012192	COSTAR REALTY INFORMATIO	632110	COSTAR FOR JAN-24	0.00	420.00
1011	422933	01/17/24	10002389	COUNTY OF ORANGE TREASUR	550502	SURCHG/CITES/NOV-23	0.00	9,362.50
1011	422934	01/17/24	10002389	COUNTY OF ORANGE TREASUR	650302	ROUTER/DEC-23	0.00	1,129.32
1011	422935	01/17/24	10002389	COUNTY OF ORANGE TREASUR	650308	AFIS BILLING/JAN-24	0.00	3,027.00
1011	422936	01/17/24	10002389	COUNTY OF ORANGE TREASUR	651611	800MHZ COST JAN-MAR24	0.00	29,519.48
1011	422936	01/17/24	10002389	COUNTY OF ORANGE TREASUR	160105	800MHZ COST JAN-MAR24	0.00	7,518.77
TOTAL CHECK							0.00	37,038.25
1011	422937	01/17/24	10002389	COUNTY OF ORANGE TREASUR	650402	MO.COM.TECH/AUG-23	0.00	2,071.84
1011	422938	01/17/24	10011360	DENNIS KARL BATCHELOR	275150	ASSIGNING FEE/DEC-23	0.00	320.00
1011	422939	01/17/24	10009457	DAVID VOLZ DESIGN LANDSC	290150	WHITAKER PARK/NOV-23	0.00	5,178.63
1011	422939	01/17/24	10009457	DAVID VOLZ DESIGN LANDSC	290150	WHITAKER PARK/NOV-23	0.00	184.37
TOTAL CHECK							0.00	5,363.00
1011	422940	01/17/24	10008395	DEVELOPMENT COUNSELLORS	995100	MO MGT/DIGITAL MKT	0.00	2,857.33
1011	422941	01/17/24	00001072	DEPARTMENT OF CONSERVATI	11	OCT-DEC-23 SEIS MO TX	0.00	-730.74
1011	422941	01/17/24	00001072	DEPARTMENT OF CONSERVATI	11	OCT-DEC-23 SEIS MO TX	0.00	14,614.80
TOTAL CHECK							0.00	13,884.06
1011	422942	01/17/24	10004949	DIVISION OF THE STATE AR	11	Q4 2023 AB1379	0.00	416.00
1011	422943	01/17/24	10013258	DMV	171710	FORD1FM5K8AB8PGB74975	0.00	4,407.00
1011	422943	01/17/24	10013258	DMV	171710	FORD1FM5K8AB3PGB74852	0.00	4,407.00
1011	422943	01/17/24	10013258	DMV	171710	FORD1FM5K8AB9PGB74855	0.00	4,407.00
1011	422943	01/17/24	10013258	DMV	171710	FORD1FM5K8AB8PGB76094	0.00	4,407.00
1011	422943	01/17/24	10013258	DMV	171710	FORD1FM5K8AB7PGB74840	0.00	4,407.00
1011	422943	01/17/24	10013258	DMV	171710	FORD1FM5K8AB6PGB76093	0.00	4,407.00
1011	422943	01/17/24	10013258	DMV	171710	FORD1FM5K8AB6PGB74764	0.00	4,407.00
TOTAL CHECK							0.00	30,849.00
1011	422944	01/17/24	10006499	DMV RENEWAL	171710	9FQM540 REG RENEWAL	0.00	666.00
1011	422945	01/17/24	10008875	THOMAS F. DONINI	275315	DJ SVC SAT DNC 1/6/24	0.00	400.00
1011	422946	01/17/24	10005506	DURATECH USA, INC.	650303	GETAC 120W VEHICLE ADA	36.81	511.81
1011	422946	01/17/24	10005506	DURATECH USA, INC.	650303	GETAC 4TH AND 5TH BUMP	0.00	2,450.85
1011	422946	01/17/24	10005506	DURATECH USA, INC.	650303	WINDOWS HELLO WEBCAM	1,488.59	20,696.14
1011	422946	01/17/24	10005506	DURATECH USA, INC.	650303	GETAC : B360 - GAMBER	281.06	3,907.61

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							1,806.46	27,566.41
1011	422947	01/17/24	10009520	THE ECOHERO SHOW, LLC	160109	VIRTURAL CLS/DEC-23	0.00	600.00
1011	422947	01/17/24	10009520	THE ECOHERO SHOW, LLC	196916	VIRTURAL CLS/DEC-23	0.00	600.00
TOTAL CHECK							0.00	1,200.00
1011	422948	01/17/24	10012329	ECO-NOMICS, INC.	196916	EDIBLE FOOD/NOV-23	0.00	4,610.00
1011	422949	01/17/24	00009627	EMCOR SERVICE MESA ENERG	170670	HVAC PM	0.00	3,745.19
1011	422949	01/17/24	00009627	EMCOR SERVICE MESA ENERG	170670	HVAC REPAIR	0.00	595.00
1011	422949	01/17/24	00009627	EMCOR SERVICE MESA ENERG	170670	HVAC REPAIR	0.00	2,505.70
1011	422949	01/17/24	00009627	EMCOR SERVICE MESA ENERG	170670	HVAC PM	0.00	5,616.30
1011	422949	01/17/24	00009627	EMCOR SERVICE MESA ENERG	170670	HVAC PM	0.00	6,147.81
TOTAL CHECK							0.00	18,610.00
1011	422950	01/17/24	00000039	ENTENMANN ROVIN COMPANY	650208	1 BLK FL BADGE WALLET	0.00	55.48
1011	422950	01/17/24	00000039	ENTENMANN ROVIN COMPANY	650208	OFCR UNIF.BADGE	0.00	149.74
1011	422950	01/17/24	00000039	ENTENMANN ROVIN COMPANY	650208	2 DOME & 1 DET BADGE	0.00	408.28
1011	422950	01/17/24	00000039	ENTENMANN ROVIN COMPANY	650208	2 STYLE 1970 CAPTAIN	0.00	269.52
TOTAL CHECK							0.00	883.02
1011	422951	01/17/24	00006560	ENTERPRISE FM TRUST, INC	650603	LEASED 4 VEH/JAN-24	0.00	1,387.42
1011	422952	01/17/24	00004554	MARIO ESCAMILLA	650208	REIMB ED/FALL-2023	0.00	4,753.00
1011	422953	01/17/24	10012212	NICOLE RENEE ESCOBAR	275150	SCOREKEEP 12/9-22/23	0.00	128.00
1011	422954	01/17/24	00000797	MARIA ESQUETINI	650208	REIMB/ED DEC-23	0.00	544.00
1011	422955	01/17/24	10008311	EVERETT DOREY, LLP	107420	ALFONSO DAVILA	0.00	43.30
1011	422955	01/17/24	10008311	EVERETT DOREY, LLP	107420	RODERICK LANE,JR	0.00	418.00
1011	422955	01/17/24	10008311	EVERETT DOREY, LLP	107420	DENISSE CHAVEZ	0.00	817.00
1011	422955	01/17/24	10008311	EVERETT DOREY, LLP	107420	DONNA MCINTIRE	0.00	2,207.90
1011	422955	01/17/24	10008311	EVERETT DOREY, LLP	107420	VERONICA JONES	0.00	2,684.00
1011	422955	01/17/24	10008311	EVERETT DOREY, LLP	107420	DANIEL GUILLEN	0.00	3,688.70
TOTAL CHECK							0.00	9,858.90
1011	422956	01/17/24	10004626	EXPEDIA, INC.	995100	BP ONLY ADS/DEC-23	0.00	13,824.40
1011	422957	01/17/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	3.22
1011	422957	01/17/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	32.26
1011	422957	01/17/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	35.89
1011	422957	01/17/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	49.95
1011	422957	01/17/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	81.65
1011	422957	01/17/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	339.12
TOTAL CHECK							0.00	542.09
1011	422958	01/17/24	10003690	FAIR HOUSING FOUNDATION	732040	REIMB/DEC-23	0.00	1,124.89
1011	422959	01/17/24	00010479	EDWARD FENTON	121140	ERGONOMIC DESK	0.00	43.09
1011	422959	01/17/24	00010479	EDWARD FENTON	121110	WEB CAMERAS	0.00	76.48
TOTAL CHECK							0.00	119.57

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	422960	01/17/24	00003881	FERGUSON ENTERPRISES, IN	170670	PLUMBING	0.00	321.94
1011	422961	01/17/24	10003190	FOOD 4 LESS	732044	HOMELESS OUTREACH	0.00	218.73
1011	422962	01/17/24	00008131	FORENSIC NURSE SPECIALIS	650402	EXAM CASE#23-42753	0.00	300.00
1011	422963	01/17/24	00001095	FRANCHISE TAX BOARD	73	DED:0071 MISC	0.00	100.00
1011	422964	01/17/24	10012328	FRIENDLY CENTER, INC.	732051	REIMB Q2	0.00	2,666.27
1011	422965	01/17/24	10002147	FUJITEC AMERICA, INC.	170670	ELEVATOR TESTING	0.00	2,836.00
1011	422965	01/17/24	10002147	FUJITEC AMERICA, INC.	170670	ELEVATOR MAINT	0.00	442.45
1011	422965	01/17/24	10002147	FUJITEC AMERICA, INC.	170670	ELEVATOR MAINT	0.00	442.45
1011	422965	01/17/24	10002147	FUJITEC AMERICA, INC.	170670	ELEVATOR MAINT	0.00	442.45
1011	422965	01/17/24	10002147	FUJITEC AMERICA, INC.	170670	ELEVATOR MAINT	0.00	442.45
TOTAL CHECK							0.00	4,605.80
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	123.46
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	194.53
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	283.35
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	11.55
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	860810	SUPPLIES	0.00	277.03
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	134.68
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	275160	SUPPLIES PICKLEBALL	0.00	72.67
1011	422966	01/17/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	142.62
TOTAL CHECK							0.00	1,239.89
1011	422967	01/17/24	10011830	GOLDEN STATE COMMUNICATI	650603	2WAY RADIO JAN-MAR23	0.00	840.00
1011	422968	01/17/24	10009667	GOLDSTAR PRODUCTS, INC	560211	#34977-5 PERM COLD PA	230.17	3,200.17
1011	422968	01/17/24	10009667	GOLDSTAR PRODUCTS, INC	560211	DELIVERY CHARGE	19.38	269.38
TOTAL CHECK							249.55	3,469.55
1011	422969	01/17/24	10007739	OSCAR GONZALEZ	650405	REIMB DOG FOOD JULY23	0.00	116.10
1011	422969	01/17/24	10007739	OSCAR GONZALEZ	650407	CATO-23 CF 12/3-6/23	0.00	551.59
1011	422969	01/17/24	10007739	OSCAR GONZALEZ	650405	REIMB DOG FOOD NOV23	0.00	115.64
1011	422969	01/17/24	10007739	OSCAR GONZALEZ	650405	REIMB DOG FOOD OCT23	0.00	115.64
TOTAL CHECK							0.00	898.97
1011	422970	01/17/24	10005524	JACOB ROY GRANT	275140	25 SANTA VISITS/DEC23	0.00	625.00
1011	422971	01/17/24	10006460	JUDITH STEPHANIE HERZ	275210	BP CHORUS DIR/DEC23	0.00	220.00
1011	422972	01/17/24	00002854	VERONICA HOCHEDE	275305	BALLROOM/DEC-23	0.00	569.98
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	238.94
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	170670	HARDWARE PLUMBING	0.00	126.90
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	170670	HARDWARE PLUMBING	0.00	143.33
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	261.67
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	282.24
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	38.50

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	374.93
1011	422973	01/17/24	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	188.36
TOTAL CHECK							0.00	1,654.87
1011	422974	01/17/24	00008482	HOUSING PROGRAMS	732031	POSOS-SCERP-202307	0.00	150.00
1011	422974	01/17/24	00008482	HOUSING PROGRAMS	126128	CASAL-HIP-202307	0.00	150.00
1011	422974	01/17/24	00008482	HOUSING PROGRAMS	732031	GARCIA-SCERP-202309	0.00	1,000.00
TOTAL CHECK							0.00	1,300.00
1011	422975	01/17/24	10009091	HUE C LUU	731150	ENG.SVC/JAN-24	0.00	5,460.00
1011	422976	01/17/24	10008985	INDEPENDENT	732071	137704 PUB.NOTICE	0.00	150.00
1011	422976	01/17/24	10008985	INDEPENDENT	731120	137757 NOI-SANTOS	0.00	380.00
TOTAL CHECK							0.00	530.00
1011	422977	01/17/24	10012742	INFOSEND, INC	352267	SVC & MATERIALS/NOV23	0.00	1,842.69
1011	422977	01/17/24	10012742	INFOSEND, INC	352267	POSTAGE/NOV-23	0.00	6,195.84
1011	422977	01/17/24	10012742	INFOSEND, INC	396829	PROP 218 SEWER/NOV23	0.00	584.32
TOTAL CHECK							0.00	8,622.85
1011	422978	01/17/24	10012742	INFOSEND, INC	352267	SVC & MATERIAL/DEC-23	0.00	1,856.68
1011	422978	01/17/24	10012742	INFOSEND, INC	352267	POSTAGE/DEC-23	0.00	6,400.06
TOTAL CHECK							0.00	8,256.74
1011	422979	01/17/24	10009476	INTEGRATED TACTICAL CONC	650407	TACTICS 1/15-17/24	0.00	1,300.00
1011	422980	01/17/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	89.29
1011	422980	01/17/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	449.51
1011	422980	01/17/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	135.77
1011	422980	01/17/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	89.49
1011	422980	01/17/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	1,378.97
TOTAL CHECK							0.00	2,143.03
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	89.86
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	109.96
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	177.56
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	256.63
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	410.47
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	14.06
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	29.75
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	77.48
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	123.77
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	224.03
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	27.29
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	708.60
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	292.72
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	43.63
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	75.16
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	107.35
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	262.53
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	291.84
1011	422981	01/17/24	10005932	JHM SUPPLY	860810	IRRIGATION	0.00	7.04

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	3,329.73
1011	422982	01/17/24	10008297	ADRIA JIMENEZ	115110	REIMB/LEAG CA/EXPENSE	0.00	141.35
1011	422983	01/17/24	00004440	JMG SECURITY SYSTEMS INC	170670	ALARM MONITORING	0.00	654.30
1011	422984	01/17/24	10013395	WARREN JUNG	275140	REF/DEPOSIT#R9418	0.00	135.00
1011	422985	01/17/24	10000717	KEYSER MARSTON ASSOC INC	998100	HSE REPORT DEC-23	0.00	2,450.00
1011	422986	01/17/24	10013375	KIM, SUNG HOON	52	UB REFUND	0.00	250.57
1011	422987	01/17/24	10003543	MOLLY H. KNOX	275305	EXERCISE/DEC-23	0.00	121.13
1011	422988	01/17/24	10011541	L.N. CURTIS AND SONS	650207	UNIFORMS	0.00	13.26
1011	422988	01/17/24	10011541	L.N. CURTIS AND SONS	650207	UNIFORMS	0.00	13.26
1011	422988	01/17/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	1,582.13
1011	422988	01/17/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	28.29
1011	422988	01/17/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	305.80
TOTAL CHECK							0.00	1,942.74
1011	422989	01/17/24	10007915	LANAIR GROUP, LLC	126143	0365 EXCHANGE/DEC-23	0.00	2,212.50
1011	422990	01/17/24	00000185	LANGUAGE LINE SERVICES,	650302	PH.INTERPRET.DEC23	0.00	16.92
1011	422991	01/17/24	10013381	KARON LARA	650208	REIMB ED/ FALL-23	0.00	2,514.93
1011	422992	01/17/24	00000214	LEAGUE OF CALIFORNIA CIT	352567	MEMBERSHIP 2024	0.00	4,955.80
1011	422992	01/17/24	00000214	LEAGUE OF CALIFORNIA CIT	101101	MEMBERSHIP 2024	0.00	19,823.20
TOTAL CHECK							0.00	24,779.00
1011	422993	01/17/24	00000214	LEAGUE OF CALIFORNIA CIT	101101	TRINIDAD CATANEDA/MTG	0.00	30.00
1011	422994	01/17/24	00007523	LEGAL SHIELD, INC	73	DECEMBER-23 CHARGES	0.00	91.60
1011	422995	01/17/24	10013396	LEGENDS HOSPITALITY LLC	275210	SOFI EXCURS, 2/10/24	0.00	594.00
1011	422996	01/17/24	10012811	THE LEW EDWARDS GROUP	632110	LEG PROF FEES/DEC-23	0.00	6,500.00
1011	422996	01/17/24	10012811	THE LEW EDWARDS GROUP	632110	LEG PROF FEES/NOV-23	0.00	6,500.00
TOTAL CHECK							0.00	13,000.00
1011	422997	01/17/24	10009795	RCA INVESTMENTS INC	171710	MOTORCYCLE PARTS	0.00	1,543.62
1011	422998	01/17/24	10012952	LOOPNET	632110	COMMERCIAL PROP/JAN24	0.00	111.96
1011	422999	01/17/24	00003671	LOS ANGELES COUNTY SHERI	650407	WEAPONS 10/16-17/23	0.00	485.00
1011	423000	01/17/24	10013393	KRISTA LOWE	11	REF/DEPOSIT#R8957	0.00	500.00
1011	423001	01/17/24	00000077	LU'S LIGHTHOUSE INC	171710	PROFILE BEAMS	0.00	39.68
1011	423002	01/17/24	10005515	KATHLEEN MASTIN	275305	LINE DNC/DEC-23	0.00	120.04

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423003	01/17/24	10013376	MATOLA, JESSE A	52	UB REFUND	0.00	102.04
1011	423004	01/17/24	10009226	MERCY HOUSE LIVING CENTE	106131	NAV.SHELTER/NOV-23	0.00	230,428.32
1011	423005	01/17/24	10009226	MERCY HOUSE LIVING CENTE	732092	REIMB Q2	0.00	5,955.00
1011	423006	01/17/24	10005546	MID CITY'S ELECTRIC, INC	106119	ELECTRICAL SILVERADO	0.00	3,292.65
1011	423007	01/17/24	10011810	MILLER MENDEL, INC.	650105	MEDIA REP OCT-DEC-23	0.00	135.00
1011	423007	01/17/24	10011810	MILLER MENDEL, INC.	650105	MEDIA REP.OCT-DEC-23	0.00	18.25
TOTAL CHECK							0.00	153.25
1011	423008	01/17/24	10001962	MITSUBISHI ELECTRIC & EL	170670	ELEVATOR MAINT	0.00	426.88
1011	423009	01/17/24	10013264	MOBILE FLEET WASH, CORP	171710	CAR WASHES	0.00	500.00
1011	423010	01/17/24	10005943	SARAH MOELLER	650208	REIMB ED/DEC-23	0.00	432.00
1011	423011	01/17/24	10013380	AMY MOON	11	REF DEPOSIT#R8912	0.00	500.00
1011	423012	01/17/24	10013379	STELLA MOON	11	REF DEPOSIT#R9398	0.00	500.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	352267	OVERAGE 9/27-12/26/23	0.00	350.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	631140	OVERAGE 9/27-12/26/23	0.00	450.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	160105	OVERAGE 9/27-12/26/23	0.00	510.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	126120	OVERAGE 9/27-12/26/23	0.00	580.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	121110	OVERAGE 9/27-12/26/23	0.00	750.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	115110	OVERAGE 9/27-12/26/23	0.00	900.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	275105	OVERAGE 9/27-12/26/23	0.00	1,300.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	650302	OVERAGE 9/27-12/26/23	0.00	2,247.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	121135	OVERAGE 9/27-12/26/23	0.00	3,900.73
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	731150	OVERAGE 9/27-12/26/23	0.00	180.00
1011	423013	01/17/24	10009389	MRC SMART TECHNOLOGY SOL	997100	OVERAGE 9/27-12/26/23	0.00	265.00
TOTAL CHECK							0.00	11,432.73
1011	423014	01/17/24	00007824	MUSCO CORPORATION	275150	CONTROL LINK 2024-25	0.00	1,425.00
1011	423015	01/17/24	00000920	NATIONAL NOTARY ASSOC	732031	ANNUAL MEMBERSHIP2024	0.00	80.00
1011	423016	01/17/24	10008321	NORTH JUSTICE CENTER	11	BAIL REC#23-43954	0.00	500.00
1011	423017	01/17/24	00007441	NOWDOCS INTERNATIONAL IN	126120	#288 RED TOP CHECK STO	11.63	161.63
1011	423017	01/17/24	00007441	NOWDOCS INTERNATIONAL IN	126120	SHIPPING	2.33	32.33
1011	423017	01/17/24	00007441	NOWDOCS INTERNATIONAL IN	126120	#651 - GREEN TOP BUSIN	42.42	529.67
1011	423017	01/17/24	00007441	NOWDOCS INTERNATIONAL IN	126120	SHIPPING PER CASE	0.00	60.00
TOTAL CHECK							56.38	783.63
1011	423018	01/17/24	10008200	OC CHIEFS OF POLICE & SH	650101	2023 TRI-CNTY WORKSHP	0.00	200.00
1011	423019	01/17/24	10004133	OC CLERK-RECORDER'S OFFI	11	7821 MELROSE STREET	0.00	50.00
1011	423019	01/17/24	10004133	OC CLERK-RECORDER'S OFFI	11	8991 ORANGETHORPE	0.00	50.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423019	01/17/24	10004133	OC CLERK-RECORDER'S OFFI	11	5901 LOS PACOS STREET	0.00	50.00
1011	423019	01/17/24	10004133	OC CLERK-RECORDER'S OFFI	11	6311 INDIANA AVENUE	0.00	50.00
TOTAL CHECK							0.00	200.00
1011	423020	01/17/24	10004133	OC CLERK-RECORDER'S OFFI	732031	RECONVEYANCE/PEREZ	0.00	10.00
1011	423021	01/17/24	10005163	OCEAN BREEZE PACIFIC, LL	105105	LINEN ORDER BPCC	0.00	220.48
1011	423021	01/17/24	10005163	OCEAN BREEZE PACIFIC, LL	275405	LINEN ORDER BPCC	0.00	1,374.87
1011	423021	01/17/24	10005163	OCEAN BREEZE PACIFIC, LL	275305	SANTA SUIT	0.00	38.32
TOTAL CHECK							0.00	1,633.67
1011	423022	01/17/24	00000099	OFFICE DEPOT, INC.	121110	OFFICE SUPPLIES	0.00	35.84
1011	423022	01/17/24	00000099	OFFICE DEPOT, INC.	106117	OFFICE SUPPLIES	0.00	116.26
TOTAL CHECK							0.00	152.10
1011	423023	01/17/24	10012194	KEVIN OHLER	106132	CRIMEWATCH/NOV-23	0.00	900.00
1011	423024	01/17/24	10013392	MARY ANN OKESON	11	REF/DEPOSIT#R9021	0.00	500.00
1011	423025	01/17/24	10006880	OPENGOV, INC.	631140	CODE ENFORCEMENT RESID	0.00	6,450.00
1011	423026	01/17/24	10011831	ORANGE COUNTY BUSINESS J	632110	ANNUAL SUBS/2024	0.00	99.00
1011	423027	01/17/24	00007482	ORANGE COUNTY SANITATION	11	CONNECT FEES/SEPT-23	0.00	9,839.29
1011	423028	01/17/24	00000221	ORANGE COUNTY SHERIFFS D	650208	REP WRITE 2/5-7/24	0.00	71.00
1011	423029	01/17/24	00000221	ORANGE COUNTY SHERIFFS D	650208	FIELD TRG 3/3-8/24	0.00	130.00
1011	423030	01/17/24	00003435	ORANGE COUNTY WATER DIST	352510	JULY23-DEC23 BI-ANN	0.00	3,684,185.60
1011	423031	01/17/24	10013166	DAVID OTTEN	560210	REIMB/MSA CERT/INSPEC	0.00	200.00
1011	423032	01/17/24	10000376	DAVID PANTOJA	650602	REIMB/IAFCI MBRSHIP	0.00	95.00
1011	423033	01/17/24	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG FUEL	0.00	1,143.46
1011	423034	01/17/24	10013362	HAYDEN PARK	11	REF/DEPOSIT#R9730	0.00	500.00
1011	423035	01/17/24	00004215	PEST OPTIONS INC	560640	MO.WEED/RODENT/DEC23	0.00	2,456.36
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275105	MLG/C.SANCHEZ/DEC23	0.00	3.93
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275145	MLG/M.CISNEROS DEC23	0.00	4.59
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275140	CCLND J.SALDANA DEC23	0.00	10.78
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275145	MLG/I.ONTIVEROS NOV23	0.00	22.27
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275105	STAFF MT/S.CONTRERAS	0.00	23.00
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275145	MLG/B.MOLAR NOV-23	0.00	26.20
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	11	LADIES LUN/S.MARTINEZ	0.00	27.35
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275130	PNO/A.MAGANA/JAN-24	0.00	29.84
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275145	MLG/M.THOMSEN/NOV23	0.00	33.41
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275120	TOTTIME/GUTIERREZ/DEC	0.00	42.06
1011	423036	01/17/24	00005145	PETTY CASH/COMMUNITY SER	275120	TOTTIME GUTIERREZ/DEC	0.00	44.01

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	267.44
1011	423037	01/17/24	00005174	PETTY CASH/POLICE DEPART	650208	OC TRG LUN/DIERINGER	0.00	20.00
1011	423037	01/17/24	00005174	PETTY CASH/POLICE DEPART	650208	OC TRG LUN/LOVCHIK	0.00	20.00
1011	423037	01/17/24	00005174	PETTY CASH/POLICE DEPART	650604	CLEANING SUPL/LOMELI	0.00	27.33
TOTAL CHECK							0.00	67.33
1011	423038	01/17/24	00005788	PETTY CASH/PUBLIC WORKS	352363	MEAL BRK/MCGEE/DEC23	0.00	75.54
1011	423038	01/17/24	00005788	PETTY CASH/PUBLIC WORKS	352363	PTS.DUTY TRUCK/ELLS	0.00	82.62
1011	423038	01/17/24	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFE CREAM/LUX NOV23	0.00	5.49
1011	423038	01/17/24	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFE CREM/GENERA NOV	0.00	11.14
1011	423038	01/17/24	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFEE/GENERA/JAN-24	0.00	13.76
1011	423038	01/17/24	00005788	PETTY CASH/PUBLIC WORKS	160105	COFFEE/GENERA OCT-23	0.00	40.34
1011	423038	01/17/24	00005788	PETTY CASH/PUBLIC WORKS	160105	DONUTS/MOJARRO/NOV23	0.00	56.00
TOTAL CHECK							0.00	284.89
1011	423039	01/17/24	00007516	PHOENIX GROUP INFORMATIO	550502	PK CITATIONS/NOV-23	0.00	3,038.00
1011	423039	01/17/24	00007516	PHOENIX GROUP INFORMATIO	631140	ADM.CIT.PROC/NOV-23	0.00	146.12
1011	423039	01/17/24	00007516	PHOENIX GROUP INFORMATIO	631140	ADM. CIT PROC/NOV-23	0.00	818.84
TOTAL CHECK							0.00	4,002.96
1011	423040	01/17/24	10007639	PICK YOUR TIRE, INC.	171710	WASTE TIRE PICK UP	0.00	440.00
1011	423041	01/17/24	00002715	ROGER PLUMLEE	650208	SLI#527 S#3 2/1-3/24	0.00	384.00
1011	423042	01/17/24	10002129	PUBLIC RISK INNOVATION S	121110	EMP ASSIST/JAN-MAR-24	0.00	5,436.00
1011	423043	01/17/24	10013398	ESTER P. QUINONES	11	REIMB/OVER PAYMENT	0.00	49.00
1011	423044	01/17/24	10001203	R.V. NURSERIES INC	860810	PLANTS	0.00	3,717.38
1011	423044	01/17/24	10001203	R.V. NURSERIES INC	860810	PLANTS	0.00	12,606.75
TOTAL CHECK							0.00	16,324.13
1011	423045	01/17/24	00000113	DMJ AND ASSOCIATES, INC.	860810	FIELD SUPPLIES	0.00	650.87
1011	423046	01/17/24	10000184	RJM DESIGN GROUP INC	290153	SCE TRAIL PHS#2/NOV23	0.00	1,850.00
1011	423047	01/17/24	10013390	EDWARD RODRIGUEZ	560210	REIMB/MSA CERT/SUP#1	0.00	200.00
1011	423048	01/17/24	00000114	SAFETY KLEEN CORP	171710	SERVICE PARTS WASHER	0.00	619.91
1011	423049	01/17/24	10007474	SAFFIRE, LLC	106117	WEB HOSTING/6 MOS.	0.00	2,520.00
1011	423050	01/17/24	10009824	SCM FITNESS REPAIR INC.	170670	PREVENTATIVE MT/DEC23	0.00	330.00
1011	423050	01/17/24	10009824	SCM FITNESS REPAIR INC.	170670	PREVENTATIVE MT/DEC23	0.00	330.00
TOTAL CHECK							0.00	660.00
1011	423051	01/17/24	10013233	SERVICE MASTER RESTORATI	106131	ASBESTOS TESTING	0.00	2,074.22
1011	423052	01/17/24	10011504	SHOETERIA, INC.	352363	D MILLER SAFETY SHOES	0.00	250.00
1011	423053	01/17/24	10013384	SITE CENTERS CORP.	52	UB REFUND	0.00	103.19

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423053	01/17/24	10013384	SITE CENTERS CORP.	52	UB REFUND	0.00	249.75
1011	423053	01/17/24	10013384	SITE CENTERS CORP.	52	UB REFUND	0.00	328.73
1011	423053	01/17/24	10013384	SITE CENTERS CORP.	52	UB REFUND	0.00	349.01
1011	423053	01/17/24	10013384	SITE CENTERS CORP.	52	UB REFUND	0.00	441.06
1011	423053	01/17/24	10013384	SITE CENTERS CORP.	52	UB REFUND	0.00	169.71
TOTAL CHECK							0.00	1,641.45
1011	423054	01/17/24	10005948	JIMMY SMITH	275305	ROUND DNC/DEC-23	0.00	85.50
1011	423055	01/17/24	10007219	SO CA PUBLIC LABOR RELAT	121110	23-24 MEMBERSHIP DUES	0.00	200.00
1011	423055	01/17/24	10007219	SO CA PUBLIC LABOR RELAT	121110	23-24 MEMBERSHIP DUES	0.00	350.00
TOTAL CHECK							0.00	550.00
1011	423056	01/17/24	10009463	SO CAL SANITATION, LLC	632110	FENCE REP.7860 BEACH	0.00	587.78
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	ES VLYVW SO FY/DEC-23	0.00	19.75
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	MANCHEST/ARTESIDEC23	0.00	29.52
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/COMNWLH/DEC-23	0.00	33.57
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	5600 MALVERN/DEC-23	0.00	33.57
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/MALVERN/DEC-23	0.00	33.57
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	8252 OR'THORP/DEC-23	0.00	33.57
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7901 LA MIRADA/DEC-23	0.00	39.30
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7341 ARTESIA/DEC-23	0.00	39.30
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	9TH/WESTERN/DEC-23	0.00	39.30
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	8221 DALE/DEC-23	0.00	39.30
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	STANTON/MAPLE/DEC-23	0.00	39.30
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	6248 CRESCENT/DEC-23	0.00	42.61
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	CRSCNTXSAN RIO DEC23	0.00	42.61
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	RT91 FY EO KNOT/DEC23	0.00	43.73
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6655 MNCHESTR/DEC-23	0.00	43.95
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	BEACH/DURANGO/DEC-23	0.00	44.97
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7550 STANTON/DEC-23	0.00	47.62
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7611 3/4 BEACH/DEC-23	0.00	108.70
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7901 LA MIRADA/DEC-23	0.00	163.44
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	6660 BEACH/DEC-23	0.00	53.21
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/9TH/DEC-23	0.00	54.53
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/MNCHSTR/DEC-23	0.00	56.87
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	RT91 OFF RAMP/DEC23	0.00	58.29
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	5755 CRESCENT/DEC-23	0.00	59.06
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/STAGE/DEC-23	0.00	69.62
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	6681 BEACH/DEC-23	0.00	75.26
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7113 FIRESTONE/DEC-23	0.00	76.41
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/CRESCENT/DEC23	0.00	79.75
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH@STANTON/DEC-23	0.00	85.67
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	SW CNR OR'THORP/DEC23	0.00	86.97
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7582 COMNWLTH/DEC-23	0.00	94.93
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	6002 OR'THORP/DEC-23	0.00	94.93
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	SAN REMO/VL.VW/DEC-23	0.00	94.93
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/EL CAMPIT/DEC23	0.00	96.20
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7201 ARTESIA/DEC-23	0.00	96.90
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/ARTESIA/DEC-23	0.00	97.41
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	5700 BRIDGEPORT DEC23	0.00	102.54

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1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BEACH/MALVERN/DEC-23	0.00	142.84
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	7225 EL DORADO/DEC-23	0.00	158.26
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BP LITING/DEC-23	0.00	4,240.94
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	352510	6140 BALL WELL/DEC-23	0.00	5,820.05
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	352510	2881 ROSECRANS/DEC23	0.00	6,840.33
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	6989 ARTESIA/DEC-23	0.00	86.60
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6210 INDIANA/DEC-23	0.00	110.66
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7365 ARTESIA/DEC-23	0.00	115.24
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7341 ARTESIA/DEC-23	0.00	155.92
1011	423059	01/17/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	6640 BEACH/DEC-23	0.00	20,851.43
TOTAL CHECK							0.00	40,873.43
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	860810	7171 8TH ST DEC-23	0.00	32.96
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	6955 ARAGON DEC-23	0.00	735.47
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	6601 BEACH/DEC-23	0.00	5.58
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	860810	7600 DALE DEC-23	0.00	16.27
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	8152 KNOTT DEC-23	0.00	29.50
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	6660 BEACH/DEC-23	0.00	36.77
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	860810	7225 EL DORADO DEC-23	0.00	85.15
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT DEC-23	0.00	157.57
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	8150 KNOTT DEC-23	0.00	1,053.80
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	6650 BEACH DEC-23	0.00	1,344.88
1011	423060	01/17/24	00000328	SOUTHERN CALIFORNIA GAS	170670	6640 BEACH DEC-23	0.00	3,425.86
TOTAL CHECK							0.00	6,923.81
1011	423061	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	650303	KEYBOARD	0.00	140.47
1011	423061	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	650303	MICROSOFT SURFACE PRO	109.76	1,525.84
1011	423061	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	650303	E-WASTE FEE	0.00	4.00
1011	423061	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	126143	E-WASTE FEE	0.00	4.00
1011	423061	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	126143	KEYBOARD	10.89	151.36
1011	423061	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	126143	MICROSOFT SURFACE PRO	120.72	1,678.41
TOTAL CHECK							241.37	3,504.08
1011	423062	01/17/24	00007579	SOUTHLAND ENVELOPE CO IN	126120	PAYROLL ENVELOPES #10	82.19	1,142.69
1011	423063	01/17/24	00000126	SPARKLETTS WATER	170670	BOTTLED WATER SERVICE	0.00	1,388.29
1011	423064	01/17/24	10006963	SPEAKWRITE, LLC	650305	TRANSCRIBE/DEC-23	0.00	1,361.46
1011	423065	01/17/24	00010381	SPOK INC	860810	CELL PHONES	0.00	7.40
1011	423065	01/17/24	00010381	SPOK INC	275305	CELL PHONES	0.00	7.40
1011	423065	01/17/24	00010381	SPOK INC	352363	CELL PHONES	0.00	28.78
TOTAL CHECK							0.00	43.58
1011	423066	01/17/24	10009496	T & G GLOBAL, LLC	170670	LED TREE LIGHT/DEC-23	0.00	945.00
1011	423066	01/17/24	10009496	T & G GLOBAL, LLC	170670	LED TREE LIGHT/DEC-23	0.00	945.00
TOTAL CHECK							0.00	1,890.00
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	7.81
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	650604	OFFICE SUPPLIES	0.00	13.67
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	631140	OFFICE SUPPLIES	0.00	23.13
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	121110	OFFICE SUPPLIES	0.00	41.18

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	44.96
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	650302	OFFICE SUPPLIES	0.00	627.13
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	650302	OFFICE SUPPLIES	0.00	2,240.93
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	998100	OFFICE SUPPLIES	0.00	43.48
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	650302	OFFICE SUPPLIES	0.00	50.23
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	126120	OFFICE SUPPLIES	0.00	150.84
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	650302	OFFICE SUPPLIES	0.00	84.98
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	121135	OFFICE SUPPLIES	0.00	47.36
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	121135	OFFICE SUPPLIES	0.00	246.46
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	11	OFFICE SUPPLIES	0.00	557.23
1011	423067	01/17/24	00001085	STAPLES CONTRACT & COMME	121135	OFFICE SUPPLIES	0.00	363.93
TOTAL CHECK							0.00	4,543.32
1011	423068	01/17/24	10013382	SUNRISE CAFE	52	UB REFUND	0.00	38.87
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	LINER TRASH 30 GAL 40X	220.73	3,068.91
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	DEODORANT URINAL SCREE	77.60	1,078.88
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	MULTIFOLD PAPER TOWEL	198.32	2,757.32
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	LINER WASTEBASKET PLAS	28.19	391.99
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	LINER TRASH 30 GAL 40X	220.73	3,068.91
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	DISINFECTANT PINE (1 G	87.49	1,216.45
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	FLOOR CLEANER ULTRA CL	31.00	431.00
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	SOAP LIQ HAND (1 GAL)	23.15	321.80
1011	423069	01/17/24	10009636	SIGNAL HILL AUTO ENTERPR	11	SHIPPING & HANDLING	0.78	10.73
TOTAL CHECK							887.99	12,345.99
1011	423070	01/17/24	10009023	TIRE HUB, LLC	171710	TIRES	0.00	1,611.14
1011	423071	01/17/24	10011938	T-MOBILE	650303	982979864 DEC-23	0.00	1,209.65
1011	423072	01/17/24	10011938	T-MOBILE	171710	974300786 11/26-12/25	0.00	72.80
1011	423073	01/17/24	00005445	TRI-SIGNAL INTEGRATION,	170670	ALARM TESTING	0.00	1,000.00
1011	423073	01/17/24	00005445	TRI-SIGNAL INTEGRATION,	170670	ALARM TESTING	0.00	1,000.00
1011	423073	01/17/24	00005445	TRI-SIGNAL INTEGRATION,	170670	FIRE ALARM REPAIR	0.00	723.96
1011	423073	01/17/24	00005445	TRI-SIGNAL INTEGRATION,	170670	ALARM REPAIR	0.00	500.00
TOTAL CHECK							0.00	3,223.96
1011	423074	01/17/24	10009554	TRUTH BE TOLD POLYGRAPH,	650105	POLYGRAPH 5 APPLIC.	0.00	1,250.00
1011	423075	01/17/24	10012511	TSG ENTERPRISES, INC	290150	WHITAKER PARK/NOV-23	0.00	222.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	AWARD LUN BRWN/LOPEZ	0.00	90.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275140	CCLAND GAMES/SANCHEZ	0.00	91.92
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	560231	VINYL SUPPLIES/DAHL	0.00	92.31
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	CHIEF ADV BOARD/COTA	0.00	92.51
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TREE LIGHTING/BOX	0.00	95.84
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/LOPEZ	0.00	96.20
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	11	WAREHSE STOCK/KENNEDY	0.00	97.98
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115120	PASSPORT SUPL/LOPEZ	0.00	103.28
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR HOLIDAY LUN/HURTAD	0.00	103.30
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	SODA/WATER/HUNT	0.00	104.12

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	121110	CLAIMJMP/ASSOCTENG/RV	0.00	105.29
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650302	HOLIDAY CARDS/COTA	0.00	107.50
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	560231	PAPPR/NO POSTING/DAHL	0.00	108.75
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106117	FEB CF FLIGHTS/COPPIN	0.00	108.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	11	GIVE A XMAS/DIERINGER	0.00	119.85
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650303	PD CLOUD STORAGE/NUNE	0.00	119.88
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	DROPBOX/ACCT/JIMENEZ	0.00	119.88
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	170670	GUN LOCKS/DIERINGER	0.00	121.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	XMAS EMP REC/GUERRA	0.00	125.06
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	560231	VINYL SUPPLIES/DAHL	0.00	134.69
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR LUN SUPL/NORIEGA	0.00	139.55
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650402	PSO VEH HITCH/NGUYEN	0.00	143.38
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	XMAS DESSERT/LOPEZ	0.00	148.26
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	VIRTURAL SMR/LOPEZ	0.00	149.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR XMAS LUN/NORIEGA	0.00	154.58
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/GUERRA	0.00	164.70
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TREE LIGHTING/BOX	0.00	165.82
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	FREEZER/HUNT	0.00	171.32
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL LINENS/GUERRA	0.00	173.67
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TREE LIGHT/SAUCEDA	0.00	180.40
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	631140	CO ENF BADGES/FOULKES	0.00	181.75
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	170670	EMG BATTERIES/LIBUNAO	0.00	186.56
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650103	IACP MBR 2024/GEYER	0.00	190.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	121110	RODRIGSMX/CADETCSA/RV	0.00	192.28
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	RE-ORGANIZE MT/LOPEZ	0.00	199.34
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR HOLIDAY SUP/HURTAD	0.00	199.80
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	560210	HOLIDAY LUN MT/PORTER	0.00	206.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	AUTO PT/MIRROR/MACIAS	0.00	214.14
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL SUPL/GUERRA	0.00	217.02
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275140	SNACKS CCLAND/SANCHEZ	0.00	229.92
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	170670	HOT WATE PUMP/LIBUNAO	0.00	254.05
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	126152	ONLINE WTR GTWY/HYUN	0.00	261.60
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	JESS MARTINZ CF/GEYER	0.00	273.79
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TREE LIT SUPL/SAUCEDA	0.00	276.77
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	105105	CMO XMAS LUN/KENNEDY	0.00	278.61
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	170670	RANGE FILTERS/LIBUNAO	0.00	303.64
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	170670	RANGE FILTERS/LIBUNAO	0.00	303.64
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	AIRFAIR/COTA/TRG/NUNE	0.00	303.79
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	CANOPIES/SAND/SAUCEDA	0.00	306.36
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL SNACKS/GUERRA	0.00	313.98
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160410	ASCE MBR DUE/MIKHAEL	0.00	316.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	560231	VINYL SUPPLIES/DAHL	0.00	336.27
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	170670	SOAP DISPENSER/LIBUNA	0.00	363.97
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TRAIN/TRE LIT/REYNOLD	0.00	393.51
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CMC TRAINING/LOPEZ	0.00	400.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106117	EMAIL MKT SUBS/DIEZ	0.00	453.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	11	GIVE A XMAS/DIERINGER	0.00	504.66
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	126143	MS SURFACE/MIKIEWICZ	0.00	514.65
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	731120	UCLA PL CF/FOULKES	0.00	625.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	731120	UCLA PL CONF/MESHRAM	0.00	625.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	LEAG CA HOTEL/BADILLO	0.00	639.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	LEAG.HOTEL/JIMENEZ	0.00	646.27

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	EXEC ASSIST CL/NGUYEN	0.00	675.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	CHARGER/GEN CAR/HUNT	0.00	678.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106117	HOTEL MEDIA STAY/DIEZ	0.00	680.64
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	LASERFICHE CF/GUERRA	0.00	683.67
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	HOTEL/EDC/GEYER	0.00	779.35
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	TRG SYMPOS/NGUYEN	0.00	825.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	DODGE SPRINTER/MIKHAE	0.00	933.21
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106118	VBP BRAND TSHIRT/COPP	0.00	944.90
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650302	AIR PRIFIERS/DIERINGE	0.00	967.82
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106118	VBP BRAND MERCH/COPPI	0.00	980.48
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650303	FIREWALL POWER/MIKIEW	0.00	1,077.50
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106118	VBP BRAND MERCH/COPPI	0.00	1,088.06
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106118	VBP BRAND MERCH/COPPI	0.00	1,165.50
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	731150	BLITZZ APP/MESHRAM	0.00	1,251.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	LODGING/TRAIN/NUNEX	0.00	1,286.48
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	SGT G.HONG SCH/BAILEY	0.00	1,500.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	GTAC TRG CLS/DIERINGE	0.00	1,500.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	121110	EMP CATER LUN/GUERRA	0.00	2,545.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	11.15
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/LOPEZ	0.00	11.84
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	DROPBOX/BADILLO	0.00	11.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	12.75
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPL/MIKHAEL	0.00	12.79
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR CENTERPIEC/NORIEGA	0.00	13.41
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	SNACK COUNCIL/LOPEZ	0.00	13.49
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	13.58
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106118	FOODIE CERTS/COPPING	0.00	14.25
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	XMAS EMP REC/GUERRA	0.00	14.57
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	JESS MARTINZ CF/GEYER	0.00	15.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	732044	VITAL RECORDS/NIELSEN	0.00	15.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	JESS MARTINEZ/GEYER	0.00	15.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/GUERRA	0.00	15.07
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106117	FEB CF FLIGHT/COPPING	0.00	15.92
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650303	ZOOM MO CHG/NGUYEN	0.00	15.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	ZOOM ACCT/GUERRA	0.00	15.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	ZOOM ACCT/JIMENEZ	0.00	15.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	ZOOM/MIKHAEL	0.00	15.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	LEAG CA FOOD/BADILLO	0.00	16.04
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	16.88
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	17.06
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	17.61
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	121110	PORTOS/ASSOCIATEENG/R	0.00	17.74
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106117	GSUITE MO SUBS/COPPIN	0.00	18.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR.CENTERPIEC/NORIEGA	0.00	18.32
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	18.76
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275140	CLEAN SUPL/SANCHEZ	0.00	19.35
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	19.45
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	19.96
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	19.98
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275140	CCLAND SNACKS/SANCHEZ	0.00	19.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	BKF DAY 2 EDC/GEYER	0.00	20.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR.XMAS LUN/NORIEGA	0.00	20.03

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	20.37
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/GUERRA	0.00	20.63
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	20.96
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	WLD MBR SES 1/BADILLO	0.00	20.97
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	WLD MBR SES 2/BADILLO	0.00	20.97
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	21.35
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275405	STOOL/TOTTIME SAUCEDA	0.00	21.49
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	21.75
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	21.87
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	21.96
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	22.11
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	BKF EDC/GEYER	0.00	22.11
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	22.16
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	105105	VIDEO EDITING/FEWER	0.00	22.49
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	DIN DAY 3 EDC/GEYER	0.00	22.55
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	22.73
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	22.78
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	PER DIEM/TRAIN/NUNES	0.00	23.12
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	23.25
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	121110	PORTO/LEADDISPATCH/DP	0.00	23.38
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	23.47
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	23.59
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR CNTERPIECE/NORIEGA	0.00	24.24
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275120	TOTIME PARTY/MARTINEZ	0.00	24.34
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	BKF DAY 4 EDC/GEYER	0.00	24.40
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	24.44
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	24.49
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL TRF MOTO/RICE	0.00	25.39
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	TABLE COVER/HUNT	0.00	25.49
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	25.53
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	26.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	26.16
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/COLON	0.00	26.26
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	26.38
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/SALAZAR	0.00	26.73
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	BKF DAY 3 EDC/GEYER	0.00	26.74
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275210	COOKIE DECOR/SAUCEDA	0.00	26.82
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	27.85
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	28.35
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	29.26
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPL/MIKHAEL	0.00	29.60
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	105105	ADOBE SUBS/MEDINA	0.00	29.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL TRF MOTO/COLON	0.00	30.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/VEH/GEYER	0.00	30.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	30.17
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	SUPL/TRE LIT/REYNOLDS	0.00	30.74
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/RICE	0.00	30.86
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	MTG COFFEE/HUNT	0.00	31.32
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	DIN DAY 4 EDC/GEYER	0.00	31.91
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	DIN DAY 2 EDC/GEYER	0.00	31.92
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	33.70
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	FUEL/TRF MOTO/JOHNSON	0.00	33.79

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	PER DIEM/TRAIN/NUNES	0.00	34.37
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	171710	CM CAR WASH/FRANCE	0.00	35.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL SNACK/GUERRA	0.00	36.40
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	SWEAR CEREMONY/COTA	0.00	36.46
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275140	SNACKS CCLAND/SANCHEZ	0.00	38.02
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	HOLIDAY LUNCH/HURTADO	0.00	38.75
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	DIN DAY 1 EDC/GEYER	0.00	39.28
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	121110	PORTOS/CSACADET/RV	0.00	39.64
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	HOT CHOCOLATE/COTA	0.00	39.90
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650308	BATTERIES/COLES-GUZMA	0.00	41.43
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	XMAS CARDS/GUERRA	0.00	41.80
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TRAIN TRE LIT/REYNOLD	0.00	42.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	CHIEF CF RM SUPL/COTA	0.00	42.41
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/LOPEZ	0.00	43.08
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TREE LIGHT/HURTADO	0.00	43.09
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	INAUGURAL SUPL/LOPEZ	0.00	44.07
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	TREE LIGHT/HURTADO	0.00	48.97
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	PER DIEM/TRAIN/NUNES	0.00	51.18
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650308	BATTERIES/WILLIAMS	0.00	51.48
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	WLD MBR FEE/BADILLO	0.00	51.96
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650302	POSTAGE CARDS/COTA	0.00	52.80
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	MAYOR PLAQUE/GUERRA	0.00	53.88
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275210	HOLIDAY DECOR/SAUCEDA	0.00	54.47
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106117	ADOBE MO SUBS/COPPING	0.00	54.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SUPL SR LUNCH/DAVIS	0.00	56.70
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275120	TOTIME SUPL/MARTINEZ	0.00	58.14
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106118	FOODIE STICKER/COPPIN	0.00	59.26
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650409	20" CONT RT/WILLIAMS	0.00	59.40
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	731120	2 HEADSES/MESHRAM	0.00	61.52
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL DINNER/LOPEZ	0.00	61.98
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	LEAG CLK CF/JIMENEZ	0.00	62.70
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275140	SNOW SLIDE/SANCHEZ	0.00	63.49
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	CHIEF ADV BOARD/COTA	0.00	64.22
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPL/MIKHAEL	0.00	68.48
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/LOPEZ	0.00	68.87
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106117	ERIN@KNOTTS/COPPING	0.00	69.80
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	CITY CLK SUPL/GUERRA	0.00	71.04
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	RED CARPET/TRAUT	0.00	75.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	452410	RESPONSE PL BK/MOORE	0.00	77.58
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115120	PASSPRT SUPL/JIMENEZ	0.00	78.53
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL SNACK/GUERRA	0.00	80.21
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650405	DOG FOOD/WILLIAMS	0.00	84.76
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	POLICY DIN/BRWN/LOPEZ	0.00	85.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	POLICY DIN/AHN/LOPEZ	0.00	85.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	11	GIVE A XMAS HAT/NGUYE	0.00	86.16
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275210	TREE LIGHT/NORIEGA	0.00	86.28
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	105105	KBF FAC.GORDON/FRANCE	0.00	1,371.35
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	106118	CR:VBP BRANDED/COPPIN	0.00	-816.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	5.10
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	WATER/HUNT	0.00	6.24
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	SR CENTERPIEC/NORIEGA	0.00	8.08
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	8.70

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650208	DER DIEM/TRAIN/NUNES	0.00	9.08
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL ITEM/GUERRA	0.00	9.69
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	9.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	650407	CATO CF MEAL/DIERINGE	0.00	10.51
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	160105	OFFICE SUPL/MIKHAEL	0.00	10.75
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275205	SPOTIFY/SANCHEZ	0.00	10.99
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	HOTEL CREDIT/LOPEZ	0.00	-337.28
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	11	CR:GIV A XMAS/DIERING	0.00	-159.46
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	RF/TREE DECOR/REYNOLD	0.00	-146.12
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	RF/TRAIN DECOR/REYNOL	0.00	-82.71
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275215	RF/TRAIN SUPL REYNOLD	0.00	-82.34
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	275305	RET LAIMINATOR/DAVIS	0.00	-38.78
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	115110	FRAME BOARD/JIMENEZ	0.00	1.00
1011	423087	01/17/24	00010474	U.S.BANK CORPORATE PAYME	101101	COUNCIL B-CARD/LOPEZ	0.00	2.16
TOTAL CHECK							0.00	38,299.38
1011	423088	01/17/24	10008373	UC REGENTS	650604	EXAM CASE#23-43063	0.00	950.00
1011	423089	01/17/24	10012924	URBAN HABITAT	32	PMT#5 RET.	0.00	-11,580.23
1011	423089	01/17/24	10012924	URBAN HABITAT	290150	WHITAKER PK/NOV-23	0.00	231,604.50
TOTAL CHECK							0.00	220,024.27
1011	423090	01/17/24	10011587	US BANK	11	CUSTODAY ACCT/NOV-23	0.00	225.00
1011	423091	01/17/24	10011587	US BANK	997100	CUSTODY ACCT/NOV23	0.00	291.67
1011	423092	01/17/24	10009230	VERIZON BUSINESS	170670	4123237 X26 DEC-23	0.00	441.58
1011	423093	01/17/24	10002032	VERIZON WIRELESS	860810	54202108400001 DEC-23	0.00	993.72
1011	423094	01/17/24	10002032	VERIZON WIRELESS	352363	87008359200001 DEC-23	0.00	551.04
1011	423094	01/17/24	10002032	VERIZON WIRELESS	170670	87008359200001 DEC-23	0.00	952.72
TOTAL CHECK							0.00	1,503.76
1011	423095	01/17/24	10002032	VERIZON WIRELESS	170670	56130691500002 DEC-23	0.00	625.20
1011	423095	01/17/24	10002032	VERIZON WIRELESS	115110	56130691500002 DEC-23	0.00	118.20
1011	423095	01/17/24	10002032	VERIZON WIRELESS	101101	56130691500002 DEC-23	0.00	118.21
1011	423095	01/17/24	10002032	VERIZON WIRELESS	560210	56130691500002 DEC-23	0.00	41.51
1011	423095	01/17/24	10002032	VERIZON WIRELESS	998100	56130691500002 DEC-23	0.00	41.51
1011	423095	01/17/24	10002032	VERIZON WIRELESS	352363	56130691500002 DEC-23	0.00	76.02
TOTAL CHECK							0.00	1,020.65
1011	423096	01/17/24	10002032	VERIZON WIRELESS	275105	56130691500007 DEC-23	0.00	0.70
1011	423097	01/17/24	00008608	VISION SERVICE PLAN-(CA)	73	DEC INVOICE	0.00	3,454.34
1011	423098	01/17/24	10008881	VOHNE LICHE KENNELS, INC	650405	MO.TRG.MAINT/DEC-23	0.00	400.00
1011	423099	01/17/24	10004361	VORTEX INDUSTRIES,INC.	170670	FURNISH, DELIVER AND I	0.00	17,269.36
1011	423099	01/17/24	10004361	VORTEX INDUSTRIES,INC.	170670	DOOR REPAIR	0.00	825.00
1011	423099	01/17/24	10004361	VORTEX INDUSTRIES,INC.	170670	FURNISH, DELIVER AND I	0.00	6,709.20
TOTAL CHECK							0.00	24,803.56

SELECTION CRITERIA: transact.trans_date between '20240109 00:00:00.000' and '20240117 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423100	01/17/24	10013383	WANG, LIBIN	52	UB REFUND	0.00	7.94
1011	423101	01/17/24	00000141	WEST COAST ARBORISTS INC	860810	TREE TRIM/DEC-23	0.00	3,751.50
1011	423102	01/17/24	10011861	WILLDAN ENGINEERING	590181	OR'THORP REHAB/FINAL	0.00	5,432.50
1011	423103	01/17/24	10007428	WINDSTREAM HOLDINGS INC.	170670	204261582 JAN-24	0.00	608.33
1011	423104	01/17/24	10013257	WORKCARE, INC.	650426	PD WELLNESS/DEC-23	0.00	10,572.00
1011	423105	01/17/24	10009222	XEROX CORPORATION	275305	COPIER -SENIOR CTR	0.00	182.10
1011	423106	01/17/24	10009222	XEROX CORPORATION	121135	COPIER LEASE/NOV-23	0.00	851.52
1011	423106	01/17/24	10009222	XEROX CORPORATION	650302	COPIER LEASE/NOV-23	0.00	890.52
1011	423106	01/17/24	10009222	XEROX CORPORATION	275305	COPIER LEASE/NOV-23	0.00	5.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	731120	COPIER LEASE/NOV-23	0.00	53.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	731150	COPIER LEASE/NOV-23	0.00	53.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	631140	COPIER LEASE/NOV-23	0.00	53.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	998100	COPIER LEASE/NOV-23	0.00	54.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	732071	COPIER LEASE/NOV-23	0.00	56.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	997100	COPIER LEASE/NOV-23	0.00	134.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	352267	COPIER LEASE/NOV-23	0.00	136.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	115110	COPIER LEASE/NOV-23	0.00	200.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	121110	COPIER LEASE/NOV-23	0.00	210.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	275105	COPIER LEASE/NOV-23	0.00	220.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	126120	COPIER LEASE/NOV-23	0.00	240.00
1011	423106	01/17/24	10009222	XEROX CORPORATION	160105	COPIER LEASE/NOV-23	0.00	337.00
TOTAL CHECK							0.00	3,493.04
1011	423107	01/17/24	10013394	DAWN YAMASTA	11	REF/DEPOSIT#R9725	0.00	500.00
TOTAL CASH ACCOUNT							3,808.30	5,474,035.51
TOTAL FUND							3,808.30	5,474,035.51
TOTAL REPORT							3,808.30	5,474,035.51

Voided Check Numbers	Date Printed
422883	1/17/2024
422886	
423057	
423058	
423076	
423077	
423078	
423079	
423080	
423081	
423082	
423083	
423084	
423085	
423086	

RESOLUTION NO _____,

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $1,232,914.24 DEMAND NOS., 423108 THROUGH 423315 CANCELLED NO 423061, 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.423108 through 423315 the sum of $1,232,914.24 set forth on the 15-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 _____ 2024 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 _____ 2024

_____
City Clerk

SELECTION CRITERIA: transact.trans_date between '20240118 00:00:00.000' and '20240131 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423061 V	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	650303	KEYBOARD	0.00	-140.47
1011	423061 V	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	126143	MICROSOFT SURFACE PRO	-120.72	-1,678.41
1011	423061 V	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	126143	KEYBOARD	-10.89	-151.36
1011	423061 V	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	126143	E-WASTE FEE	0.00	-4.00
1011	423061 V	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	650303	E-WASTE FEE	0.00	-4.00
1011	423061 V	01/17/24	10007408	SOUTHERN COMPUTER WAREHO	650303	MICROSOFT SURFACE PRO	-109.76	-1,525.84
TOTAL CHECK							-241.37	-3,504.08
1011	423109	01/31/24	10003794	A T & T	860810	9391026053 JAN-24	0.00	29.25
1011	423109	01/31/24	10003794	A T & T	650302	9391026065 JAN-24	0.00	29.25
1011	423109	01/31/24	10003794	A T & T	650302	9391026066 JAN-24	0.00	29.25
1011	423109	01/31/24	10003794	A T & T	650302	9391026080 JAN-24	0.00	29.25
1011	423109	01/31/24	10003794	A T & T	650302	9391026085 JAN-24	0.00	29.25
1011	423109	01/31/24	10003794	A T & T	170670	9391026107 JAN-24	0.00	29.25
1011	423109	01/31/24	10003794	A T & T	126143	9391026072 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	170670	9391054290 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	170670	9391026112 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	170670	9391050380 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	126143	9391026115 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	170670	9391026113 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	170670	9391026055 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	170670	9391026056 JAN-24	0.00	29.35
1011	423109	01/31/24	10003794	A T & T	170670	9391026068 JAN-24	0.00	54.56
1011	423109	01/31/24	10003794	A T & T	170670	9391026100 JAN-24	0.00	56.96
1011	423109	01/31/24	10003794	A T & T	126143	9391026070 JAN-24	0.00	57.15
1011	423109	01/31/24	10003794	A T & T	650302	9391026064 JAN-24	0.00	112.35
1011	423109	01/31/24	10003794	A T & T	650302	9391026059 JAN-24	0.00	140.10
1011	423109	01/31/24	10003794	A T & T	650302	9391031460 JAN-24	0.00	165.38
1011	423109	01/31/24	10003794	A T & T	650302	9391026092 JAN-24	0.00	195.58
1011	423109	01/31/24	10003794	A T & T	660241	9391026088 JAN-24	0.00	223.92
1011	423109	01/31/24	10003794	A T & T	650302	9391050226 JAN-24	0.00	253.21
1011	423109	01/31/24	10003794	A T & T	170670	9391036465 JAN-24	0.00	451.78
1011	423109	01/31/24	10003794	A T & T	170670	9391026049 JAN-24	0.00	691.29
1011	423109	01/31/24	10003794	A T & T	650302	9391063673 JAN-24	0.00	1,211.12
1011	423109	01/31/24	10003794	A T & T	660241	9391031458 JAN-24	0.00	311.10
1011	423109	01/31/24	10003794	A T & T	170670	9391031456 JAN-24	0.00	311.10
1011	423109	01/31/24	10003794	A T & T	170670	9391050264 JAN-24	0.00	1,363.65
1011	423109	01/31/24	10003794	A T & T	650302	9391026110 JAN-24	0.00	33.27
TOTAL CHECK							0.00	6,042.82
1011	423110	01/31/24	10004247	A T & T MOBILITY	275105	287306643033X01102024	0.00	40.24
1011	423111	01/31/24	10004247	A T & T MOBILITY	170670	287261541007X1172024	0.00	116.22
1011	423112	01/31/24	10004247	A T & T MOBILITY	731150	996095853X01172024	0.00	313.23
1011	423113	01/31/24	10004247	A T & T MOBILITY	631140	287260985373X01172024	0.00	246.65
1011	423114	01/31/24	10004247	A T & T MOBILITY	275305	828554058X01172024	0.00	258.06
1011	423115	01/31/24	00005626	ABBA TERMITE & PESTCONTR	170670	PEST CONTROL/DEC-23	0.00	578.00

SELECTION CRITERIA: transact.trans_date between '20240118 00:00:00.000' and '20240131 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423116	01/31/24	10006045	ABOVE ALL CATERING, INC.	11	PD APPRECIATE 1/12/24	0.00	4,423.15
1011	423117	01/31/24	00010359	ADMINSURE INC	107410	WKS COMP ADM/FEB-24	0.00	11,336.00
1011	423118	01/31/24	00003929	AFLAC	73	JANUARY-24 INVOICE	0.00	6,054.04
1011	423119	01/31/24	00005342	AGA ENGINEERS, INC.	590188	DESIGN/HSIP DEC-23	0.00	6,111.85
1011	423120	01/31/24	10012896	AGILE OCCUPATIONAL MEDIC	121110	HIP B/PD PHYS/JAN-24	0.00	645.00
1011	423121	01/31/24	10005776	AIR SCIENCE USA, LLC	650427	#FDC-001-A - SAFESWAB	160.25	2,227.95
1011	423121	01/31/24	10005776	AIR SCIENCE USA, LLC	650427	#UVB-15 - UV BOX	124.67	1,733.52
1011	423121	01/31/24	10005776	AIR SCIENCE USA, LLC	650427	SHIPPING AND HANDLING	15.56	216.29
TOTAL CHECK							300.48	4,177.76
1011	423122	01/31/24	10006459	JOHN DAVID ALLEN JR.	275120	TENNIS ACES/WINTER-24	0.00	435.58
1011	423123	01/31/24	10012598	UNIVERSAL BUILDING MAINT	170670	CITY JANITOR/AUG-23	0.00	7,375.17
1011	423123	01/31/24	10012598	UNIVERSAL BUILDING MAINT	875805	C.R.Y.JANITOR/AUG-23	0.00	13,843.32
TOTAL CHECK							0.00	21,218.49
1011	423124	01/31/24	10013404	RAEFAF ALQAZA	11	REF/DEPOSIT RT#R9536	0.00	500.00
1011	423125	01/31/24	10013403	MARIA ALVEREZ	275140	REF/SHELTER #R9625	0.00	160.00
1011	423126	01/31/24	00009407	AMERICAN TRUCK & TOOL RE	560211	TRAILER CONCRETE	0.00	314.00
1011	423127	01/31/24	10010053	AMPLEX GROUP SERVICES IN	650306	SANITIZE STA.10/31/23	0.00	600.00
1011	423127	01/31/24	10010053	AMPLEX GROUP SERVICES IN	650306	SANITIZE VEH 10/24/23	0.00	780.00
1011	423127	01/31/24	10010053	AMPLEX GROUP SERVICES IN	650306	SANITIZE VEH 1/2,9/24	0.00	1,236.00
1011	423127	01/31/24	10010053	AMPLEX GROUP SERVICES IN	650306	SANITIZE STAT.1/16/24	0.00	600.00
TOTAL CHECK							0.00	3,216.00
1011	423128	01/31/24	00003477	AON RISK INSURANCE SERVI	107420	BUTTERFLY PAV/DEC-23	0.00	1,923.97
1011	423129	01/31/24	00009015	TAJEN GRAPHICS, INC	275210	POSTERS ART SHOW	0.00	103.44
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-1007-12 - WEAPON TI	1.42	19.72
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-2351SFB - DNA FREE	6.05	84.05
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	FREIGHT CHARGE	0.00	36.79
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-2698S - REFLECTIVE	3.27	45.52
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-ETK-GSR-25 - SWABTE	15.49	215.49
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-2090M - FERROTRACE	3.86	53.71
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-7215 - BLUE VIEW GU	8.94	124.29
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-2322W - 16 OZ. DUAL	3.18	44.18
1011	423130	01/31/24	00009788	ARROWHEAD SCIENTIFIC INC	650604	#A-7063 - COTTON TIP A	5.74	79.74
TOTAL CHECK							47.95	703.49
1011	423131	01/31/24	00001176	ASSOCIATED SALES AND BAG	650308	ITEM # 117-60W, WRITE-	55.02	765.02
1011	423131	01/31/24	00001176	ASSOCIATED SALES AND BAG	650308	ITEM # 117-53W, WRITE-	16.38	227.78
1011	423131	01/31/24	00001176	ASSOCIATED SALES AND BAG	650308	SHIPPING	0.00	75.65
TOTAL CHECK							71.40	1,068.45

SELECTION CRITERIA: transact.trans_date between '20240118 00:00:00.000' and '20240131 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423132	01/31/24	10013419	AUSILIO, CONNIE	52	UB REFUND	0.00	110.35
1011	423133	01/31/24	00004756	B & K ELECTRIC WHOLESALE	170670	HARDWARE	0.00	56.33
1011	423133	01/31/24	00004756	B & K ELECTRIC WHOLESALE	170670	HARDWARE	0.00	140.83
1011	423133	01/31/24	00004756	B & K ELECTRIC WHOLESALE	170670	HARDWARE	0.00	229.40
TOTAL CHECK							0.00	426.56
1011	423134	01/31/24	00006700	B L WALLACE DISTRIBUTOR	352363	METER LIDS	0.00	362.13
1011	423135	01/31/24	10009401	BANNER BANK	32	ESC#2251 PMT 1 THRU 7	0.00	20,656.81
1011	423136	01/31/24	10000360	BEACH & LA MIRADA CAR WA	171710	CAR WASHES	0.00	324.88
1011	423137	01/31/24	10007684	BEST LAWNMOWER, INC	860810	SUPPLIES	0.00	430.81
1011	423138	01/31/24	10011115	BLANK ROME LLP	110105	BA HOTEL/NOV & DEC-23	0.00	1,845.00
1011	423138	01/31/24	10011115	BLANK ROME LLP	110105	BUTTERFLY/NOV-23	0.00	18,249.60
TOTAL CHECK							0.00	20,094.60
1011	423139	01/31/24	00000423	BOYS & GIRLS CLUB OF BUE	732094	REIMB Q2 OCT-DEC-23	0.00	4,512.03
1011	423140	01/31/24	00000011	MANHATTAN STITCHING COMP	275145	SCREEN PRINTED - 9 COL	321.63	4,471.63
1011	423140	01/31/24	00000011	MANHATTAN STITCHING COMP	352567	UPCHARGE 2XL	0.00	2.00
1011	423140	01/31/24	00000011	MANHATTAN STITCHING COMP	352363	#K469 SPORT-TEK POLO	3.88	53.88
1011	423140	01/31/24	00000011	MANHATTAN STITCHING COMP	352567	#K8000 PORT AUTHORITY	2.33	32.33
1011	423140	01/31/24	00000011	MANHATTAN STITCHING COMP	352567	#J406 PORT AUTHORITY T	0.00	70.00
1011	423140	01/31/24	00000011	MANHATTAN STITCHING COMP	352567	#CT104314 CARTHARTT WO	0.00	90.00
1011	423140	01/31/24	00000011	MANHATTAN STITCHING COMP	352567	#L555 PORT AUTHORITY L	21.85	141.85
TOTAL CHECK							349.69	4,861.69
1011	423141	01/31/24	10011862	PETER JOSEPH BUCKNAM	560222	23-24 PAVEMENT/DEC-23	0.00	1,770.00
1011	423142	01/31/24	00000759	BUENA PARK PLAQUE & TROP	650101	REPL D.SANCHEZ BADGE	0.00	16.70
1011	423142	01/31/24	00000759	BUENA PARK PLAQUE & TROP	170670	NAME PLATES	0.00	149.29
1011	423142	01/31/24	00000759	BUENA PARK PLAQUE & TROP	170670	NAME PLATES	0.00	22.63
TOTAL CHECK							0.00	188.62
1011	423143	01/31/24	10010674	BUILT RITE FENCE COMPANY	560211	FENCE REPAIR E/B OFF R	0.00	13,570.00
1011	423144	01/31/24	10013405	CAMILLE BURLAZA	11	REF/DEPOSIT RT#R8472	0.00	500.00
1011	423145	01/31/24	10007791	MARIE CABALLERO	275150	SCOREKEEP 1/5-19/24	0.00	128.00
1011	423146	01/31/24	10007642	CABLE COM	11	REF DEPOSIT E23-0061	0.00	4,500.00
1011	423147	01/31/24	00000021	CALIF FORENSIC PHLEBOTOM	650402	DEC 23 BLOOD DRAWS	0.00	516.00
1011	423148	01/31/24	10004887	CALLYO 2009 CORP	650604	1 YR RENEWAL 24-25	0.00	3,342.49
1011	423149	01/31/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PARTS	0.00	112.99
1011	423149	01/31/24	10004469	CERRITOS DODGE CHRYSLER	171710	CREDIT MEMO	0.00	-21.90

SELECTION CRITERIA: transact.trans_date between '20240118 00:00:00.000' and '20240131 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423149	01/31/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PARTS	0.00	194.47
1011	423149	01/31/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PARTS	0.00	374.94
1011	423149	01/31/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PARTS	0.00	198.72
1011	423149	01/31/24	10004469	CERRITOS DODGE CHRYSLER	171710	AUTO PARTS	0.00	393.28
1011	423149	01/31/24	10004469	CERRITOS DODGE CHRYSLER	171710	LINE A/C	0.00	156.80
TOTAL CHECK							0.00	1,409.30
1011	423150	01/31/24	10013406	JEONG SUK CHANG	875805	REF DEPOSIT#9772	0.00	500.00
1011	423151	01/31/24	10007941	CHARTER COMMUNICATIONS H	650404	8448400420089222	0.00	12.54
1011	423152	01/31/24	10007941	CHARTER COMMUNICATIONS H	650302	84484002320497971	0.00	12.53
1011	423153	01/31/24	10007941	CHARTER COMMUNICATIONS H	170670	8448400240541370	0.00	823.22
1011	423154	01/31/24	10007941	CHARTER COMMUNICATIONS H	650302	8448400240618061	0.00	1,099.00
1011	423155	01/31/24	10007941	CHARTER COMMUNICATIONS H	170670	8448400231527743	0.00	199.99
1011	423156	01/31/24	10013407	FEDERICO CHAVEZ	11	REF DEPOSIT #R8907	0.00	500.00
1011	423157	01/31/24	10012763	CHARLES F. CELANO JR.	650404	COACHING 2/22/24	0.00	150.00
1011	423158	01/31/24	00000206	CLINICAL LAB OF SAN BERN	352363	NOV 23 LAB SAMPLING	0.00	625.00
1011	423158	01/31/24	00000206	CLINICAL LAB OF SAN BERN	352363	NOV 23 LAB SAMPLING	0.00	3,003.80
TOTAL CHECK							0.00	3,628.80
1011	423159	01/31/24	10012525	CMRTA	631140	MBRSHIP THRU DEC-24	0.00	150.00
1011	423160	01/31/24	00010209	COLLICUTT ENERGY SERVICE	170670	GENERATOR MAINT	0.00	558.78
1011	423161	01/31/24	10006450	COLONIAL LIFE	73	INS.PREMIUM/JAN-24	0.00	700.04
1011	423162	01/31/24	10004317	CONCENTRA HEALTH SERVICE	121110	ADM DOT LIMITED QUERY	0.00	216.00
1011	423163	01/31/24	10013422	COUNTY OF ORANGE	632110	PM2023-114/6265 AUTO	0.00	3,451.00
1011	423164	01/31/24	10002389	COUNTY OF ORANGE TREASUR	590015	STRIPING PILOT/OCT-23	0.00	153.48
1011	423165	01/31/24	10000671	COOPERATIVE PERSONNEL SE	121110	WATER SVC TECH	0.00	990.00
1011	423166	01/31/24	00000031	CROWN TROPHY OF CYPRESS	275135	#PLCO4P - 4TH PLACE RI	9.30	129.30
1011	423166	01/31/24	00000031	CROWN TROPHY OF CYPRESS	275135	#PLCO3P - 3RD PLACE RI	9.30	129.30
1011	423166	01/31/24	00000031	CROWN TROPHY OF CYPRESS	275135	#PLCO2P - 2ND PLACE RI	9.30	129.30
1011	423166	01/31/24	00000031	CROWN TROPHY OF CYPRESS	275135	#PLCO1P - 1ST PLACE RI	9.30	129.30
1011	423166	01/31/24	00000031	CROWN TROPHY OF CYPRESS	275135	DELIVERY FEE	0.00	25.00
TOTAL CHECK							37.20	542.20
1011	423167	01/31/24	10013378	CUMMINS SALES AND SERVIC	171710	ACTUATOR	0.00	2,565.61
1011	423168	01/31/24	00002728	DANIELS TIRE SERVICE	171710	TIRES	0.00	2,589.14

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423169	01/31/24	10005187	KRISTEN DAVIDSON	275120	MARTIAL ARTS/WINTER24	0.00	63.18
1011	423170	01/31/24	10008395	DEVELOPMENT COUNSELLORS	995100	MO. GOOGLE ADS	0.00	2,400.19
1011	423170	01/31/24	10008395	DEVELOPMENT COUNSELLORS	995100	MO AD SPEND/DEC-23	0.00	2,911.89
TOTAL CHECK							0.00	5,312.08
1011	423171	01/31/24	00000492	DEPARTMENT OF JUSTICE	11	FINGERPRINT/DEC-23	0.00	1,909.00
1011	423171	01/31/24	00000492	DEPARTMENT OF JUSTICE	650302	FINGERPRINT/DEC-23	0.00	115.00
TOTAL CHECK							0.00	2,024.00
1011	423172	01/31/24	00000492	DEPARTMENT OF JUSTICE	121110	FINGERPRINT/DEC-23	0.00	226.00
1011	423173	01/31/24	10005505	DEPT OF INDUSTRIAL RELAT	107410	ASSESSMENT FY 23-24	0.00	74,454.47
1011	423174	01/31/24	00001636	DFM ASSOCIATES	115110	2024 ELECT CODE BKS	0.00	150.15
1011	423175	01/31/24	10013258	DMV	171710	7 FORDS/ADDIT'L FEES	0.00	3,087.00
1011	423176	01/31/24	10008170	EMBASSY CONSULTING SERVI	650208	CIVILIAN 7/8-11/19/24	0.00	3,500.00
1011	423177	01/31/24	10012212	NICOLE RENEE ESCOBAR	275150	SCOREKEEP 1/5-19/24	0.00	144.00
1011	423178	01/31/24	10013408	STACEY ESCOBEDO	650404	MLG/PER DIEM 1/17-19	0.00	62.65
1011	423179	01/31/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	30.28
1011	423179	01/31/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	12.89
1011	423179	01/31/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	BRAKE PARTS	0.00	48.48
1011	423179	01/31/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	36.46
1011	423179	01/31/24	00000739	ELLIOTT AUTO SUPPLY COMP	171710	AUTO PARTS	0.00	60.87
TOTAL CHECK							0.00	188.98
1011	423180	01/31/24	10007059	FIVESTAR RUBBER STAMP ET	121110	BADGES	0.00	12.51
1011	423180	01/31/24	10007059	FIVESTAR RUBBER STAMP ET	126120	BADGES	0.00	39.45
1011	423180	01/31/24	10007059	FIVESTAR RUBBER STAMP ET	731120	BADGES	0.00	76.09
TOTAL CHECK							0.00	128.05
1011	423181	01/31/24	10007852	RJ HANSON INC	171710	COLLISION REPAIRS	0.00	8,936.48
1011	423182	01/31/24	10012816	ADRIAN FLORES	275215	TREE LIGHT/VIDEOGRAPH	0.00	2,500.00
1011	423183	01/31/24	10003190	FOOD 4 LESS	275310	BINGO PRIZES	0.00	216.97
1011	423183	01/31/24	10003190	FOOD 4 LESS	275315	SR DANCE SUPPLIES	0.00	65.57
TOTAL CHECK							0.00	282.54
1011	423184	01/31/24	00001095	FRANCHISE TAX BOARD	73	DED:0071 MISC	0.00	100.00
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 FREEWAY	0.00	89.40
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	287.64
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 BOISSERANC	0.00	856.50
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 LINDEN	0.00	1,128.09
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 BOISERRANC	0.00	1,234.55
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	75.39

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 KNOTT	0.00	103.08
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	131.42
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 BOISSERANC	0.00	1,016.03
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 LINDEN	0.00	1,128.09
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 KNOTT	0.00	145.43
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	145.43
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 CABALLERO	0.00	91.53
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 HOLDER	0.00	245.62
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 LINDEN	0.00	1,170.11
1011	423185	01/31/24	00000046	FULLER ENGINEERING INC	352363	CL2 FREEWAY	0.00	147.56
TOTAL CHECK							0.00	7,995.87
1011	423186	01/31/24	10005918	G2 CONSTRUCTION, INC.	352567	STORM DRAIN/SURVEY	0.00	23,850.00
1011	423187	01/31/24	00002204	GALLS INC	650407	UNIFORMS	0.00	168.43
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	352363	METER SURVEY	0.00	38.74
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	560640	CONCRETE FORM	0.00	465.13
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	560640	PRUNING BLADE	0.00	36.09
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	204.21
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	352363	METER SURVEY	0.00	96.94
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	275150	BALL FIELD SUPPLIES	0.00	68.82
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	170670	HARDWARE	0.00	38.54
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	38.34
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	172.02
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	38.34
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	280.38
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	860815	GRAFFITI	0.00	279.38
1011	423188	01/31/24	00002166	GANAHL LUMBER CORP	860810	GRAFFITI	0.00	131.19
TOTAL CHECK							0.00	1,888.12
1011	423189	01/31/24	10012721	LAURA FRANKS	650105	J.MARTINEZ/POST DISPA	0.00	1,700.00
1011	423190	01/31/24	10006406	GRAFIX SYSTEMS	171710	GRAPHICS	0.00	377.13
1011	423191	01/31/24	00000055	GRAINGER INC	170670	HARDWARE PLUMBING	0.00	195.09
1011	423191	01/31/24	00000055	GRAINGER INC	170670	HARDWARE PLUMBING	0.00	401.78
1011	423191	01/31/24	00000055	GRAINGER INC	560211	#5TP99 OIL DRY MAINTE	99.42	1,382.22
TOTAL CHECK							99.42	1,979.09
1011	423192	01/31/24	00005680	CINDY GRISWOLD	275405	CPR/1ST AID/WINTER24	0.00	79.80
1011	423193	01/31/24	10011088	GROUP DELTA CONSULTANTS,	590168	CERRITOS/FRONT/DEC23	0.00	4,040.00
1011	423194	01/31/24	10013154	GOLDEN STAR TECHNOLOGY,	650303	64TB UNIT (INCLUDES 3Y	2,255.03	31,352.22
1011	423194	01/31/24	10013154	GOLDEN STAR TECHNOLOGY,	126143	64TB UNIT (INCLUDES 3Y	2,255.03	31,352.22
TOTAL CHECK							4,510.06	62,704.44
1011	423195	01/31/24	00002647	HAAKER EQUIPMENT CO CORP	452410	PARTS POLE CAMERA	0.00	273.90
1011	423196	01/31/24	00000873	HDL COREN & CONE	997100	PROP TAX JAN-MAR-24	0.00	625.00
1011	423196	01/31/24	00000873	HDL COREN & CONE	126120	PROP TAX JAN-MAR-24	0.00	2,975.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL CHECK							0.00	3,600.00
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	139.78
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	44.19
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	275305	CLEANING SUPPLIES	0.00	36.10
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	161.92
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	TRUCK STOCK	0.00	83.89
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	METER SURVEY	0.00	200.03
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	METER SURVEY	0.00	20.44
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	170670	HARDWARE	0.00	40.88
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	HOLDER WELL	0.00	21.40
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	GENERATOR PARTS	0.00	48.47
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	860810	SUPPLIES	0.00	81.72
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	KNOTT WELL	0.00	10.28
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	SALT FOR RESERVOIR	0.00	289.96
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	METER SURVEY	0.00	46.36
1011	423197	01/31/24	00000057	HOME DEPOT / GECF	352363	MAIN BREAK	0.00	75.62
TOTAL CHECK							0.00	1,301.04
1011	423198	01/31/24	10013414	SUE HONG	275120	REIMB CLS#21072	0.00	99.00
1011	423199	01/31/24	10009091	HUE C LUU	731150	ENG SVCS/JAN-24	0.00	7,875.00
1011	423200	01/31/24	00009858	HUNTINGTON BEACH HONDA I	171710	AUTO PARTS	0.00	189.51
1011	423201	01/31/24	10008985	INDEPENDENT	732071	LEGAL NOTICE 138249	0.00	140.00
1011	423202	01/31/24	10000774	INLAND VALLEY SLADDEN IN	290163	PEAK/BOISSERANC/DEC23	0.00	710.00
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	414.84
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	14.34
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	82.41
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	95.28
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	26.51
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	230.63
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	41.16
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	AUTO PARTS	0.00	375.54
1011	423203	01/31/24	00009561	TRADITIONAL AUTO SUPPLY	171710	CREDIT MEMO	0.00	-87.17
TOTAL CHECK							0.00	1,193.54
1011	423204	01/31/24	10013401	JUDE JEANMARIE	11	RF#E23-0268 6386 FLAM	0.00	100.00
1011	423205	01/31/24	10013418	JENSEN, REGINA	52	UB REFUND	0.00	11.94
1011	423206	01/31/24	00000042	JOHN B EWLES INC	560210	10 WHEEL DUMP	0.00	350.00
1011	423207	01/31/24	10002722	JOHNSON CONTROLS SECURIT	170670	ALARM MONITORING	0.00	2,714.83
1011	423208	01/31/24	00000674	RICHARD D. JONES A PROF.	631140	6972 SAN DIEGO/DEC23	0.00	36.00
1011	423208	01/31/24	00000674	RICHARD D. JONES A PROF.	631140	6211 SAN RAFAEL/DEC23	0.00	72.00
1011	423208	01/31/24	00000674	RICHARD D. JONES A PROF.	631140	8732 WESTERN/DEC-23	0.00	87.65
1011	423208	01/31/24	00000674	RICHARD D. JONES A PROF.	631140	CODE ENF/DEC-23	0.00	1,594.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423208	01/31/24	00000674	RICHARD D. JONES A PROF.	650402	PD MATTERS/DEC-23	0.00	5,004.00
1011	423208	01/31/24	00000674	RICHARD D. JONES A PROF.	631140	6829 MT WATERMN DEC23	0.00	247.20
TOTAL CHECK							0.00	7,040.85
1011	423209	01/31/24	10004083	ERICA JOYCE	11	RF#E23-0395 /7350 SAN	0.00	100.00
1011	423210	01/31/24	10013416	KACCOC	11	REF/DEPOSIT#R9749	0.00	500.00
1011	423211	01/31/24	00000054	TED JONES FORD INC.	171710	AUTO PARTS	0.00	276.11
1011	423211	01/31/24	00000054	TED JONES FORD INC.	171710	AUTO PARTS	0.00	229.51
1011	423211	01/31/24	00000054	TED JONES FORD INC.	171710	AUTO PARTS	0.00	1,436.67
1011	423211	01/31/24	00000054	TED JONES FORD INC.	171710	AUTO PARTS	0.00	177.79
1011	423211	01/31/24	00000054	TED JONES FORD INC.	171710	AUTO PARTS	0.00	303.10
1011	423211	01/31/24	00000054	TED JONES FORD INC.	171710	AUTO PARTS	0.00	72.94
1011	423211	01/31/24	00000054	TED JONES FORD INC.	171710	AUTO PARTS	0.00	95.32
TOTAL CHECK							0.00	2,591.44
1011	423212	01/31/24	10013413	JANET KIM	11	RF RENT DEPOSIT#R9132	0.00	500.00
1011	423213	01/31/24	10012442	KIMLEY-HORN AND ASSOCIAT	11	CONSULTING DEC-23	0.00	5,386.51
1011	423213	01/31/24	10012442	KIMLEY-HORN AND ASSOCIAT	11	CONSULTING NOV-23	0.00	5,460.02
TOTAL CHECK							0.00	10,846.53
1011	423214	01/31/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	894.93
1011	423214	01/31/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	13.26
1011	423214	01/31/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORMS	0.00	141.72
1011	423214	01/31/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORM SUPPLIES	0.00	198.90
1011	423214	01/31/24	10011541	L.N. CURTIS AND SONS	650208	UNIFORM SUPPLIES	0.00	13.26
TOTAL CHECK							0.00	1,262.07
1011	423215	01/31/24	00007551	CITY OF LA MIRADA	590168	REIMB/BP PORTION SLUR	0.00	1,844.38
1011	423216	01/31/24	00007523	LEGAL SHIELD, INC	73	JANUARY-24 CHARGES	0.00	91.60
1011	423217	01/31/24	10004046	LIGHT SOURCE PRINTING, I	101101	BUSINESS CARDS	0.00	161.00
1011	423218	01/31/24	10004279	LIGHTING SUPPLY INC.	11	BULB FLOUR F032/V41-T8	75.56	1,050.56
1011	423219	01/31/24	00000077	LU'S LIGHTHOUSE INC	171710	BULB, HALOGEN	0.00	114.98
1011	423220	01/31/24	10010678	MARLOW INNOVATIONS INC.	650605	AFR ENG/FEB-24	0.00	425.00
1011	423220	01/31/24	10010678	MARLOW INNOVATIONS INC.	650605	AFR ENG/JAN-24	0.00	425.00
1011	423220	01/31/24	10010678	MARLOW INNOVATIONS INC.	650605	AFR ENG DEC-23	0.00	425.00
TOTAL CHECK							0.00	1,275.00
1011	423221	01/31/24	10013260	MBC ENTERPRISES INC.	290163	PEAK/BOISERRANC/DEC23	0.00	6,776.60
1011	423221	01/31/24	10013260	MBC ENTERPRISES INC.	290163	PEAK/BOISERRANC/DEC23	0.00	9,122.39
1011	423221	01/31/24	10013260	MBC ENTERPRISES INC.	32	PMT#6 RET.	0.00	-456.12
1011	423221	01/31/24	10013260	MBC ENTERPRISES INC.	32	PMT#7 RET.	0.00	-338.83
TOTAL CHECK							0.00	15,104.04
1011	423222	01/31/24	00008395	MCKINLEY EQUIPMENT CORPO	170670	ADA LIFT SERVICE	0.00	375.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423223	01/31/24	10005279	MERCHANTS LANDSCAPE SERV	860810	RE-SOD TURF AREA INSID	0.00	6,960.00
1011	423223	01/31/24	10005279	MERCHANTS LANDSCAPE SERV	860810	REBUILD PITCHER'S MOUN	0.00	2,750.00
1011	423223	01/31/24	10005279	MERCHANTS LANDSCAPE SERV	632110	WEED ABATEMENT FOR EMP	0.00	3,255.00
TOTAL CHECK							0.00	12,965.00
1011	423224	01/31/24	10012143	MEREDITH OPERATIONS CORP	995100	VISIT CA GUIDE AD	0.00	21,295.00
1011	423225	01/31/24	00003714	METRO FLUID CONNECTORS I	860815	GRAFFITI HARDWARE	0.00	25.80
1011	423226	01/31/24	10008947	ANGEL MORRISON	11	REF DEPOSIT#R9449	0.00	500.00
1011	423227	01/31/24	00009876	MUNICIPAL WATER DIST OF	352510	WATER DELIVERY/DEC-23	0.00	23,992.22
1011	423228	01/31/24	10002752	NATIONAL BUSINESS FURNIT	650602	#224143 - GRAY METAL F	147.94	2,056.90
1011	423228	01/31/24	10002752	NATIONAL BUSINESS FURNIT	650602	SHIPPING AND HANDLING	0.00	179.58
TOTAL CHECK							147.94	2,236.48
1011	423229	01/31/24	10013296	NATIONAL INDUSTRIAL & SA	560640	BLACK NITRILE XL	0.00	199.00
1011	423229	01/31/24	10013296	NATIONAL INDUSTRIAL & SA	560640	BLACK NITRILE XXL	0.00	199.00
1011	423229	01/31/24	10013296	NATIONAL INDUSTRIAL & SA	560640	TAX	0.00	30.86
TOTAL CHECK							0.00	428.86
1011	423230	01/31/24	10013409	JAMES NGHIEM	11	REF DEPOSIT RT#R9583	0.00	500.00
1011	423231	01/31/24	10012790	OC RECON, INC.	171710	REPAIR/REPAINT BUMPER	0.00	950.00
1011	423232	01/31/24	10005881	OCCSPECIALIST CORP. A ME	107410	1ST AID/CAMERON BOYER	0.00	341.33
1011	423233	01/31/24	00000099	OFFICE DEPOT, INC.	998100	OFFICE SUPPLIES	0.00	26.92
1011	423234	01/31/24	10012194	KEVIN OHLER	106132	CRIMEWATCH DEC-23	0.00	900.00
1011	423235	01/31/24	10009269	ONEOC	732083	REIMB OCT-DEC-23	0.00	885.76
1011	423236	01/31/24	10013302	ONYX PAVING COMPANY, INC	52	REF/METER 00-0920-00	0.00	2,000.00
1011	423237	01/31/24	10013302	ONYX PAVING COMPANY, INC	52	REF METER 00-0919-00	0.00	2,000.00
1011	423238	01/31/24	10013421	ENGINE VISION FUND I LLC	995100	2024 BP TRVL GUIDE	0.00	21,000.00
1011	423239	01/31/24	00000913	ORANGE COUNTY FIRE AUTHO	640310	RET MED PROG/JAN-24	0.00	2,480.00
1011	423240	01/31/24	00000221	ORANGE COUNTY SHERIFFS D	650208	1ST AID/CPR 2/13/24	0.00	116.00
1011	423241	01/31/24	00000221	ORANGE COUNTY SHERIFFS D	650208	REP WRITE 4/22-24/24	0.00	71.00
1011	423242	01/31/24	10013038	PACKET FUSION, INC.	170670	MO.RT/ST100A/JAN-24	0.00	538.75
1011	423242	01/31/24	10013038	PACKET FUSION, INC.	170670	ADTRAN & SG90/DEC-23	0.00	624.95
TOTAL CHECK							0.00	1,163.70
1011	423243	01/31/24	00000222	EDCO/PARK DISPOSAL CORP.	171710	CNG FUEL	0.00	101.04

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423244	01/31/24	10013410	NIRAV PATEL	11	REF/DEPOSIT #R9722	0.00	500.00
1011	423245	01/31/24	10013206	PAYMENTUS CORPORATION	126152	PH.IVR/CC MERCH/DEC23	0.00	2,265.01
1011	423246	01/31/24	10012573	PDQ INTERMEDIATE, INC	650303	PDQ DEPLOY FY 24-25	0.00	1,275.00
1011	423246	01/31/24	10012573	PDQ INTERMEDIATE, INC	126143	INVENTORY FY 24-25	0.00	1,275.00
TOTAL CHECK							0.00	2,550.00
1011	423247	01/31/24	00004215	PEST OPTIONS INC	560640	PEST CONTROL	0.00	2,456.36
1011	423248	01/31/24	00007832	PLUMBERS DEPOT INC	452410	WASHDOWN GUN	0.00	488.66
1011	423249	01/31/24	10008910	PREMIER CHRYSLER DODGE J	171710	AUTO PARTS	0.00	312.00
1011	423249	01/31/24	10008910	PREMIER CHRYSLER DODGE J	171710	SERVICE VEHICLE	0.00	2,854.46
TOTAL CHECK							0.00	3,166.46
1011	423250	01/31/24	10013397	PRESENT A PLAQUE, LLC	101101	#CWP0CM81 - WALNUT PRE	0.00	670.00
1011	423250	01/31/24	10013397	PRESENT A PLAQUE, LLC	101101	SHIPPING	0.00	100.35
1011	423250	01/31/24	10013397	PRESENT A PLAQUE, LLC	11	OFFSET SALES TAX	0.00	-51.93
1011	423250	01/31/24	10013397	PRESENT A PLAQUE, LLC	101101	SALES TAX	0.00	51.93
TOTAL CHECK							0.00	770.35
1011	423251	01/31/24	10012855	PROACTIVE WORK HEALTH SE	121110	PRE-EMPL PHYS/DEC-23	0.00	488.00
1011	423252	01/31/24	00004049	PSOMAS CORP.	396859	PEAK PK WELL/DEC-23	0.00	16,414.50
1011	423253	01/31/24	10012879	BRENDA J. PUEPKE	171710	ANNUAL HAZMAT	0.00	400.00
1011	423254	01/31/24	10001203	R.V. NURSERIES INC	560641	PLANTS	0.00	145.46
1011	423254	01/31/24	10001203	R.V. NURSERIES INC	560641	PLANTS	0.00	48.48
1011	423254	01/31/24	10001203	R.V. NURSERIES INC	560641	PLANTS	0.00	290.92
TOTAL CHECK							0.00	484.86
1011	423255	01/31/24	00001348	MULTI SERVICE TECHNOLOGY	171710	R MACIAS SAFETY SHOES	0.00	250.00
1011	423256	01/31/24	10013076	RMS CONSTRUCTION	32	PMT#5 RET.	0.00	-9,490.74
1011	423256	01/31/24	10013076	RMS CONSTRUCTION	290157	PARK ACCESS IMP/FEC23	0.00	89,814.75
1011	423256	01/31/24	10013076	RMS CONSTRUCTION	290157	PARK ACCESS IMP/DEC23	0.00	100,000.00
TOTAL CHECK							0.00	180,324.01
1011	423257	01/31/24	10004138	RICHARD BRADY & ASSOCIAT	396828	WATER MAIN/DEC-23	0.00	2,210.00
1011	423258	01/31/24	00000246	RICHARDS, WATSON & GERSH	110105	PROFORMA77 CORP	0.00	95.63
1011	423259	01/31/24	10005674	RIVERSIDE COUNTY SHERIFF	650208	BAS FIELD 6/3-7/24	0.00	267.00
1011	423260	01/31/24	10001797	RIVERSIDE SHERIFF'S DEPT	650208	ADV.TRF 3/25-4/5/24	0.00	613.00
1011	423261	01/31/24	10000184	RJM DESIGN GROUP INC	290153	SCE TRAIL PH.II/DEC23	0.00	188.20
1011	423262	01/31/24	10004723	MARIA RODRIGUEZ	11	REF/RT DEPOSTI#R8158	0.00	500.00

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423263	01/31/24	00000748	ROSEBURROUGH TOOL INC	560640	SUPPLIES	0.00	160.91
1011	423263	01/31/24	00000748	ROSEBURROUGH TOOL INC	560640	SUPPLIES	0.00	254.80
TOTAL CHECK							0.00	415.71
1011	423264	01/31/24	10006215	RUSH TRUCK CENTERS, INC.	171710	SERVICE REPAIR	0.00	1,074.69
1011	423265	01/31/24	10008891	DORA SANCHEZ	11	REF DEPOSIT#R9594	0.00	500.00
1011	423265	01/31/24	10008891	DORA SANCHEZ	875805	REF DEPOSIT#R9594	0.00	-53.00
TOTAL CHECK							0.00	447.00
1011	423266	01/31/24	00000924	SANTA ANA RIVER FLOOD PR	352567	SARFPA DUES FY 23-24	0.00	1,300.00
1011	423267	01/31/24	00000412	SOUTHERN COUNTIES OIL CO	171710	UNLEADED FUEL PD	0.00	22,508.91
1011	423267	01/31/24	00000412	SOUTHERN COUNTIES OIL CO	171710	UNLEADED FUEL PD	0.00	15,113.00
1011	423267	01/31/24	00000412	SOUTHERN COUNTIES OIL CO	171710	UNLEADED FUEL YARD	0.00	17,008.37
TOTAL CHECK							0.00	54,630.28
1011	423268	01/31/24	10003547	SOCAL SEALCOAT SOLUTIONS	171710	CRACKPRO CLEANOUT	0.00	1,102.13
1011	423269	01/31/24	00000462	THE SHERWIN WILLIAMS	452410	HOMELESS CLEAN UP	0.00	983.94
1011	423269	01/31/24	00000462	THE SHERWIN WILLIAMS	170670	PAINT CITY HALL	0.00	55.88
TOTAL CHECK							0.00	1,039.82
1011	423270	01/31/24	10009505	SHRED-IT, INC. USA	650302	SHREDDING	0.00	703.92
1011	423271	01/31/24	10013415	YASHPREET SINGH	275125	REIMB/LIFEGUARD CERT	0.00	405.00
1011	423272	01/31/24	10013402	SMITH POWERHOUSE INC.	171710	GENERATOR SERVICE	0.00	1,567.23
1011	423273	01/31/24	10012204	SO CAL CONCRETE DELIVERY	352363	CONCRETE VALLEY VIEW	0.00	641.10
1011	423273	01/31/24	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	687.27
1011	423273	01/31/24	10012204	SO CAL CONCRETE DELIVERY	560211	CONCRETE	0.00	988.34
TOTAL CHECK							0.00	2,316.71
1011	423274	01/31/24	00000530	RLG ENTERPRIZES INC.	650308	FIRST AID SUPPLIES	0.00	89.04
1011	423274	01/31/24	00000530	RLG ENTERPRIZES INC.	650208	FIRST AID SUPPLIES	0.00	347.18
TOTAL CHECK							0.00	436.22
1011	423275	01/31/24	10013423	SONIC-BUENA PARK H.INC.	107420	GEN CLAIM STLMT#23-31	0.00	9,989.96
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6973 BEACH/JAN-24	0.00	7.83
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7006 ARTESIA/JAN-24	0.00	13.16
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7002 BEACH/JAN-24	0.00	29.55
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7250 HOLDER/JAN-24	0.00	29.88
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	8681 BEACH/JAN-24	0.00	33.79
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	8111 COMNWLTH/JAN-24	0.00	36.93
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7550 STANTON/JAN-24	0.00	48.97
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	6232 AUTO CTR/JAN-24	0.00	62.02
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	6581 BEACH/JAN-24	0.00	66.61
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	7501 8TH ST/JAN-24	0.00	71.73
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	6500 AUTO CTR/JAN-24	0.00	88.02

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6190 AUTO CTR/JAN-24	0.00	91.86
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6200 STANTON/JAN-24	0.00	92.83
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7051 PAGE/JAN-24	0.00	102.52
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6655 AUTO CTR/JAN-24	0.00	102.96
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6680 KNOTT/JAN-24	0.00	104.06
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	8970 KNOTT/JAN-24	0.00	114.32
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7611 BEACH/JAN-24	0.00	117.10
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	8081 OR'THORP/JAN-24	0.00	137.74
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	6410 AUTO CTR/JAN-24	0.00	154.55
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7700 WESTERN/JAN-24	0.00	324.96
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	6603 BEACH/JAN-24	0.00	397.99
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	352510	5860 DALE PMP/JAN-24	0.00	496.81
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7731 STANTON/JAN-24	0.00	561.55
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	5600 MALVERN/JAN-24	0.00	1,059.59
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660241	8400 LAKEKNOLL/JAN-24	0.00	2,366.89
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	6660 BEACH/JAN-24	0.00	3,171.19
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	6955 ARAGON/JAN-24	0.00	8,017.19
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	7225 EL DORADO/JAN-24	0.00	10,350.78
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	5755 CRESCENT/JAN-24	0.00	13,619.77
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	352510	7520 DALE PMP/JAN-24	0.00	23,118.80
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	352510	7750 CAMELLIA/JAN-24	0.00	38,990.35
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	BUENAPARK LIGHT/JAN24	0.00	57,617.64
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	7623 BEACH/JAN-24	0.00	34.23
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	7733 BEACH/JAN-24	0.00	67.71
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	8491 DALE ST/JAN-24	0.00	85.43
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	860810	7860 BEACH/JAN-24	0.00	258.64
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	170670	8001 VAL.VW/JAN-24	0.00	19,831.41
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	352510	8242 LINDEN/JAN-24	0.00	28,738.52
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	660240	7672 BEACH/JAN-24	0.00	26.77
1011	423277	01/31/24	00000226	SOUTHERN CALIFORNIA EDIS	560230	7711 LA PALMA/JAN-24	0.00	31.54
TOTAL CHECK							0.00	210,674.19
1011	423278	01/31/24	10007408	SOUTHERN COMPUTER WAREHO	650303	KEYBRD	0.00	151.35
1011	423278	01/31/24	10007408	SOUTHERN COMPUTER WAREHO	126143	KEYBRD	0.00	151.36
1011	423278	01/31/24	10007408	SOUTHERN COMPUTER WAREHO	650303	SURFACE PROS	0.00	1,529.84
1011	423278	01/31/24	10007408	SOUTHERN COMPUTER WAREHO	126143	SURFACE PROS	0.00	1,682.41
TOTAL CHECK							0.00	3,514.96
1011	423279	01/31/24	00000126	SPARKLETTS WATER	170670	BOTTLED WATER	0.00	748.13
1011	423280	01/31/24	00010296	SPECIALIZED ELEVATOR SER	660241	ELEVATOR MAINT	0.00	554.82
1011	423281	01/31/24	00005362	DAVE FLANAGAN	650303	SEC.CAMERA/JAN-MAR24	0.00	15,000.00
1011	423282	01/31/24	00004164	SPECIALTY MOWING,DIV OF	560640	2023/2024 FALL TRIMMIN	0.00	9,825.00
1011	423283	01/31/24	10009496	T & G GLOBAL, LLC	170670	LED TREE LIGHT/JAN-24	0.00	945.00
1011	423284	01/31/24	00001085	STAPLES CONTRACT & COMME	160105	OFFICE SUPPLIES	0.00	99.53
1011	423285	01/31/24	10005252	STETSON ENGINEERS INC	396814	WATER MASTER/NOV-23	0.00	10,611.91

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FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423286	01/31/24	00006408	SWRCB	352363	WATER JUL23 - JUNE24	0.00	76,167.98
1011	423286	01/31/24	00006408	SWRCB	452410	ANN WASTE FY 23-24	0.00	20,085.00
TOTAL CHECK							0.00	96,252.98
1011	423287	01/31/24	10008806	JAMEY S. TAVARES	352363	REIMB/D2 CERT FEE	0.00	80.00
1011	423288	01/31/24	00006872	TK ELEVATOR, CORPORATION	170670	ELEVATOR MAINT	0.00	1,366.61
1011	423289	01/31/24	10009023	TIRE HUB, LLC	171710	TIRES	0.00	1,862.99
1011	423289	01/31/24	10009023	TIRE HUB, LLC	171710	TIRES	0.00	255.79
TOTAL CHECK							0.00	2,118.78
1011	423290	01/31/24	00004212	TOWNSEND PUBLIC AFFAIRS	352267	LOBBYIST/JAN-24	0.00	2,018.75
1011	423290	01/31/24	00004212	TOWNSEND PUBLIC AFFAIRS	105105	LOBBYIST/JAN-24	0.00	6,056.25
TOTAL CHECK							0.00	8,075.00
1011	423291	01/31/24	00004212	TOWNSEND PUBLIC AFFAIRS	105105	GRANT WRITING/JAN-24	0.00	5,000.00
1011	423292	01/31/24	00010230	TRENCH SHORING CO, INC.	352363	PLATE RENTAL	0.00	235.20
1011	423292	01/31/24	00010230	TRENCH SHORING CO, INC.	352363	PLATE RENTAL STANTON	0.00	428.40
TOTAL CHECK							0.00	663.60
1011	423293	01/31/24	00000416	UNDERGROUND SVC.ALERT/SC	352363	DIG ALERT BOARD	0.00	87.50
1011	423293	01/31/24	00000416	UNDERGROUND SVC.ALERT/SC	352363	DIG ALERT TICKETS	0.00	188.50
TOTAL CHECK							0.00	276.00
1011	423294	01/31/24	10012045	UNITED PARCEL SERVICE	650302	SHIPPING CHG 12/13/23	0.00	26.37
1011	423295	01/31/24	10012270	UNITIS, INC.	560640	FORM OIL	0.00	86.47
1011	423296	01/31/24	00001911	JEFF VAN SICKLE	275135	YT OFFICIAL 1/5-19/24	0.00	60.00
1011	423297	01/31/24	10002032	VERIZON WIRELESS	860810	54202108400001 JAN-24	0.00	331.52
1011	423298	01/31/24	10002032	VERIZON WIRELESS	650303	94237317700001 JAN-24	0.00	40.01
1011	423299	01/31/24	10000428	VISTA MEDIA SERVICES	106132	CNCL MTG/PL COM MTG	0.00	540.00
1011	423300	01/31/24	10009561	WATER SOURCE SOLUTIONS I	170670	6955 ARAGON/JAN-24	0.00	148.70
1011	423300	01/31/24	10009561	WATER SOURCE SOLUTIONS I	106131	6494 CABALLERO/JAN-24	0.00	148.70
1011	423300	01/31/24	10009561	WATER SOURCE SOLUTIONS I	170670	6955 ARAGON/FEB-24	0.00	148.70
1011	423300	01/31/24	10009561	WATER SOURCE SOLUTIONS I	106131	6494 CABALLERO/FEB-24	0.00	148.70
TOTAL CHECK							0.00	594.80
1011	423301	01/31/24	00000142	WAXIE SANITARY SUPPLY, I	11	LINER SANITARY NAPKIN	7.67	106.67
1011	423301	01/31/24	00000142	WAXIE SANITARY SUPPLY, I	11	DOGGIE WALK BAGS	315.50	4,386.50
1011	423301	01/31/24	00000142	WAXIE SANITARY SUPPLY, I	11	TISSUE FACIAL 2PLY WHI	13.56	188.52
1011	423301	01/31/24	00000142	WAXIE SANITARY SUPPLY, I	11	COVER TOILET SEAT 1/2	124.97	1,737.47
1011	423301	01/31/24	00000142	WAXIE SANITARY SUPPLY, I	11	RV TOILET TISSUE 80 PE	93.44	1,299.14
1011	423301	01/31/24	00000142	WAXIE SANITARY SUPPLY, I	11	TISSUE TOILET ROLL (80	197.94	2,751.94
TOTAL CHECK							753.08	10,470.24

SELECTION CRITERIA: transact.trans_date between '20240118 00:00:00.000' and '20240131 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
1011	423302	01/31/24	00000141	WEST COAST ARBORISTS INC	560641	STUMP GRIND	0.00	2,820.80
1011	423303	01/31/24	10011309	WEST COAST PIPING SERVIC	170670	NEW JAIL BED FABRICATI	0.00	6,730.00
1011	423304	01/31/24	00000140	WEST COAST SAND & GRAVEL	352363	CONCRETE SAND	0.00	775.02
1011	423304	01/31/24	00000140	WEST COAST SAND & GRAVEL	352363	CLASS 2 BASE	0.00	620.89
1011	423304	01/31/24	00000140	WEST COAST SAND & GRAVEL	352363	TOPSOIL	0.00	609.93
TOTAL CHECK							0.00	2,005.84
1011	423305	01/31/24	10009209	WEST GROVE VOLLEYBALL, L	275120	VOLLEYBALL/WINTER-24	0.00	750.12
1011	423306	01/31/24	10012502	WILD WATER OPERATING LLC	171710	DEC CAR WASHES	0.00	372.40
1011	423307	01/31/24	10004131	WM CURBSIDE, LLC	460220	HAZ WASTE DEC-23	0.00	995.25
1011	423308	01/31/24	10002036	WRIGHTS LABOR SERVICES	732031	HIP202306 LONGWORTH	0.00	8,217.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	275305	COPIER LEASE/NOV-23	0.00	5.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	631140	COPIER LEASE/NOV-23	0.00	53.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	731120	COPIER LEASE/NOV-23	0.00	53.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	731150	COPIER LEASE/NOV-23	0.00	53.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	732071	COPIER LEASE/NOV-23	0.00	56.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	997100	COPIER LEASE/NOV-23	0.00	134.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	352267	COPIER LEASE/NOV-23	0.00	136.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	115110	COPIER LEASE/NOV-23	0.00	200.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	121110	COPIER LEASE/NOV-23	0.00	210.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	275105	COPIER LEASE/NOV-23	0.00	220.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	126120	COPIER LEASE/NOV-23	0.00	240.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	160105	COPIER LEASE/NOV-23	0.00	337.00
1011	423309	01/31/24	10009222	XEROX CORPORATION	121135	COPIER LEASE/NOV-23	0.00	851.52
1011	423309	01/31/24	10009222	XEROX CORPORATION	650302	COPIER LEASE/NOV-23	0.00	890.52
1011	423309	01/31/24	10009222	XEROX CORPORATION	998100	COPIER LEASE/NOV-23	0.00	54.00
TOTAL CHECK							0.00	3,493.04
1011	423310	01/31/24	10009222	XEROX CORPORATION	275305	COPIER SENIOR CTR	0.00	182.10
1011	423311	01/31/24	10013411	YVONNE YAMASAKI	11	REF DEPOSIT#R9604	0.00	500.00
1011	423312	01/31/24	10009555	YARY SPORTS LTD	650208	DEPT GROUP PHOTOS	0.00	75.43
1011	423313	01/31/24	10001833	YESCO, LLC	875805	REPLACE INTERFACE AND	174.38	4,224.38
1011	423314	01/31/24	10006857	YARDLEY ORGILL CO., INC.	352363	HYD EL ESCORIAL	0.00	2,629.30
1011	423314	01/31/24	10006857	YARDLEY ORGILL CO., INC.	352363	HYD TRAIN STATION	0.00	250.13
1011	423314	01/31/24	10006857	YARDLEY ORGILL CO., INC.	352363	STOCK YARD	0.00	3,848.70
1011	423314	01/31/24	10006857	YARDLEY ORGILL CO., INC.	352363	HYD REPAIR	0.00	2,743.68
TOTAL CHECK							0.00	9,471.81
1011	423315	01/31/24	10013412	ZERO9 SOLUTIONS LTD	650208	PD VESTS/ACCESSORIES	0.00	892.70
TOTAL CASH ACCOUNT							6,325.79	1,232,914.24

SELECTION CRITERIA: transact.trans_date between '20240118 00:00:00.000' and '20240131 00:00:00.000'
ACCOUNTING PERIOD: 7/24

FUND - 11 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ACTIVITY	-----DESCRIPTION------	SALES TAX	AMOUNT
TOTAL FUND							6,325.79	1,232,914.24
TOTAL REPORT							6,325.79	1,232,914.24

Voided Check Numbers	Date Printed
423108 423276	1/31/2024

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $24,496.35 COVERING RETIREE PAYROLL ENDING DECEMBER 31, 2023.

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 $24,496.35, 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 _____ 2024 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 _____ 2024.

_____
City Clerk

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

PAYRUN: MJR
DATE: 01/19/2024

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
370566	.00	9.00		BEVINS, RONALD	9413
370567	.00	9.00		CHESSEN, DONNA	9428
370568	.00	159.00		DENNY, JOHNNIE	9440
370569	.00	159.00		FAIRMAN, ERIC	9451
370570	.00	159.00		GONZALES, ROBERT	9461
370571	.00	9.00		HAMBY, PAUL	9466
370572	.00	159.00		JACKSON, GARY	9482
370573	.00	159.00		KIMERY, ERIC	9012
370574	.00	21.00		LONG, LINDA	9664
370575	.00	9.00		MACIS, NORMA	9504
370576	.00	9.00		MAYS, MARY	9677
370577	.00	318.00		MCCAY, DONALD	9517
370578	.00	49.00		ROBLES, AMPARO	9550
370579	.00	159.00		SCHWENGEL, LLOYD	9558
370580	.00	9.00		SIGLER, CAROL	9620
370581	.00	159.00		STEWARD, GREGORY	9572
370582	.00	21.00		TRUJILLO, FRANK	9663
370583	.00	157.00		TUTHILL, LOREN	9581
370584	.00	9.00		WINNER, SAMUEL	9589
V370585	21.00	.00		AGUIRRE, RICHARD	9624
V370586	2,457.14	.00		BANKS, TAMRA	9687
V370587	21.00	.00		BECKER, LLOYD	9409
V370588	157.00	.00		BERRY, STEVE	9682
V370589	605.21	.00		BISBING, KRISTOPHER	9675
V370590	159.00	.00		BORREGARD, MICHAEL	9416
V370591	159.00	.00		BRANUM, TERRY	9418
V370592	1,658.42	.00		CARNEY, PATRICK	9014
V370593	49.00	.00		CIAMPA, LISA	9429
V370594	157.00	.00		CISNEROS, RUDY	9625
V370595	49.00	.00		CLARK, LAURENCE	9430
V370596	314.00	.00		CONN, SANDRA	9676
V370597	49.00	.00		COX, BARBARA	9435
V370598	9.00	.00		CRISP, BEVERLY	9612
V370599	159.00	.00		DASCENZI, PHILLIP	9438
V370600	49.00	.00		DESOUCY, DOLORES	9441
V370601	159.00	.00		DIXON, JAMES	9442
V370602	159.00	.00		DOCK, HENRY	9443
V370603	9.00	.00		EERNISSE, NOLA	9448
V370604	157.00	.00		FONCECA, ARTHUR	9456
V370605	1,422.22	.00		FORSYTH, RICHARD	9680
V370606	159.00	.00		FROST, FRANK	9458
V370607	312.00	.00		HAINLEY, LAWRENCE	9651
V370608	180.00	.00		HENEIN, NABIL	9662
V370609	159.00	.00		HESTER, KATHLEEN	9627
V370610	159.00	.00		HICKEN, GARY	9475
V370611	269.00	.00		HOLGUIN, ALEXANDER	9604
V370612	159.00	.00		HORNUNG, EDISON	9479
V370613	157.00	.00		JACKSON, TERESA	9628
V370614	159.00	.00		JONES, MICHAEL	9656
V370615	49.00	.00		JONES, SHIRLEY	9486

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

V370616	157.00	.00	JONES, WILLIAM	9485
V370617	49.00	.00	KELLY, ANDREA	9661
V370618	49.00	.00	KERBAUGH, MARILYN	9654
V370619	159.00	.00	KIRBY, GEORGE	9488
V370620	49.00	.00	KIRK, BRET	9490
V370621	850.90	.00	KOHANEK, WILLIAM	9669
V370622	9.00	.00	KYLE, LESLIE	9493
V370623	159.00	.00	LININGER, RODNEY	9497
V370624	21.00	.00	LITCHFIELD, WILLIAM	9630
V370625	157.00	.00	LOEHR, LOTHAR	9499
V370626	1,656.42	.00	LOVCHIK, MICHAEL	9684
V370627	49.00	.00	LOWRY, MARILYN	9501
V370628	159.00	.00	LUCENTI, THOMAS	9502
V370629	49.00	.00	MALOUFF, JOSEPHINE	9505
V370630	159.00	.00	MANNING, BRUCE	9506
V370631	49.00	.00	MARTIN, GLORIA	9508
V370632	49.00	.00	MARTINEZ, DAVID	9649
V370633	159.00	.00	MARTINEZ, MANUEL	9667
V370634	159.00	.00	MCNEILLY, MICHAEL	9522
V370635	21.00	.00	MEALER, JAMES	9523
V370636	159.00	.00	MONSON, THOMAS	9638
V370637	312.00	.00	MOTE, ROBERT	9600
V370638	49.00	.00	NUNEZ, RICHARD	9674
V370639	1,809.06	.00	PELTON, GREGORY	9699
V370640	159.00	.00	PENA, RICHARD	9598
V370641	159.00	.00	POTTER, BRUCE	9541
V370642	159.00	.00	POWELL, ROGER	9672
V370643	49.00	.00	REDDICK, SUZANNE	9655
V370644	157.00	.00	RILEY, MARGARET	9681
V370645	49.00	.00	ROGERS, REGINA	9631
V370646	49.00	.00	ROONEY, MARIAN	9622
V370647	159.00	.00	SANDERS, DARYL	9553
V370648	21.00	.00	SANDOVAL, SANTIAGO	9658
V370649	159.00	.00	SCHOALES, JAMES	9555
V370650	49.00	.00	SELLS, ROBIN	9659
V370651	269.00	.00	SHEA, KEVIN	9671
V370652	49.00	.00	SHEARN, WYNNETTE	9641
V370653	861.80	.00	SIANEZ, COREY	9690
V370654	159.00	.00	SWISHER, JOHN	9652
V370655	159.00	.00	SYLVESTER, DAVID	9574
V370656	21.00	.00	TEMPLETON, JOHN	9686
V370657	269.00	.00	VREDENBURGH, JOHN	9657
V370658	159.00	.00	WADELL, VERN	9584
V370659	687.04	.00	WARSINSKI, RICKY	9645
V370660	157.00	.00	WHITESIDE, JOHN	9668
V370661	49.00	.00	WHITLOCK, JOHN	9633
V370662	2,457.14	.00	WORRALL, GARY	9685
V370663	49.00	.00	WYMAN, GUADALUPE	9592

PAYRUN TOTAL			
CHECK: 98	22,754.35	1,742.00	
TOTAL			
CHECKS: 98	22,754.35	1,742.00	

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS IN THE SUM OF $942,862.50 COVERING REGULAR PAYROLL ENDING JANUARY 19, 2024

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 $942,862.50 set forth on this 8-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 _____ 2024 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 _____ 2024.

_____
City Clerk

CITY OF BUENA PARK
CHECK REGISTER(CONCISE)

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

PAYRUN: MJ2
DATE: 01/26/2024

CHECK NUMBER	DEPOSIT AMOUNT	CHECK AMOUNT	MAN/VOID	----------EMPLOYEE----------	ID NUMBER
V370664	1,151.36	.00		CABRERA, AMBER	248
V370665	4,052.38	.00		COPPING, SARA	951
V370666	922.88	.00		DIAZ, MICHELLE	419
V370667	2,454.84	.00		DIEZ, KARINA	169
V370668	2,033.90	.00		ENGLEBRECHT, BRIDGET	261
V370669	2,538.62	.00		FEWER, JESSICA	580
V370670	6,932.19	.00		FRANCE, AARON	1650
V370671	2,701.36	.00		MEDINA, YARETZA	8
V370672	712.20	.00		MUNOZ, MICHELLE	440
V370673	667.61	.00		AHN, JOYCE	263
V370674	653.92	.00		BROWN, ARTHUR	655
V370675	727.43	.00		CASTANEDA, JOSE	277
V370676	468.25	.00		SONNE, SUSAN	5161
V370677	505.56	.00		TRAUT, CONNOR	5399
V370678	846.01	.00		AVITIA, LISA	114
V370679	2,700.34	.00		BADILLO, ANNA PATRICIA	168
V370680	1,627.78	.00		GUERRA, SARAH	1470
V370681	5,017.72	.00		JIMENEZ, ADRIA	2297
V370682	892.43	.00		KIRK, RALPH	384
V370683	1,852.12	.00		LOPEZ, ANGELICA	2928
V370684	2,149.05	.00		CASTRO, GWENDOLYNE	503
V370685	5,987.87	.00		FENTON, EDWARD	1564
V370686	1,977.35	.00		GONZALEZ, JACQUELINE	157
V370687	1,732.54	.00		KERN, DONNA	2574
V370688	2,244.60	.00		PREVO, DOREKA	390
V370689	3,188.35	.00		VALDEZ, REBECCA	5490
V370690	1,544.66	.00		BUENROSTRO, PATRICIA	227
V370691	3,874.11	.00		GARCIA, ADRIAN	1700
V370692	1,099.76	.00		GLAVIN, BARBARA	1768
V370693	1,854.88	.00		HERNANDEZ, GLORIA	2092
V370694	6,272.85	.00		HYUN, SUNG	2248
V370695	2,030.04	.00		KIM, MIN	2584
V370696	1,986.50	.00		LOVEJOY, REBEKAH	76
V370697	2,352.36	.00		MENDOZA, MARIA	3293
V370698	868.76	.00		OZAKI, GRACE	3881
V370699	1,817.85	.00		PAK, TIMOTHY	3955
V370700	2,553.54	.00		PEREZ, JESSICA	4111
V370701	2,431.37	.00		TOMASSETTI, JEEVANI	5623
V370702	1,981.99	.00		TRAN, KRYSTLE	242
V370703	4,066.02	.00		AVERELL, MARK	272
V370704	2,266.14	.00		COLES-GUZMAN, MARY	950
V370705	2,073.77	.00		KENNEDY, SEAN	111
V370706	1,725.56	.00		BELTRAN, CINDY	467
V370707	659.89	.00		CARDENAS, MARGARET	336
V370708	2,928.35	.00		CULL, ROBERT	1012
V370709	2,697.65	.00		LESTER, ALEXANDER	2868
V370710	1,745.13	.00		MACIAS, JUDITH	2996
V370711	2,171.03	.00		MAYORQUIN, RAYMUNDO	221
V370712	2,593.88	.00		TART, ANDRE	5235
V370713	3,967.75	.00		CAMACHO, MARIO	731

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

V370714	1,421.76	.00	CASTANEDA, GUADALUPE	280
V370715	2,344.32	.00	CATALDO, JOHN	766
V370716	800.53	.00	COHEN-DORON, JILL	841
V370717	1,947.98	.00	DAVIS-VALENTINE, SUZANNE	1085
V370718	2,379.72	.00	DE LA PAZ, TIANNA	297
V370719	695.46	.00	DINH, MICHELLE	433
V370720	5,940.73	.00	FOULKES, MATTHEW	9
V370721	3,467.73	.00	LUNA, HARALD	264
V370722	2,475.15	.00	MCALEESE, IAN	159
V370723	4,269.06	.00	MESHRAM, SWATI	3321
V370724	3,260.99	.00	NAVARRO, SANDRA	93
V370725	845.12	.00	SANTIAGO, MICHELLE	441
V370726	2,426.90	.00	SANTOS, RUTH	4640
V370727	2,458.01	.00	SCHAETZL, RANA	431
V370728	2,892.90	.00	TAE, RAY	5196
V370729	2,357.16	.00	ZAPIEN, ERNESTINE	5777
V370730	2,182.81	.00	ARDAIZ, LANA	190
V370731	12.70	.00	DE LA LUZ, ALICIA	408
V370732	3,152.20	.00	DHAUW, MELISSA	1170
V370733	23.70	.00	KANDA, ANJALA	422
V370734	23.70	.00	MASSED, TANYA	409
V370735	23.70	.00	SERRANO, CHLOE	423
V370736	23.70	.00	SOLORZANO, RODOLFO	404
V370737	2,782.24	.00	SUAREZ, SARABETH	5169
V370738	2,917.34	.00	YOON, JIWON	91
V370739	563.24	.00	BARR, LISA	366
V370740	2,421.55	.00	COTA, LORRAINE	954
V370741	5,444.35	.00	GEYER, BRADLEY	1692
V370742	5,057.65	.00	HONG, ALEX	2130
V370743	2,300.47	.00	MARTINEZ, JESSICA	2936
V370744	8,065.67	.00	NGUYEN, NGHIA	3755
V370745	6,555.03	.00	NUNES, FRANK	3813
V370746	2,082.74	.00	CHARNES, LANCE	783
V370747	7,123.64	.00	DIERINGER, RYAN	1145
V370748	3,422.62	.00	JIMENEZ, ROBERT	352
V370749	2,646.28	.00	KIM, HYUN	328
V370750	2,611.90	.00	LAM, DAVID	2790
V370751	685.62	.00	LOVCHIK, MICHAEL	6
V370752	3,546.10	.00	MIKIEWICZ, SIMON	3360
V370753	2,582.73	.00	NOVOTNY, MARY	3705
V370754	2,025.15	.00	SEMAAN, NADIA	4740
V370755	5,007.64	.00	WEAVER, CHAD	5577
V370756	2,131.84	.00	ALCALA, BRITTANY	58
V370757	2,740.32	.00	BARAJAS, MAYRA	357
V370758	2,014.15	.00	BINYON, ERIC	506
V370759	3,432.14	.00	BRANDSTETTER, JAMES	629
V370760	3,598.55	.00	BUTH, CATHERINE	561
V370761	3,437.60	.00	CARPENTER, SCARLET	1663
V370762	969.25	.00	CONN, SANDRA	961
V370763	1,321.88	.00	DIERINGER, REGINA	1515
V370764	3,391.44	.00	ESCOBEDO, STACEY	1530
V370765	3,805.77	.00	ESQUETINI, MARIA	1536
V370766	751.50	.00	ESTRELLA, CARL JOSEPH	415
V370767	2,181.77	.00	HERNANDEZ, ISABELLA	112
V370768	3,142.12	.00	MAERKER, ELIZABETH	3017
V370769	3,999.73	.00	MCGRATH, CODY	3220

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

V370770	751.50	.00	MENDOZA HERNANDEZ, STEPHANIE	427
V370771	725.97	.00	MEONO, ROBIN	351
V370772	2,342.14	.00	PALMA CARDENAS, DIANA	3970
V370773	751.50	.00	PARRA, ANGEL	498
V370774	536.36	.00	RAMIREZ, ARIANNA	86
V370775	853.08	.00	RODRIGUEZ VILLA, YARELI	205
V370776	1,863.96	.00	SAUCEDA, CATHLEEN	4645
V370777	3,583.47	.00	SHERIFF, SAMANTHA	2096
V370778	657.86	.00	SILVERIO, SAMANTHA	497
V370779	3,274.87	.00	TANIGUCHI, MELISSA	5230
V370780	687.31	.00	VELLANOWETH, KRISTINE	217
V370781	2,115.45	.00	FIORE, KATE	1560
V370782	2,528.09	.00	FOX, CHARITY	1641
V370783	906.54	.00	KUHN, MICHELLE	2730
V370784	89.95	.00	KUHN, TARI	2747
V370785	2,278.06	.00	LARA, KARON	103
V370786	2,445.47	.00	MEDINA, IVONNE	222
V370787	2,973.08	.00	MENDIVEL, CHRISTINA	3299
V370788	1,998.23	.00	NGO, CATHERINE	3752
V370789	3,004.54	.00	PENDLETON, SUN	4080
V370790	1,392.18	.00	TENG, LING-FEI	2871
V370791	2,088.13	.00	UMLAH, AMBER	5435
V370792	6,554.78	.00	BATES, PATRICK	378
V370793	3,806.41	.00	BELTRAN, CHRISTINA	13
V370794	6,564.34	.00	BERNAL, DAVID	480
V370795	5,306.45	.00	BOURNE, CLIFFORD	5612
V370796	5,053.47	.00	BOYD, ROBERT	584
V370797	4,761.28	.00	BOYER, CAMERON	585
V370798	4,237.25	.00	BOYINGTON, DEVIN	594
V370799	3,816.54	.00	BRAVO, ISABEL	420
V370800	3,516.07	.00	BURNETT, DEBORAH	110
V370801	4,026.28	.00	CAMPOS, LOLANI	728
V370802	5,884.85	.00	CARNEY, THOMAS	751
V370803	2,246.22	.00	CERDA, SERGIO	240
V370804	2,935.98	.00	CHAVEZ, ALEJANDRO	182
V370805	2,758.16	.00	CHAVEZ, ANTONY	246
V370806	4,204.45	.00	CHOI, JONATHON	827
V370807	3,660.73	.00	CHRISTIANSEN, ANDREW	97
V370808	3,296.59	.00	CURATOLA, ANTHONY	350
V370809	3,956.82	.00	DAVIS, JONATHAN	1083
V370810	3,146.10	.00	EK, CHRISTOPHER	1477
V370811	5,249.01	.00	ESCAMILLA, MARIO	1529
V370812	4,886.41	.00	ESCOBEDO, DOMINICK	1521
V370813	3,989.57	.00	FRANKLIN, KEVIN	1649
V370814	5,852.33	.00	GALOS, MICHAEL	1680
V370815	4,428.45	.00	GANO, KEVIN	1742
V370816	3,546.04	.00	GONZALEZ, LUIS	164
V370817	4,528.46	.00	GONZALEZ, OSCAR	1785
V370818	6,385.87	.00	HERST, RYAN	2102
V370819	1,876.76	.00	HOGAN, CHRISTIAN MICHAEL	138
V370820	4,422.63	.00	JIMENEZ, GUSTAVO	2285
V370821	5,236.53	.00	JOHNSON, BRYAN	2300
V370822	7,151.09	.00	LEPE, SERGIO	2901
V370823	3,032.43	.00	LIRA, JOSEPH	133
V370824	4,095.03	.00	LOPEZ, GUILLERMO	2958
V370825	4,061.15	.00	LOVETERE, JOSEPH	2962

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

V370826	3,661.00	.00	MARTINEZ, JESUS	117
V370827	3,729.76	.00	MEDRANO, JULIAN	3223
V370828	3,946.20	.00	MOELLER, SARAH	3590
V370829	3,462.69	.00	MOON, DAVID	3479
V370830	5,225.21	.00	MUNOZ, OSCAR	3605
V370831	2,892.70	.00	MURILLO CASTRO, JULIAN	268
V370832	3,415.31	.00	NGUYEN, ANTHONY	258
V370833	5,781.31	.00	NYHUS, CHRISTOPHER	3808
V370834	5,409.23	.00	O'DETTE, DIRK	3823
V370835	3,987.82	.00	OH, WILLIAM	326
V370836	3,632.15	.00	PADILLA, VALERIE	108
V370837	6,061.81	.00	PINO, RICHARD	4171
V370838	5,208.59	.00	PROCEL, ANDY	4243
V370839	4,990.05	.00	RAMIREZ, ANGEL	4314
V370840	3,098.65	.00	RANGEL, PRISCILLA	4337
V370841	5,309.83	.00	REYES, HUGO	98
V370842	2,534.15	.00	RODRIGUEZ, CHRISTIAN	4476
V370843	4,032.51	.00	RODRIGUEZ CASTILLERO, JOSEPH	259
V370844	3,978.72	.00	RUBALCAVA, EFRAIN	4590
V370845	6,557.29	.00	SHADDOW, JON-MICHAEL	4837
V370846	3,631.11	.00	TEWELL, MELISSA	5282
V370847	5,083.05	.00	TOMSICK, MARTIN	5360
V370848	2,128.46	.00	TRAN, JENNIFER	9666
V370849	6,353.97	.00	TRAN, TUYET	5424
V370850	3,420.11	.00	TURNER, JERAMIAH	291
V370851	5,577.74	.00	WILLIAMS, JUDITH	5660
V370852	2,297.02	.00	WILLIAMS-GIROUX, JACOB	499
V370853	4,371.77	.00	YO, DANIEL	5752
V370854	6,274.95	.00	COLON, BOBBY	900
V370855	5,237.90	.00	LEE, CONNOR	2861
V370856	2,111.79	.00	MAERTZ, DANA	3018
V370857	2,597.56	.00	RANGEL, JENNY	283
V370858	5,897.73	.00	RICE, JAMES	4408
V370859	3,761.38	.00	SALAZAR, RYAN	4626
V370860	1,929.65	.00	SILVA, OSCAR	4886
V370861	2,031.89	.00	VAZQUEZ-CAMACHO, MARLENE	101
V370862	4,063.04	.00	VU, JEFFREY	5519
V370863	207.04	.00	BAIR, JOHN	284
V370864	1,125.61	.00	PATTON, DANA	4060
V370865	5,314.92	.00	BAILEY, JOHN	355
V370866	4,117.94	.00	BOUDREAU, CORY	583
V370867	2,486.82	.00	BOUDREAU, LAURA	2192
V370868	2,112.64	.00	CHAN, KARA	795
V370869	5,635.95	.00	DAVENPORT, JOSEPH	1094
V370870	4,675.70	.00	GENTNER, GEORGE	1765
V370871	3,626.52	.00	KALAGIAN, BRYANT	2436
V370872	2,607.55	.00	LOMELI, LISBETH	4516
V370873	3,126.54	.00	LOPEZ, VANESSA	2929
V370874	5,013.15	.00	LOPEZ, WILLYVALDO	2941
V370875	4,624.27	.00	LOWE, AUSTIN	2956
V370876	4,254.26	.00	MORALES, FRANK	3489
V370877	1,685.02	.00	MORALES MALDONADO, IVETT	3490
V370878	1,961.90	.00	O'DETTE, NANCY	1920
V370879	3,772.30	.00	ORTEGA, MICHAEL	104
V370880	3,527.56	.00	PANTOJA, DAVID	3986
V370881	6,895.11	.00	PLUMLEE, ROGER	4180

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

V370882	4,459.45	.00	SOLIS, DANIEL	5000
V370883	2,155.19	.00	SULLIVAN, STACEY	5160
V370884	3,099.23	.00	TREADWAY, SARA	4210
V370885	3,281.65	.00	VU, KRISTINE	63
V370886	2,518.36	.00	CAPISTRANO, FRANCES	74
V370887	1,749.22	.00	IBARRA, KRISTI	88
V370888	5,627.86	.00	MIKHAEL, MINA	3359
V370889	1,815.14	.00	ALMANZA, MINERVA	79
V370890	3,639.28	.00	ALQAM, NADER	71
V370891	3,623.26	.00	ARABOLU, DEEPTHI	178
V370892	2,404.32	.00	ESPARZA-ALMARAZ, AARON	383
V370893	2,954.39	.00	LANNAN, GREGORY	2791
V370894	2,766.84	.00	LEE, HYANG SUN	430
V370895	2,638.11	.00	PENA, MANUEL	2933
V370896	935.79	.00	SYFRITT, MATTHEW-WAYNE	428
V370897	2,935.66	.00	TRAN, JASON	96
V370898	3,413.65	.00	WRAY, NORMAN	5725
V370899	2,141.36	.00	ZARAGOZA, EDUARDO	5788
V370900	2,717.32	.00	AUBUCHON, LAURIE	250
V370901	1,990.92	.00	GENERA, ELIZABETH	1685
V370902	3,879.96	.00	HUNT, JOSEPH	2249
V370903	1,704.50	.00	LUX, ANDREA	2972
V370904	943.08	.00	ARREOLA, ERIK	223
V370905	2,107.38	.00	BACA, ANDREW	315
V370906	1,216.91	.00	BANUELOS, CHRISTOPHER	345
V370907	2,310.25	.00	BRITO, MICHAEL	642
V370908	2,933.26	.00	ESCATEL-OROSCO, PEDRO	1537
V370909	2,725.13	.00	GONZALEZ, ALEJANDRO	1783
V370910	1,237.52	.00	GUZMAN, KEVIN	132
V370911	3,883.05	.00	LIBUNAO, NINO	2912
V370912	663.60	.00	LISCANO, CHRISTOPHER	850
V370913	1,302.28	.00	MARASCO, MATTHEW	289
V370914	1,560.58	.00	MUNOZ, GENE	3600
V370915	2,297.67	.00	MUNOZ, JOHNNY	144
V370916	652.41	.00	ORTIZ, RAYMOND	309
V370917	1,216.90	.00	PRECIADO, CAMDEN	134
V370918	1,216.90	.00	RIOS, DANNY	282
V370919	2,619.66	.00	RIVERA, JOE	4450
V370920	497.71	.00	RODRIGUEZ, NATHANIAL	288
V370921	1,480.28	.00	RODRIGUEZ, OSCAR	131
V370922	1,316.89	.00	SERNA, JUAN	4728
V370923	2,177.56	.00	TORREZ, JAVIER	69
V370924	1,887.23	.00	VAZQUEZ, JOE	5473
V370925	2,993.11	.00	CARRILLO, EDWARD	765
V370926	2,659.16	.00	ELLS, ZACHARY	1500
V370927	2,357.81	.00	ENNIS, JOSEPH	262
V370928	2,714.02	.00	FINCH, BARRETT	1574
V370929	3,741.77	.00	HAGAN, KEVIN	1947
V370930	2,678.37	.00	KVENBO, SCOTT	2750
V370931	2,048.00	.00	MARTINEZ, MARCO	215
V370932	3,990.08	.00	MCGEE, MICHAEL	9306
V370933	2,775.20	.00	MILLER, DAVID	3390
V370934	4,132.92	.00	MOJARRO, ANDREW	3082
V370935	3,145.90	.00	MOORE, FRANK	3486
V370936	3,057.26	.00	ROMERO, FIDEL	4530
V370937	2,098.44	.00	SANCHEZ, JUAN	4617

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

V370938	2,024.78	.00	SPEAR, ANTHONY	5011
V370939	2,582.10	.00	STEPHENSON, MARK	5122
V370940	1,948.72	.00	TAVARES, JAMEY	5231
V370941	2,520.75	.00	VENEGAS MENDEZ, JAVIER	5491
V370942	1,078.64	.00	ALVAREZ, CARLOS	136
V370943	2,501.94	.00	DAHL, TERRY	1084
V370944	2,302.87	.00	GARCIA ORTEGA, JOSE	1636
V370945	1,823.05	.00	GRIMES, DAVID	1881
V370946	3,119.95	.00	KOSS, MICHAEL	2718
V370947	4,251.05	.00	MARTINEZ, GABRIEL	3139
V370948	2,355.61	.00	MELLADO, KIM	3289
V370949	2,564.94	.00	MERROW, MATTHEW	3316
V370950	2,008.65	.00	OTTEN, DAVID	3869
V370951	3,258.69	.00	PORTER, JEFFREY	4174
V370952	2,634.02	.00	RODRIGUEZ, EDWARD	4479
V370953	1,078.64	.00	RUIZ, ALEJANDRO	416
V370954	1,519.77	.00	SOLOMAN, CARLOS	4891
V370955	1,673.93	.00	TORRES, SALVADOR	234
V370956	2,093.77	.00	WELLS, ANTHONY	5610
V370957	856.07	.00	AVERELL, ANDREW	349
V370958	3,308.82	.00	CAMPIZTA, ADAM	225
V370959	2,816.49	.00	MACIAS, RAYMOND	2998
V370960	1,944.76	.00	MILLER-SPARKS, WILLIAM	216
V370961	2,283.75	.00	WEAR, JOHN	5606
V370962	6,167.37	.00	BOX, JAMES	576
V370963	1,888.32	.00	CHAVEZ, ARIANA	788
V370964	1,706.54	.00	CONTRERAS, SAUL	95
V370965	23.70	.00	HOLGUIN, COURTNEY	394
V370966	23.70	.00	HOQUE, LAMIYA	412
V370967	23.70	.00	INNOCENTE, SHEENA	436
V370968	23.70	.00	JESSUP, LISA	496
V370969	3,359.60	.00	KURATA, DALE	2749
V370970	23.70	.00	MARTINEZ, JUANITA	421
V370971	2,256.27	.00	MARTINEZ, SERENA	3147
V370972	23.70	.00	MCCANN, CAROL	439
V370973	2,095.91	.00	REYNOLDS, BRANDON	4384
V370974	23.70	.00	ROSS, IRVING	435
V370975	23.70	.00	RYU, MIN	411
V370976	926.12	.00	SANCHEZ, CHRISTOPHER	236
V370977	2,394.37	.00	SANCHEZ-REYES, KEVIN	83
V370978	3,213.50	.00	SAUCEDA, MARK	4642
V370979	23.70	.00	STAINE, NADINE	401
V370980	23.70	.00	WALLACE, DEAN	402
V370981	23.70	.00	WEINSTOCK, MICHAEL	410
V370982	23.70	.00	YUN, HYEWON	432
V370983	937.69	.00	ALVARADO, ADRIAN	89
V370984	41.48	.00	BAHENA, PEDRO	148
V370985	74.66	.00	BELCHER-HALL, JACOB	333
V370986	531.96	.00	CARNES, ALISSA	34
V370987	722.01	.00	CISNEROS, MICHELLE	812
V370988	99.54	.00	FERNANDEZ, GISSEL	330
V370989	74.66	.00	GARCIA, MICHELE	171
V370990	380.83	.00	GONZALEZ, LUIS	1780
V370991	253.00	.00	GRANADOS, REGINA	145
V370992	501.85	.00	GRANDE, DANIELLE	124
V370993	622.60	.00	GUERRA, ATHZIRI	141

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

V370994	99.54	.00	GUILLEN, JAYDEN	339
V370995	650.66	.00	GUTIERREZ, MICHELLE	1925
V370996	295.26	.00	HERNANDEZ, KATE	2091
V370997	734.16	.00	HOLLOWAY, ELIZABETH	2185
V370998	928.61	.00	JUBRAN, NOAH	127
V370999	141.01	.00	LEWIS, ALEC	266
V371000	334.12	.00	MAGANA, ADAM	173
V371001	595.12	.00	MEZA, ADRIAN	122
V371002	1,118.60	.00	MORENO, ANDREW	161
V371003	539.17	.00	NGHIEM, NATALIE	249
V371004	273.73	.00	NGUYEN, KEVIN	299
V371005	483.60	.00	NUNEZ, HAZEL	3806
V371006	199.07	.00	OCHOA, ALAN	192
V371007	823.95	.00	ONTIVEROS, IZABELLA	3864
V371008	49.77	.00	RAY, SABRINA	286
V371009	61.56	.00	RIVERA GOMEZ, YAMILEX	4432
V371010	697.38	.00	ROGERS, AKILI	37
V371011	149.31	.00	ROQUE, KATRINA	38
V371012	753.45	.00	RUSSELL, JEFFREY	150
V371013	151.45	.00	SALDANA, JONATHAN	4625
V371014	49.77	.00	SOLTERO, JESSE	177
V371015	99.54	.00	SORIA, NOAH	5004
V371016	747.80	.00	STRICKLER, LINDA	5135
V371017	24.89	.00	TAPIA, ANGELICA	306
V371018	622.12	.00	THOMSEN, MATTHEW	194
V371019	2,543.31	.00	VAN SICKLE, MICHELLE	2076
V371020	394.01	.00	VAZQUEZ, OSCAR	152
V371021	570.43	.00	VELOZ, SABRINA	146
V371022	207.38	.00	WONGSUPHAKPHAN, BRIANNA	337
V371023	228.50	.00	RODRIGUEZ, PERLA	4488
V371024	671.91	.00	SINGH, YASHPREET	48
V371025	265.44	.00	SMITH, JOHN	210
V371026	404.46	.00	ZAPATA, ALEXANDRIA	303
V371027	592.60	.00	AGUILAR, KALVIN	23
V371028	431.34	.00	BARTOLO, BRYAN	338
V371029	1,197.15	.00	BUSTAMANTE VALLADARES, DIANA	285
V371030	904.80	.00	CABUSAO, NINA MARINELLA	729
V371031	522.59	.00	CARDENAS, DIEGO	275
V371032	710.43	.00	CASTILLO, DARLENE	119
V371033	769.27	.00	CERVANTES, BRIANA	757
V371034	6,948.25	.00	DAVIS, TANIKKA	1082
V371035	651.51	.00	DETERDING, CARSON	1132
V371036	1,925.50	.00	GILLIAM, VERONICA	218
V371037	810.58	.00	GUERRA, ROCCO	44
V371038	771.82	.00	GUZMAN, NADINE	1917
V371039	736.74	.00	HONG, YI	2189
V371040	3,063.20	.00	HURTADO, MARIA	353
V371041	844.10	.00	JIMENEZ, GLADIS	434
V371042	1,110.91	.00	LARIZ RUBALCAVA, CARLOS	429
V371043	1,608.95	.00	MARQUEZ PINEDO, ANALISA	3118
V371044	1,066.34	.00	MINIKEY, MOLLY	425
V371045	468.67	.00	MORISON, MATTHEW	243
V371046	2,102.03	.00	NIELSEN, ROSEMARY	3760
V371047	1,729.50	.00	NORIEGA, MICHELLE	3782
V371048	637.50	.00	ONTIVEROS, STEVEN	342
V371049	661.05	.00	ORTIZ, YAHAIRA	241

SELECTION CRITERIA: checkhis.pay_run='MJ2'
ALL CHECKS

V371050	283.80	.00	RUIZ, ANA	4591
V371051	522.59	.00	SERRATOS, DARIAN	160
V371052	562.97	.00	SOSA, ELIANNA	341
V371053	1,732.84	.00	SOTO, JOSE	229
V371054	82.95	.00	SOTO DONACIANO, ANGEL	287
V371055	665.99	.00	TAILOR, DIYA	175
V371056	536.36	.00	VALDEZ, NATALIA	46
V371057	363.48	.00	VEGA-MATA, PEDRO	278
V371058	497.70	.00	ZAZUETA, RYAN	267

PAYRUN TOTAL
CHECK: 395 942,862.50 .00

TOTAL
CHECKS: 395 942,862.50 .00

PROCLAMATION HONORING ELIZABETH A. SWIFT, ED.D. AS THE 2024 AMERICANA CITIZEN OF THE YEAR FOR BUENA PARK

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4C

Presented By	Prepared By
Adria Jimenez, MMC, Director of Government and Community Relations/City Clerk	Angelica Lopez, Administrative Assistant

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Approve Proclamation.

Attachments

American Awards - Dr. Elizabeth Swift.pdf

HONORING ELIZABETH A. SWIFT, ED.D.
2024 AMERICANA CITIZEN OF THE YEAR

WHEREAS, *Elizabeth A. Swift, Ed.D. is a lifetime resident of Buena Park, who has dedicated her time, energy, and leadership capabilities to serve the Buena Park community through various organizations; and,*

WHEREAS, *Dr. Swift has accomplished many milestones in her career, becoming an educator, earning a Bachelor of Science Degree in Home Economics/History and a teaching credential at California State University, Long Beach; earning a Master of Science Degree in School Administration from Azusa Pacific University, and a Doctorate in Educational Leadership from the University of Southern California; and,*

WHEREAS, *Dr. Swift has utilized her professional and educational skills to positively impact the Buena Park community in the areas of education and government affairs. She has received many awards for her community work and work as an educator. Organizations that have honored her include Soroptimist International of Buena Park, Buena Park's Woman's Club, the Buena Park Rotary Club, and the California State Assembly; and,*

WHEREAS, *In 2010, Dr. Swift was elected to the Buena Park City Council, where she served until 2022, acting as mayor twice. Her responsibilities as a councilmember included representing Buena Park on the Orange County Fire Authority, the Association of California Cities, and the League of California Cities. She was particularly active with Orange County Fire Authority, holding a number of positions including chair and vice-chair; and,*

WHEREAS, *During her years on the city council, she became known as the "education councilmember," sponsoring several different initiatives to help students in the city. One initiative was "Buena Park Goes to College," designed to increase the number of residents attending college. She also was integral in the creation of an Education Committee, connecting the City with local educators, as well as the development of the Buena Park Graduates program that honors residents earning secondary degrees; and,*

WHEREAS, *In addition to her elected positions, Dr. Swift has been a lifetime member of the Buena Park Historical Society, a congregant of the Neighbors and Nations Community Church, and an active participant in the Acacia Quilt Guild of Orange County; and,*

WHEREAS, *The City Council is desirous of commending Elizabeth A. Swift, Ed.D. for her loyal and dedicated service to the City of Buena Park.*

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby honor and commend Elizabeth A. Swift, Ed.D. for her devoted service and does hereby express its appreciation and gratitude.

PASSED AND ADOPTED this 13th day of February 2024.

Susan Sonne
Mayor

Joyce Ahn
Vice Mayor

Arthur C. Brown
Council Member

José Trinidad Castañeda
Council Member

Connor Traut
Council Member

City of Buena Park

City Council Regular Meeting Agenda Report

PROCLAMATION RECOGNIZING FEBRUARY 2024 AS BLACK HISTORY MONTH

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4D

Presented By	Prepared By
	Angelica Lopez, Administrative Assistant

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Approve Proclamation.

Attachments

Black History Month 2024.pdf

BLACK HISTORY MONTH
FEBRUARY 2024

WHEREAS, *In 1926, famed African American historian and scholar Dr. Carter G. Woodson, son of former slaves, established "Black History Week" to celebrate accomplishments and achievements made by Black Americans to our economic, cultural, spiritual and political development as a nation; and,*

WHEREAS, *In 1976, President Gerald R. Ford designated the entire month of February as Black History Month, and urged Americans to "seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history," and,*

WHEREAS, *The 2024 theme for Black History Month, "African Americans and the Arts," spanning the many impacts Black Americans have had on visual arts, music, cultural movements, and more; and,*

WHEREAS, *The City of Buena Park is committed to diversity, equity, inclusion and mutual respect as a fundamental aspect of a healthy, thriving community; and,*

WHEREAS, *The presence and visibility of the Black American community continues to enhance the quality of life in the City of Buena Park; and,*

WHEREAS, *There has been a long history of discrimination and violence based on identity in this nation, which conflicts with our core values as a community; and,*

WHEREAS, *Black History Month calls our attention to the continued need to recognize and combat racism, and to build a community that lives up to its core values; and,*

WHEREAS, *Black History Month is a time when all Americans are encouraged to reflect on past successes and challenges of Black communities and look to the future to ensure freedom, equity, and inclusiveness.*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby recognize the month of February 2024, as "Black History Month", and the City Council does so by honoring the contributions of Black residents to the common good of our community.

PASSED AND ADOPTED this 13th day of February 2024.

Susan Sonne
Mayor

Joyce Ahn
Vice Mayor

Arthur C. Brown
Council Member

José Trinidad Castañeda
Council Member

Connor Traut
Council Member

RESOLUTION CERTIFYING RESOURCES TO FUND THE PROJECTS IN THE FEDERAL FISCAL YEARS 2024/25 - 2029/30 TRANSPORTATION IMPROVEMENT PROGRAM (FTIP)

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4E

Presented By	Prepared By
Deepthi Arabolu, PE, TE, Assistant City Engineer	Mina Mikhael, Director of Public Works/City Engineer

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Adopt a resolution certifying the 2025 Federal Transportation Improvement Program (FTIP) listed in current and future City projects.

PREVIOUS CITY COUNCIL ACTION

On January 26, 2016, the City Council adopted a resolution certifying the 2017 Federal Transportation Improvement Program (FTIP). Federal law requires the FTIP be updated every two years. In response, the City Council adopted resolutions certifying the 2019 and 2021 Federal Transportation Improvement Programs on February 27, 2018, and November 12, 2019, respectively.

DISCUSSION

The Federal Transportation Improvement Program (FTIP) is a comprehensive programming document that contains detailed project listings for all state and federally funded local (roads), state (road and highways), transit and regionally significant projects within the Southern California Association of Governments (SCAG) region. Development and adoption of the FTIP is required in order to receive state and federal funding. The updated FTIP will cover funding allocations for all submitted projects from FY 2024-2025 through FY 2029-2030. Each local agency that has projects in the FTIP must submit an adopted resolution certifying that the projects requested for inclusion are financially constrained and that the agency is committed to deliver them. To help ensure the funding allocation for each project, the City will need to comply with the regulations and adopt the proposed resolution.

BUDGET IMPACT

There is no budget impact for adoption of this resolution.

Attachments

2025 FTIP Att 1of1 Resolution.pdf

RESOLUTION NO._____

A RESOLUTION OF THE CITY OF BUENA PARK WHICH CERTIFIES THAT THE CITY OF BUENA PARK HAS THE RESOURCES TO FUND THE PROJECTS IN THE FY 2024/25–2029/30 TRANSPORTATION IMPROVEMENT PROGRAM AND AFFIRMS ITS COMMITMENT TO IMPLEMENT ALL PROJECTS IN THE PROGRAM

WHEREAS, the City of Buena Park ("City") is located within the metropolitan planning boundaries of the Southern California Association of Governments ("SCAG"); and

WHEREAS, City of Buena Park City Council has authorized project submittals to Orange County Transportation Authority's (OCTA) Federal Transportation Improvement Program (FTIP); and

WHEREAS, CITY is the lead agency for projects and will comply with applicable local, state, and federal provisions including but not limited to the Federal Transportation Improvement Program, California Environmental Quality Act, National Environmental Policy Act, Americans with Disabilities Act, and Buy America; and

WHEREAS, CITY agrees to construct Transportation Control Measures projects as noted in the amendments in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Buena Park, does hereby affirm the City's commitment to the projects submitted in the 2025 Federal Transportation Improvement Program.

PASSED AND ADOPTED this 13th day of February 2024, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, 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 xx day of February 2024.

_____
City Clerk

RESOLUTION APPROVING THE CITY OF BUENA PARK STATEMENT OF INVESTMENT POLICY DATED FEBRUARY 13, 2024

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4F

Presented By	Prepared By
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Adopt a resolution approving the City of Buena Park Statement of Investment Policy dated February 13, 2024.

PREVIOUS CITY COUNCIL ACTION

The City Council annually approves the Statement of Investment Policy, which was most recently approved on February 14, 2023.

DISCUSSION

The California Government Code, Section 53646(a), requires that the investment policy of the City be annually rendered to, and then considered by, the City Council.

Staff is recommending a few minor modifications to the policy for continuing compliance with the California Government Code. A recent update to the California Government Code clarifies that maturity is measured from date of settlement rather than the trade or purchase date.

BUDGET IMPACT

The proposed resolution adopting the Statement of Investment Policy sets the investment guidelines for deposit of City funds. However, there is no direct impact to the budget with the approval of this item.

Attachments

Investment Policy Att1of2 reso.pdf

Investment Policy Att2of2 policy.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AUTHORIZING THE CITY TREASURER TO INVEST FOR SAFEKEEPING IDLE MONEY OF THE CITY OF BUENA PARK IN ACCORDANCE WITH THE "STATEMENT OF INVESTMENT POLICY" DATED FEBRUARY 13, 2024

BE IT RESOLVED by the City Council of the City of Buena Park, as follows:

Section 1: In accordance with section 53607 of the Government Code of the State of California, the Director of Finance/City Treasurer is hereby authorized to invest idle money in the City Treasury not required for the immediate necessities of the City as he/she deems appropriate in securities in which this City is authorized to invest by the provisions of the State of California, Government Code 53601, sections 53602 and 53635 but specifically as restricted by the attached "Statement of Investment Policy" dated February 13, 2024.

Section 2: The Director of Finance/City Treasurer is only authorized to purchase and invest funds of the City within guidelines in the Statement of Investment Policy dated February 13, 2024.

Section 3: The City Clerk shall certify to the passage and adoption of this resolution and it shall thereupon be in full force and effect.

PASSED AND ADOPTED this 13th day of February 2024 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, City Clerk of the City of Buena Park, California, 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 13th day of February 2024.

_____
City Clerk

CITY OF BUENA PARK
STATEMENT OF INVESTMENT POLICY

Dated: February 13, 2024

Purpose

This statement is intended to provide guidelines for the prudent investment of the City's temporary idle cash and outline the procedures for maximizing the efficiency of the City's cash management system. The ultimate goal is to enhance the economic status of the City while protecting its pooled cash.

Delegation of Authority

Authority to manage the City's investment program is derived from California Government Code Sections 53600 et. seq. The governing body is responsible for the City's cash management, including the administration of this Investment Policy. Management responsibility for the cash management of City funds is hereby delegated to the Director of Finance/City Treasurer.

The Director of Finance/City Treasurer will be responsible for all transactions undertaken and will establish a system of procedures and controls to regulate the activities of subordinate employees.

The City may engage the services of one or more external investment managers to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. Such external managers may be granted discretion to purchase and sell investment securities in accordance with this Investment Policy. Such managers must be registered under the Investment Advisers Act of 1940.

Selection of broker/dealers used by an external investment adviser retained by the City will be at the sole discretion of the adviser. Where possible, transactions with broker/dealers shall be selected on a competitive basis and their bid or offering prices shall be recorded. If there is no other readily available competitive offering, best efforts will be made to document quotations for comparable or alternative securities. When purchasing original issue instrumentality securities, no competitive offerings will be required as all dealers in the selling group offer those securities at the same original issue price.

Ethics and Conflict of Interest

All persons in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Council any material financial interests in financial institutions that conduct business within its jurisdiction; and they shall further disclose any direct personal financial/investment positions that could be related to the performance of the City of Buena Park, particularly with regard to the time of purchases and sales.

Objective

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues thus enabling the City to invest funds to the fullest extent possible. The City attempts to obtain the highest return possible while meeting the criteria established for safety and liquidity.

As a charter law city, Buena Park operates its pooled idle cash investments under the Prudent Investor Standard.* This affords the City a broad spectrum of investment opportunities as long as the investment is deemed prudent and is allowable under current legislation of the State of California Government Code Section 53600 et. seq. and the charter of the City of Buena Park.

Buena Park strives to maintain the level of investment of all idle funds as near 100% as possible through daily and projected cash flow determinations. Idle cash management and investment transactions are the responsibility of the Director of Finance/City Treasurer.

Socially Responsible Investing

Restrictions – The direct investing of City funds are restricted as follows:

1. No investments are to be made in companies whose primary business is the extraction, refining, processing, or distribution of fossil fuels.
2. No investments are to be made in companies that source the majority of their revenues from the production of tobacco or tobacco-related products.
3. No investments are to be made in companies that source the majority of their revenues from the production of firearms, weapons, or nuclear power with the exception of those used for national defense of the United States.
4. The City will strive to make investments in entities that support a clean and healthy environment, promote community economic development, fair labor practices, and support equality of rights regardless of sex, race, age, disability, or sexual orientation.

Authorized and Suitable Investments

All investments shall be made in accordance with Sections 53600 et seq. of the Government Code of California and as described within this Investment Policy. Percentage holding limitations and credit quality minimums in this section apply at the time of purchase. Maximum maturity is measured from the date of settlement. Permitted investments under this policy shall include:

U.S. Treasury Securities

U.S. Treasury and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the City may invest in U.S. Treasuries.

1. The maximum maturity of an issue shall be no more than 5 years from the date of settlement.

U.S. Government Agency Obligations

Federal Agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the City may invest in government-sponsored enterprises.

1. The maximum maturity of an issue shall be no more than 5 years from the date of settlement; and,

* The Prudent Investor Standard states, that "…When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing… that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. "

2. No more than 30% of the portfolio may be invested in any single U.S. Agency issuer; and,
3. The maximum percentage of callable agency securities will be 20%.

Corporate Medium Term Notes

Corporate medium term notes, provided that:

1. Such notes have a maximum maturity of five years; and,
2. Are issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States; and,
3. Are rated in the ”A” category or better by a nationally recognized statistical rating organization (NRSRO); and,
4. Holdings of medium-term notes may not exceed 30% of the portfolio; and,
5. No more than 5% per issuer.

Banker’s Acceptances

Banker’s acceptances, provided that:

1. They are issued by institutions with short term debt obligations rated ”A-1” or higher, or the equivalent, by a NRSRO; and have long-term debt obligations which are rated in the ”A” category or higher by a NRSRO; and,
2. The maturity does not exceed 180 days; and,
3. No more than 20% of the total portfolio may be invested in banker’s acceptances; and,
4. No more than 5% per issuer.

Mortgage Pass-Through Securities, Collateralized Mortgage Obligations (CMO) and Asset-Backed Securities, from issuers not defined in the U.S. Treasury Securities or U.S. Government Agency Obligations sections of the Authorized and Suitable Investments section of this investment policy

Mortgage Pass-Through Securities, Collateralized Mortgage Obligations (CMO) and Asset-Backed Securities, from issuers not defined in the U.S. Treasury Securities or U.S. Government Agency Obligations sections of the Authorized and Suitable Investments section of this investment policy, provided that such securities:

1. Have a maximum stated final maturity of five years; and,
2. Are rated in a rating category of “AA” or its equivalent or better by a NRSRO; and,
3. Purchase of securities authorized by this subdivision may not exceed 20% of the portfolio.

Negotiable Certificates of Deposit

Negotiable certificates of deposit (NCDs), provided that:

1. They are issued by institutions which have long-term obligations which are rated in the ”A” category or higher by at least one NRSRO; and/or have short term debt obligations rated ”A-1” or higher, or the equivalent, by at least one NRSRO; and,
2. The maturity does not exceed five years; and,

3. No more than 30% of the total portfolio may be invested in NCDs and no more than 5% per issuer.

Federally Insured Time Deposits (Non-negotiable certificates of deposit)

Federally Insured Time Deposits (Non-negotiable certificates of deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that;

1. The amount per institution is limited to the maximum covered under federal insurance; and,
2. The maturity of such deposits does not exceed 5 years; and,
3. No more than 5% per issuer.

Time deposits (Non-negotiable certificates of deposit)

Time deposits (Non-negotiable certificates of deposit) in California banks in excess of insured amounts which are fully collateralized with securities in accordance with California law, provided that:

1. No more than 20% of the portfolio shall be invested in a combination of federally insured and collateralized time deposits; and,
2. The maturity of such deposits does not exceed 5 years; and,
3. No more than 5% of investment funds invested in any one bank.

Commercial Paper

Commercial paper, provided that the securities are issued by an entity that meets all of the following conditions in either paragraph (a) or (b) and other requirements specified below:

a. Securities issued by corporations:
   (i) A corporation organized and operating in the United States with assets more than $500 million.
   (ii) The securities are rated “A-1” or its equivalent or higher by at least one NRSRO.
   (iii) If the issuer has other debt obligations, they must be rated in a rating category of "A” or the equivalent or higher by at least one NRSRO.
b. Securities issued by other entities:
   (i) The issuer is organized and operating within the United States as a special purpose corporation, trust, or limited liability company.
   (ii) The securities must have program-wide credit enhancement including, but not limited to, overcollateralization, letters of credit, or a surety bond.
   (iii) The securities are rated “A-1” or the equivalent or higher by at least one NRSRO.
   - The final maturity does not exceed 270 days; and,
   - No more than 25% of the portfolio is invested in commercial paper. Under a provision sunsetting on January 1, 2026, no more than 40% of the portfolio may be invested in commercial paper if the City’s investable assets are greater than $100,000,000; and,
   - No more than 5% per issuer; and,

- No more than 10% of the outstanding commercial paper of any single issuer.

Repurchase Agreements

Repurchase agreements collateralized with securities authorized under this policy maintained at a level of at least 102% of the market value of the repurchase agreements, provided that:

1. The maximum maturity of repurchase agreements shall be 30 days; and,
2. No more than 15% of the portfolio shall be invested in repurchase agreements; and,
3. Securities used as collateral for repurchase agreements, shall be delivered to the City's custodian bank, except that securities used as collateral for the one to seven day repurchase agreements with the City's depository bank may be held in safekeeping by the depository bank's trust department in the name of the County, as evidenced by appropriate receipts of trust; and,
4. The repurchase agreements are the subject of a master repurchase agreement between the City and the provider of the repurchase agreement. The master repurchase agreement shall be substantially in the form developed by the Public Securities Association;

Mutual Funds and Money Market Mutual Funds

Money Market Mutual Funds that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that:

1. **Mutual Funds** that invest in the securities and obligations as authorized under California Government Code, Section 53601 (a) to (k) and (m) to (q) inclusive and that meet either of the following criteria:
   a. Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSROs; or,
   b. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code Section 53601 and with assets under management in excess of $500 million.
   c. No more than 10% of the total portfolio may be invested in shares of any one mutual fund.
2. **Money Market Mutual Funds** registered with the Securities and Exchange Commission under the Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria:
   a. Have attained the highest ranking or the highest letter and numerical rating provided by not less than 2 NRSROs; or
   b. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than 5 years' experience managing money market mutual funds with assets under management in excess of $500 million.
3. No more than 20% of the total portfolio may be invested in these securities.

Local Agency Investment Fund (LAIF)

State of California Local Agency Investment Fund (LAIF), provided that:

1. The City may invest up to the maximum permitted amount in LAIF; and
2. No more than 35% of the portfolio shall be invested LAIF; and,
3. LAIF's investments in instruments prohibited by or not specified in the City's policy do not exclude it from the City's list of allowable investments, provided that the fund's reports allow the Director Finance/City Treasurer to adequately judge the risk inherent in LAIF's portfolio.

Supranationals

US dollar-denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, provided that:

1. The securities are rated in a rating category of "AA" or its equivalent or better by a NRSRO; and
2. No more than 30% of the portfolio shall be invested in these securities; and
3. No more than 10% of the portfolio may be invested in any single issuer; and
4. The maximum maturity does not exceed 5 years.

Municipal Securities

Include obligations of the City, the State of California and any local agency within the State of California, provided that:

1. The securities are rated in a rating category of "A" or its equivalent or better by a NRSRO; and
2. No more than 30% of the portfolio shall be invested in Municipal Securities; and
3. No more than 5% of the portfolio may be invested in any single issuer; and
4. The maximum maturity does not exceed 5 years.

Municipal Securities (Registered Treasury Notes or Bonds)

Of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.

1. The securities are rated in a rating category of "A" or its equivalent or better by a NRSRO; and
2. No more than 30% of the portfolio shall be invested in Municipal Securities; and
3. No more than 5% of the portfolio may be invested in any single issuer; and
4. The maximum maturity does not exceed 5 years.

Mitigating credit risk in the portfolio

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The City will mitigate credit risk by adopting the following strategies:

1. No more than 5% of the total portfolio may be invested in securities of any single issuer, other than the US Government, its agencies and enterprises, money market funds and local government pools, supranationals, or unless otherwise specified in this policy; and,
2. The City may elect to sell a security prior to its maturity and record a capital gain or loss in order to improve the quality, liquidity or yield of the portfolio in response to market conditions or City's risk preferences; and,
3. If securities owned by the City are downgraded below the minimum credit quality required by this Investment Policy, making it ineligible for additional purchases, the following steps will be taken:
    a. Any actions taken related to the downgrade by the investment manager will be communicated to the Director of Finance/City Treasurer in a timely manner.
    b. If a decision is made to retain the security, the credit situation will be monitored and reported to the City Council.

Prohibited investment vehicles and practices

1. State law notwithstanding, any investments not specifically described herein are prohibited, including, but not limited to futures and options.
2. In accordance with Government Code Section 53601.6, investment in inverse floaters, range notes, or mortgage derived interest-only strips is prohibited.
3. Investment in any security that could result in a zero-interest accrual if held to maturity is prohibited.
4. Trading securities for the sole purpose of speculating on the future direction of interest rates is prohibited.
5. Purchasing or selling securities on margin is prohibited.
6. The use of reverse repurchase agreements, securities lending or any other form of borrowing or leverage is prohibited.
7. The purchase of foreign currency denominated securities is prohibited.
8. The purchase of a security with a forward settlement date exceeding 45 days from the time of the investment is prohibited.

Criteria for selecting investments and the order of priority are:

1. Safety
   Safety of principal is the foremost objective of the investment program. Investments will be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective, the City will diversify its investments by investing funds among a variety of securities with independent returns.
2. Liquidity
   The investment portfolio will remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.
3. Yield
   The investment portfolio will be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints for safety and liquidity needs.

Safekeeping

Securities purchased shall be held in third party safekeeping by the trust department of the City's bank or other designated third party trust, in the City's name and control, whenever possible.

Delivery-Versus-Payment (DVP)

All investment transactions shall be conducted on a delivery-versus-payment basis. The only exception to the foregoing shall be depository accounts and securities purchases made with: (i) local government investment pools; (ii) time certificates of deposit; and, (iii) mutual funds and money market mutual funds, since these securities are not deliverable.

Investment Objective

The cash management system of the City of Buena Park is designed to accurately monitor and forecast expenditures and revenues, thus ensuring the investment of monies to the fullest extent possible. The City attempts to obtain the highest return possible while meeting the criteria required for safety and liquidity.

City Constraints

The City operates its pooled idle cash investments under the Prudent Investor Standard. This provides a broad spectrum of prudent investment opportunities consistent with current State of California Legislation and other imposed legal restrictions. The Director of Finance/City Treasurer will evaluate local banks and savings institutions and may invest idle cash funds with such institutions when the criteria for prudent investment previously stated are met. The City operates its investment pool according to state and self-imposed constraints. It does not buy stocks; it does not speculate; it does not deal in futures or options.

CITY OF BUENA PARK
INVESTMENT GUIDELINES AND STRATEGY

I. GUIDELINES

Guidelines are established to direct and control activities in such a manner that previously established goals are achieved.

1. Investment Transaction

   Every investment transaction must be authorized, documented and reviewed by the Director of Finance/City Treasurer.

2. Pooled Cash

   Whenever practical, City cash is consolidated into one bank account and invested on a pooled concept basis. Interest earnings are allocated according to fund cash and investment balances.

3. Purchase of Investments

   Whenever possible investments will be made through a City Council approved party custodian or directly from the originator of the investment (such as a bank or savings and loan). Any investment placed with a non-approved party or direct source must have prior written approval of both the Director of Finance/City Treasurer and City Manager. Transactions of this nature will be forwarded to the City Council for review at the next regularly scheduled meeting.

4. Cash Forecast

   The cash flow for the local agency is analyzed with the receipt of revenues and maturity of investments scheduled so that adequate cash will be available to meet disbursement requirements.

5. Investment Limitations

   Security purchases and holdings are maintained within statutory limits imposed by the California Government Code and this investment policy. Current limits are:

   U.S. Treasury Securities - No limit

   U.S. Government Agency Obligations - No limit

   Corporate Medium Term Notes - Maximum 30% of portfolio

   Banker's Acceptances - Maximum 20% of portfolio

   Mortgage Pass-Through Securities, Collateralized Mortgage Obligations (CMO) and Asset Backed Securities, from issuers not defined in the U.S. Treasury Securities or U.S. Government Agency Obligations sections of the Authorized and Suitable Investments section of this investment policy - Maximum 20% of portfolio

   Negotiable Certificates of Deposit - Maximum 30% of portfolio

   Federally Insured Time Deposits and Time Deposits (non-negotiable certificates of deposit) - Maximum of 20% of portfolio

   Commercial Paper - Maximum 25% of portfolio, 40% if investable assets >$100 million

   Repurchase Agreements - Maximum 15% of portfolio

   Mutual Funds and Money Market Mutual Funds - Maximum 20% of portfolio

   Local Agency Investment Fund - Maximum 35% of portfolio

   Supranationals – Maximum 30% of portfolio

   Municipal Securities – Maximum 30% of portfolio

6. Liquidity

   The marketability (salability) of a security is considered at the time of purchase, as the security may have to be sold at a later date to meet unanticipated cash demands.

7. Diversification

   The portfolio should consist of a mix of various types of securities, issuers, and maturities.

8. Investment Reporting

   The Director of Finance/ City Treasurer shall provide a monthly report to the City Council for their approval. These monthly reports shall contain a listing of all investments including their value and maturity and a list of transactions.

9. Statement of Investment Policy

   The Director of Finance/City Treasurer shall annually render to the City Council a statement of investment policy to be considered at a public meeting.

II. STRATEGY

Strategy refers to the ability to manage financial resources in the most advantageous manner.

1. Economic Forecasts

   Economic Forecasts are obtained periodically from economists and financial experts through bankers and brokers to assist the Director Finance/City Treasurer with the formulation of an investment strategy for the local agency.

2. Implementing Investment Strategy

   Investment transactions are executed which conform to anticipated interest rate trends and the current investment strategy plan.

3. Rapport

   A close working relationship is maintained with large vendors of the City. The objective is to pinpoint when large disbursements will clear the City's Bank Account. It is essential for good cash control that such large expenditures be anticipated, estimated as to dollar amount, and communicated to the Director of Finance/City Treasurer for liquidity planning purposes.

4. Preserve Portfolio Value

   Yield standards are developed in order to maintain earnings near the market and to preserve the value of the portfolio.

CITY OF BUENA PARK
CASH CONTROLS

Procedures Performed by the Auditors with Respect to Cash Receipts

A. City procedures and controls are reviewed. Some of the system strengths are:

1. Receipts are controlled upon receipt by proper registration devices.
2. Receipts are reconciled on a daily basis.
3. Amounts are deposited intact.
4. All bank accounts are authorized by City Council.
5. Cash counts are done by two or more individuals.
6. Bank reconciliations are prepared in a timely manner and reviewed.
7. Prompt posting of cash receipt entries in books is performed.
8. Receipt forms are pre-numbered, accounted for, and physically secured.
9. Proper approval is required for write-offs of customer accounts.
10. Checks are restrictively endorsed upon receipt or when run through cash register.
11. Adequate physical security of cash is maintained.
12. Receipts are listed by a separate person prior to being transmitted to individuals responsible for record keeping.

13. Individuals that handle cash do not post to customer account records or process billing statements.
14. Finance Department operations are adequately supervised.

B. Significant revenues are confirmed directly with payer and compared with the City's books to ensure amounts are recorded properly.

C. Cash balances are substantiated by confirming all account balances recorded in books. Bank reconciliations are reviewed for propriety and recalculated by auditor. All significant reconciling items on bank reconciliations are verified as valid reconciling items by proving to subsequent bank statements.

CITY OF BUENA PARK
INVESTMENT PROCEDURES
INTERNAL CONTROLS - GUIDELINES

Objectives of Internal Control

Internal control is the plan of organization and all the related systems established by management's objective of ensuring, as far as practicable:

- the orderly and efficient conduct of its business, including adherence to management policies
- the safeguarding of assets
- the prevention or detection of errors and fraud
- the accuracy and completeness of the accounting records
- the timely preparation of reliable financial information.

Limitations of Internal Control

No internal control system, however elaborate, can by itself guarantee the achievement of management's objectives. Internal control can provide only reasonable assurance that the objectives are met, because of its inherent limitations, including:

- management's usual requirement that a control be cost-effective
- the direction of most controls at recurring, rather than unusual, types of transactions
- human error due to misunderstanding, carelessness, fatigue or distraction
- potential for collusion that circumvents controls dependent on the segregation of functions
- potential for a person responsible for exercising control abusing that responsibility; a member of management is frequently in a position to override controls which management has set up.

Reporting/Internal Controls

Monthly Treasurer's Reports

It is a requirement of this policy that the Director of Finance/City Treasurer prepare monthly transaction reports to the City Council. These reports shall contain a listing of all investments including their value, original purchase information, maturities, and a summary of cash by fund. The reports shall state compliance of the portfolio to the City's Statement of Investment Policy, or the manner in which the portfolio is not in compliance. The reports shall include a statement

denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

Annual Independent Audit of Investments

This policy requires that an independent annual audit of policy compliance be conducted. This audit should include independent verification of all cash and investments. Reporting of audit findings shall be the same as required by generally accepted auditing standards.

Quarterly City Manager Investment Review

The City Manager or his designee (outside the Finance Department staff) shall on a quarterly basis verify actual investments through the review of original investment statements. This review should include matching the Monthly Treasurer's report to statements provided by all institutions serving as a trustee. It is the responsibility of the City Manager or his designee to report any issues that indicate City policy being violated to the City Council.

Elements of Internal Control

Elements of a system of internal control are the means by which an organization can satisfy the objectives of internal control. These elements are:

1. Organization

   Specific responsibility for the performance of duties should be assigned and lines of authority and reporting clearly identified and understood.

2. Personnel

   Personnel should have capabilities commensurate with their responsibilities. Personnel selection and training policies together with the quality and quantity of supervision are thus important.

3. Segregation of Function

   Segregation of incompatible functions reduces the risk that a person is in a position both to perpetrate and conceal errors or fraud in the normal course of duty. If different people handle two parts of a transaction, collusion is necessary to conceal errors or fraud. In particular, the functions that should be considered when evaluating segregation of functions are authorization, execution, recording, custody of assets and performing reconciliations.

4. Authorization

   An appropriate responsible individual should authorize all transactions. The responsibilities and limits of authorization should be clearly delineated. The individual or group authorizing a specific transaction or granting general authority for transactions should be in a position commensurate with the nature and significance of the transactions. Delegation of authority to authorize transactions should be handled very carefully.

5. Controls Over an Accounting System

   Controls over an accounting system include the procedures, both manual and computerized, carried out independently to ascertain that recorded transactions are complete, valid, authorized and properly recorded.

CITY OF BUENA PARK
SEGREGATION OF RESPONSIBILITIES
FOR THE TREASURY FUNCTIONS

Function	*Responsibility*
1. Authorization of Investment Transactions	
a. Formal Investment Policy should be:	
- Prepared by:	Director of Finance/City Treasurer
- Submitted to and approved by:	City Council
b. Investment transactions should be approved by:	Director of Finance/City Treasurer
2. Execution of investment transaction:	Director of Finance/City Treasurer and/or Accounting Technician
3. Timely recording of investment transactions	
a. Recording of investment transaction in the Treasurer's records:	Senior Accounting Technician
b. Recording of investment transaction into the accounting records:	Accountant
4. Verification of investment, i.e., match broker confirmation to Treasurer's records:	Director of Finance/City Treasurer and/or Senior Accounting Technician
5. Safeguarding of Assets and Records	
a. Reconciliation of Treasurer's records to the accounting records:	Finance Manager
b. Reconciliation of Treasurer's records to bank statements and safekeeping records:	Accountant
c. Review of (a) financial institution's financial condition, (b) safety, liquidity, and potential yields of investment instruments	Director of Finance/City Treasurer
6. Treasurer's Vault:	Adequate controls limiting unauthorized access to investment securities are strictly maintained.
7. Periodic review of collateral:	Director of Finance/City Treasurer
8. Periodic review of investment portfolio as prepared by Treasurer including: - Investment types - Purchase price - Market values - Maturity dates - Investment yields - Conformance to stated investment policy	Independent Auditors

GLOSSARY OF INVESTMENT TERMS

Agencies. Shorthand market terminology for any obligation issued by *a government-sponsored entity (GSE),* or a *federally related institution*. Obligations of GSEs are not guaranteed by the full faith and credit of the U.S. government. There are eight GSEs, five of which are currently active in the new issue market. The five include:

FFCB. The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.

FHLB. The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.

FHLMC. Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called "Freddie Mac" issues discount notes, bonds and mortgage pass-through securities.

FNMA. Like FHLB and Freddie Mac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as "Fannie Mae," issues discount notes, bonds and mortgage pass-through securities.

SLMA. The student loan marketing association, also known as "Sallie Mae," provides liquidity to private lenders who make various types of loans for education. SLMA currently issues floating rate notes.

Federally related institutions are arms of the federal government. Most do not issue securities directly into the market. Those, which do issue directly, include the following:

GNMA. The Government National Mortgage Association, known as "Ginnie Mae," issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the U.S. Government.

PEFCO. The Private Export Funding corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the U.S. government.

TVA. The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio and Mississippi River valleys. TVA currently issues discount notes and bonds.

Asset Backed Securities. Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.

Banker's acceptance. A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which "accepts" the obligation to pay the investor.

Benchmark. A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.

Bid. The price at which a buyer offers to buy a security.

Broker. A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from their own position.

Certificate of Deposit (CD). A time deposit with a specific maturity evidenced by a certificate. Large denomination CDs may be marketable.

Collateral. Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

Collateralized Mortgage Obligations (CMO). Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

Commercial paper. The short-term unsecured debt of corporations.

Corporate Medium term notes. Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts either on a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

Cost yield. The annual income from an investment divided by the purchase cost. Because it does not give effect to premiums and discounts which may have been included in the purchase cost, it is an incomplete measure of return.

Coupon. The rate of return at which interest is paid on a bond.

Credit risk. The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

Current yield. The annual income from an investment divided by the current market value. Since the mathematical calculation relies on the current market value rather than the investor's cost, current yield is unrelated to the actual return the investor will earn if the security is held to maturity.

Dealer. A dealer acts as a principal in security transactions, selling securities from and buying securities for their position.

Debenture. A bond secured only by the general credit of the issuer.

Delivery vs. payment (DVP). A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

Derivative. Any security that has principal and/or interest payments which are subject to uncertainty (but not for reasons of default or credit risk) as to timing and/or amount, or any security which represents a component of another security which has been separated from other components ("Stripped" coupons and principal). A derivative is also defined as a financial instrument the value of which is totally or partially derived from the value of another instrument, interest rate or index.

Discount. The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as Tbills and banker's acceptances, are known as **discount securities**. They sell at a discount from par, and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

Diversification. Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

Duration. The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a bond to changes in interest rates. (See modified duration).

Federal funds rate. The rate of interest charged by banks for short-term loans to other banks. The Federal Reserve Bank through open-market operations establishes it.

Federal Open Market Committee. A committee of the Federal Reserve Board that establishes monetary policy and executes it through temporary and permanent changes to the supply of bank reserves.

Leverage. Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

Liquidity. The speed and ease with which an asset can be converted to cash.

Local Agency Investment Fund (LAIF). A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

Local Government Investment Pool. Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

Margin. The difference between the market value of a security and the loan a broker makes using that security as collateral.

Market risk. The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

Market value. The price at which a security can be traded.

Marking to market. The process of posting current market values for securities in a portfolio.

Maturity. The final date upon which the principal of a security becomes due and payable. An investment's term or remaining maturity is measured from the settlement date to final maturity.

Modified duration. The percent change in price for a 100 basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

Money market. The market in which short term debt instruments (Tbills, discount notes, commercial paper and banker's acceptances) are issued and traded.

Mortgage Pass-Through Securities. A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

Municipal Securities. Securities issued by state and local agencies to finance capital and operating expenses.

Mutual fund. An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

Nationally Recognized Statistical Rating Organization (NRSRO). A credit rating agency that the Securities and Exchange Commission in the United States uses for regulatory purposes. Credit rating agencies provide assessments of an investment's risk. The issuers of investments, especially debt securities, pay credit rating agencies to provide them with ratings. The three most prominent NRSROs are Moody's, S&P and Fitch.

Premium. The difference between the par value of a bond and the cost of the bond, when the cost is above par.

Primary dealer. A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

Prudent investor (person) rule. A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

Realized yield. The change in value of the portfolio due to interest received and interest earned and realized gains and losses. It does not give effect to changes in market value on securities, which have not been sold from the portfolio.

Regional dealer. A financial intermediary that buys and sells securities for the benefit of its customers without maintaining substantial inventories of securities, and that is not a primary dealer.

Repurchase agreement (RP, Repo). Short term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a **reverse repurchase agreement**.

Safekeeping. A service to bank customers whereby securities are held by the bank in the customer's name.

Structured note. A complex, fixed income instrument, which pays interest, based on a formula tied to other interest rates, commodities or indices. Examples include inverse floating rate notes which have coupons that increase when other interest rates are falling, and which fall when other interest rates are rising, and "dual index floaters," which pay interest based on the relationship between two other interest rates - for example, the yield on the ten-year Treasury note minus the Libor rate. Issuers of such notes lock in a reduced cost of borrowing by purchasing interest rate swap agreements.

Supranational. A Supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

Total rate of return. A measure of a portfolio' performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value, and includes interest earnings and realized and unrealized gains and losses on the portfolio.

U.S. Treasury obligations. Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk, and are the benchmark for interest rates on all other securities in the U.S. and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

> **Treasury bills.** All securities issued with initial maturities of one year or less are issued as discounted instruments, and are called Treasury bills. The Treasury currently issues three- and six-month Tbills at regular weekly auctions. It also issues "cash management" bills as needed to smooth out cash flows.

Treasury notes. All securities issued with initial maturities of two to ten years are called Treasury notes, and pay interest semi-annually.

Treasury bonds. All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

Volatility. The rate at which security prices change with changes in general economic conditions or the general level of interest rates.

Yield to Maturity. The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR THE YEAR ENDED JUNE 30, 2023

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4G

Presented By	Prepared By
Sung Hyun, Director of Finance	Sung Hyun, Director of Finance

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Receive and file the Annual Comprehensive Financial Report (ACFR) for the year ended June 30, 2023.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

Staff is pleased to submit the City of Buena Park's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023. The ACFR goes beyond the minimum standard for financial reporting established by Generally Accepted Accounting Principles (GAAP), and as the name implies, presents a more comprehensive overview of the City. The ACFR has three major sections: introductory, financial, and statistical. The introductory section provides general information on the City's structure, services, and environment. The financial section contains all the basic financial statements and required supplementary information, as well as information on all the individual funds. The statistical section provides trend data and nonfinancial data useful in interpreting the basic financial statements. The ACFR has been prepared and presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activities of its various funds. The ACFR includes an independent auditor's report and opinion.

For the past 17 years the City's ACFR has been awarded the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual report. This report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year only. Staff believes that this ACFR continues to meet the Certificate of Achievement Program's requirements and has submitted it to GFOA to determine its eligibility.

BUDGET IMPACT

There is no budget impact associated with this item.

Attachments

ACFR 2023.pdf

ACFR
2023

FOR THE YEAR ENDED JUNE 30, 2023

ANNUAL COMPREHENSIVE

FINANCIAL REPORT

City of BUENA PARK

BUENAPARK.COM



City of Buena Park, California

Annual Comprehensive Financial Report

With Report on Audit by

Independent Certified Public Accountants

For the Year Ended
June 30, 2023

Prepared by:
Finance Department
Sung Hyun, Director

City of Buena Park
Annual Comprehensive Financial Report
Year Ended June 30, 2023

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City of Buena Park
Annual Comprehensive Financial Report
Year Ended June 30, 2023

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INTRODUCTORY SECTION

December 29, 2023

Honorable Mayor, Members of the City Council and Residents of the City of Buena Park
City of Buena Park
Buena Park, California

It is my pleasure to submit the Annual Comprehensive Financial Report (ACFR) of the City of Buena Park (the City) for the fiscal year ended June 30, 2023.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, internal controls have been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatements.

The City's financial statements have been audited by Van Lant & Fankhanel, LLP, a firm of certified public accountants. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion on the City's financial statements for the fiscal year ended June 30, 2023. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City was part of a broader, federally mandated "Single Audit" designed to meet the specific needs of the federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on internal controls and legal requirements involving the administration of federal awards. These reports are available in the City's separately issued Single Audit Report.

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

City of Buena Park Profile

The City of Buena Park was incorporated on January 27, 1953, as a General Law City. In November 2008, voters adopted a City Charter. The City of Buena Park is located at the northwest edge of Orange County, which is located in the southwestern part of the State of

California. It occupies a land area of 10.27 square miles and provides a full range of services, including police protection, street and other infrastructure construction and maintenance, and recreational activities to its population of 83,517.

The City of Buena Park operates under the council-manager form of government. In 2016, the City adopted a by-district voting system. The by-district voting system replaced the previous at-large electoral voting system. The new system includes five voting districts, which are represented by elected council members that live in each area. The City Council's five members provide the policy-setting and legislative functions of the City for four-year overlapping terms. Elections are held in November of even-numbered years, with either two or three seats to be filled. The Mayor is elected by City Council for a one-year term and is the presiding officer of the Council. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the City Manager, City Clerk, and City Attorney. The City Manager is responsible for carrying out the policies and ordinances of the Council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments.

The annual budget serves as the foundation for the City's financial planning and policy making. The City Manager presents the proposed budget to the City Council for review prior to the beginning of each fiscal year. The budget is prepared according to fund, function (e.g., public safety), and department (e.g., police). The City Manager or Department Heads may make certain transfers of appropriations within a department. However, the City Manager's approval is required to transfer resources from an operating account to a capital account and to transfer appropriations between departments.

The financial activities of the Buena Park Public Financing Authority, for which the City serves as the governing body, are also included in this report.

Local Economy

Buena Park is home to the world-famous Knott's Berry Farm, one of the nation's most popular and largest theme amusement parks. Also located in Buena Park are the Medieval Times Dinner and Tournament, Pirate's Dinner Adventure, and Knott's Soak City. These attractions drive the tourism industry in the City.

In addition to the entertainment-type businesses, Buena Park also offers a complete selection of hotels, restaurants, commercial centers, office complexes, business parks, and the Buena Park Mall. Major nationally recognized employers in the City of Buena Park include Access Business Group, Leach Corporation, and Yamaha. The City's Auto Center includes dealers of BMW, Buick/GMC, Cadillac, Chevrolet, Chrysler/Dodge/Jeep/Ram, Ford, Honda, Mercedes-Benz, Nissan, Tesla, and Toyota vehicles, as well as a CarMax Auto Superstore.

The local economy continues to remain in moderately positive territory. Cautionary factors such as inflationary pressures and continued recessionary fears remain concerns that may affect economic growth. Global supply chain issues also remain a concern, as well as the continuing events in Europe and the Middle East. Overall, the outlook continues to be moderately positive, but staff continues to monitor the City's exposure to these potentially changing economic conditions.

Major Initiatives

The City is committed to maintaining the quality of life our residents expect and rely on. As a part of this continuing goal, the City rolled out "Speak Up Buena Park!", a comprehensive survey of the City's residents to identify the services and priorities that are the most important to the community. The ongoing survey is available through direct mailing, the City's website, and at community events.

The City continues to address the growing impacts of homelessness by operating the Buena Park Navigation Center. This facility is a 150 bed homeless shelter that serves as transitional housing for those living on the streets and provides a stable setting with healthcare and other services. The long-term goal is to provide clients with the resources they need to permanently transition off the streets. The Center serves the North Orange County Service Planning Area (North SPA), which consists of 13 cities. Funding for the project was provided, largely in part, by the State through the Homeless Emergency Aid Program (HEAP) grant obtained by the North SPA.

The City has completed the following capital improvement projects in FY2022-23:

- Security Cameras and Lighting Upgrades
- Orangethorpe Ave. Rehabilitation, Indiana to Kass
- Dodds Street Rehabilitation
- Eighth Street Rehabilitation
- Local Roadway Safety Plan
- Ehlers Plaza Exterior Improvements
- Ehlers Heritage Hall Improvements
- Indiana Waterline Improvements
- Tree Tract Waterline Connection
- Waterline Abandonment @ Franklin
- Tenth Street Sewer Improvement
- Knott @ Orangethorpe Sewer Repair

Long-term Financial Planning

The City's 2035 General Plan establishes policy direction for the long-range planning and growth of the City. As a part of the General Plan, the City adopted the following economic principles and goals:

- *FISCAL STABILITY*
    - The City of Buena Park seeks fiscal stability and continued financial growth. Stability will enhance opportunity for economic growth sectors of the community.

- *TAX BASE REVENUE GROWTH*
    - Economic growth can bring many benefits to the community, including jobs, housing, and new revenue. New growth will lead to higher tax revenue, thus benefiting residents and the community directly by enhancing many of the public services the City provides. The City will continue to collaborate with the business community to facilitate growth, development, and infrastructure improvements that benefit residents and businesses alike.

- *DIVERSITY*
    - Buena Park understands that part of its economic stronghold stems from its employment diversity of office, retail, manufacturing, and industrial businesses. Retaining and expanding these businesses will continue the economic benefits the City maintains, as well as those seeking employment opportunities in Buena Park.

- *BUSINESS RETENTION AND ATTRACTION*
    - Business retention and attraction are top priorities for Buena Park. The City takes great pride in the long, established history of the many business establishments in the City.

- *JOBS-HOUSING BALANCE*
    - Future mixed-use development in focus areas of the City will provide greater opportunity for jobs-housing balancing.

- *ENTERTAINMENT CORRIDOR AND TOURISM*
    - The Entertainment Corridor along Beach Boulevard provides multiple attractions and destinations for visitors to Buena Park. The City will continue to seek opportunities to grow and expand the experience for tourists who visit Buena Park.

- *REVITALIZATION OF AGING CENTERS*
    - Buena Park recognizes the need to revitalize its older commercial areas and support reinvestment and business growth in these areas. Encouraging economic growth can also help meet identified community needs.

- *RETAIL SECTOR*
    - The stability and growth of the retail sector is vital to the economic well being of the City. Retail opportunities need to respond to both the residents and visitors of Buena Park.

- *MIX OF INDUSTRIAL AND OFFICE USES*
    - A primary factor in identifying focus areas in the City is the need to revitalize and reinvent industrial and office uses to respond to the needs and interests that seek these uses.

There are policies within each principle and goal that provide direction for decision making that encourages economic growth while also maintaining and improving the quality of life in the community. Additionally, the City Council updated the City's Strategic Plan for 2018-2020. The City continues to identify fiscal stability as a major plan goal. It is one of the many guiding factors when preparing the City's annual budget.

The City Council's approved long-term financial planning policies and principles, along with other approved policies and goals, form the basis for allocating resources to provide quality services and sustaining fiscal health.

The continuing enhancement of the City's main corridor, Beach Boulevard, remains a priority, with plans for new restaurants, hotels, and venues.

Government Finance Officers Association of the United States and Canada (GFOA) Certificate of Achievement Award

The GFOA awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Buena Park for its annual comprehensive financial report for the year ended June 30, 2022. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. I believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and I am submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

The preparation and publication of this report could not be accomplished without the dedication, professionalism, and teamwork of the Finance Department staff. I would like to express my sincere appreciation to all the members of the Finance Department. In addition, I want to acknowledge the efforts of the City's independent auditors, Van Lant & Fankhanel, LLP, who assisted in the preparation of this report. Finally, I would like to thank the City Manager and the City Council for their support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

Sung Hyun
Director of Finance

CITY OF BUENA PARK
List of Principal Officials

CITY COUNCIL

Mayor ..... Susan Sonne

Mayor Pro-Tem ..... Joyce Ahn

Council Member ..... Arthur C. Brown

Council Member ..... José Trinidad Castañeda

Council Member ..... Connor Traut

ADMINISTRATION AND DEPARTMENT HEADS

City Manager ..... Aaron France

City Attorney ..... Christopher Cardinale

Director of Government and Community Relations (City Clerk) ..... Adria M. Jimenez

Assistant City Manager/Director of Human Resources ..... Eddie Fenton

Director of Community Development ..... Matt Foulkes

Director of Community Services ..... James Box

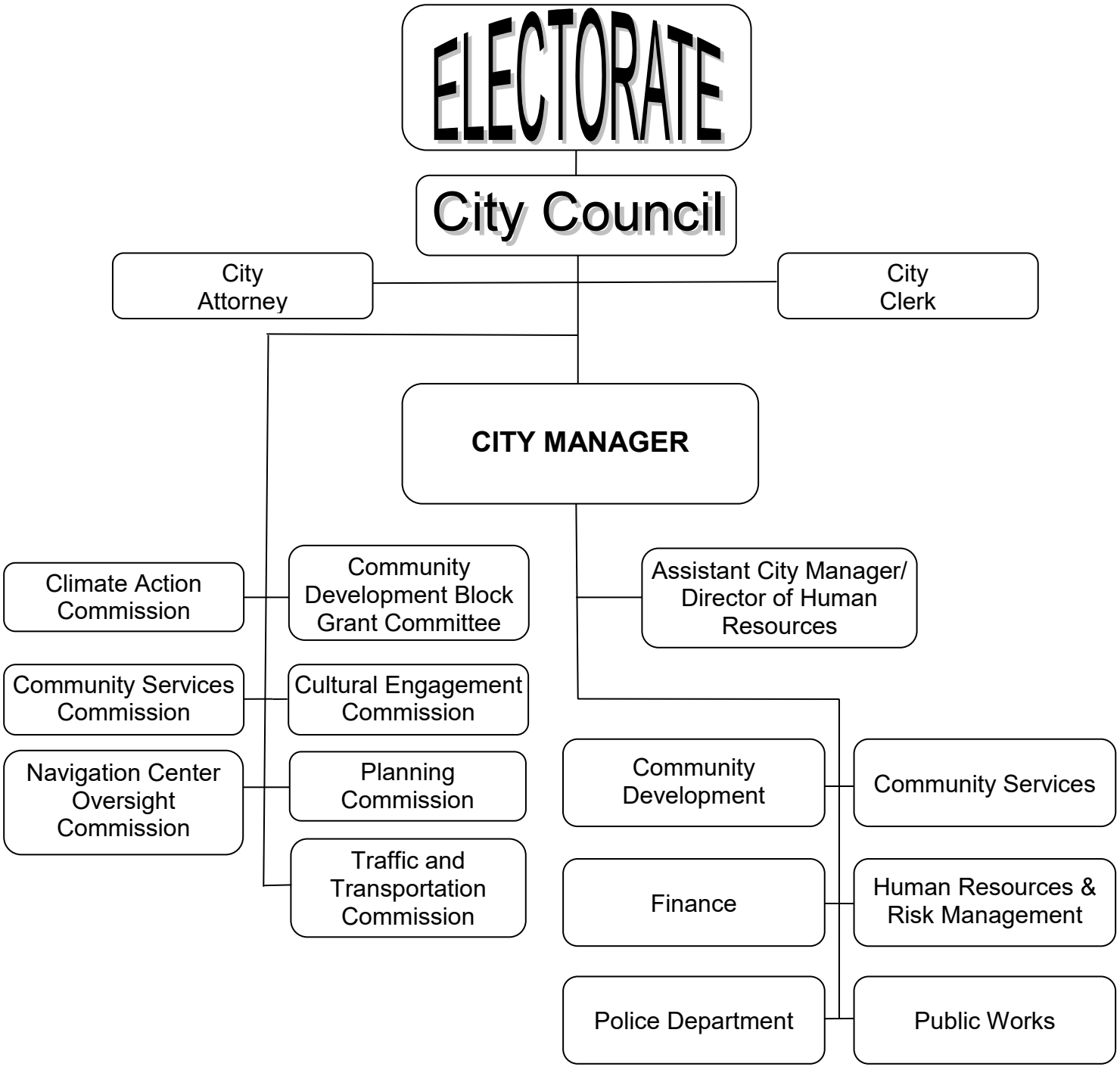
Director of Finance ..... Sung Hyun

Police Chief ..... Frank Nunes

Director of Public Works/City Engineer ..... Mina Mikhael

CITY OF BUENA PARK

Organizational Chart



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Buena Park
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

Van Lant & Fankhanel, LLP
Certified Public Accountants

Independent Auditor's Report

The Honorable City Council
City of Buena Park, California

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Buena Park (City), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of Buena Park, as of June 30, 2023, and the respective changes in financial position, and, where applicable, cashflows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Change in Accounting Principle

As described in Note 15 to the financial statements, in 2023, the City adopted new accounting guidance, *GASB Statement No. 96, Subscription-Based Information Technology Arrangements*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining statements and individual fund schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements, as listed in the table of contents, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 2023, on our consideration of the City of Buena Park's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.



December 29, 2023

CITY OF BUENA PARK

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2023

The following discussion and analysis of the financial performance of the City of Buena Park provides an overview of the City's financial activities for the fiscal year ended June 30, 2023. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in this report's introductory section.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2022-23 by $307,654,000. Assets and deferred outflows for governmental activities and business-type activities exceeded liabilities and deferred inflows by $251,119,000 and $56,535,000, respectively. The net position represents the difference between all of the City's assets and liabilities, including infrastructure (roads, bridges, storm drains, sewers, traffic signals, and water system mains and lines) and other capital assets (buildings and improvements, vehicles, furniture, and equipment). Infrastructure and capital assets represent the most considerable portion of the City's net position, $283,906,000. These assets are costly yet essential to the functioning of the City's business and residential populations. The restricted portion of net position is for resources earmarked for specific programs and therefore unavailable for general use. The unrestricted portion may be utilized for the City's ongoing obligations to its citizens and creditors.

- Governmental activities net position has decreased by $7,785,000, and the business-type activities increased by $1,020,000. The change in net position in governmental and business-type activities is primarily due to increases in investment income, sales and use taxes, transient occupancy taxes (TOT), property taxes, franchise taxes and other taxes offset by decreases in operating grants and contributions and increases in employee salaries and public protection expenditures. The increase in transient occupancy tax stems from increases in tourism and hotel stays due to the easing of restrictions caused by the COVID-19 public health crisis and economic inflationary pressures. Increases in property taxes are primarily due to the continued increases in the City's assessed property valuation. General revenue increases were offset by decreases in operating grants and contributions primarily due to the receipt in the prior fiscal year 2021-22 of approximately $10 million in American Rescue Plan Act (ARPA) funds that were not received in the current fiscal year. The decrease in net position was also affected by increases in employee salaries & benefits, and higher public safety contractual obligations. On August 17th, 2021 the City issued $96,385,000 of Pension Obligation Bonds bearing one of the lowest interest rates in California to pay the Unfunded Accrued Liability (UAL) owed to CALPERS. It is anticipated that refinancing the pension obligation will significantly reduce the City's pension costs in the form of future annual debt service payments year over year.

- As of June 30, 2023, the City's governmental funds reported combined ending fund balances of $135,469,000, an increase of $15,122,000 compared to the prior fiscal year. Approximately 36% of the fund balance, or $48,839,000, is unassigned and available for use at the government's discretion.

See independent auditors' report.

Using the Accompanying Financial Statements

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Also included in the accompanying report are fund financial statements. For governmental activities, the fund financial statements tell how these services are financed in the short term as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.

Overview of the Financial Statements

The annual report consists of four parts – *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information*, and an optional section that presents *combining statements* for non-major governmental funds and internal service funds. The basic financial statements comprise three components:

- *Government-wide financial statements.* These statements provide both *long-term* and *short-term* information about the City's overall financial status.
- *Fund financial statements.* These statements focus on *individual parts* of the City government, reporting the City's operations in *more detail* than the government-wide statements.
    - The *governmental funds'* statements tell how *general government* services like public safety are financed in the *short-term* as well as what remains for future spending.
    - *Proprietary fund* statements offer *short-term,* and *long-term* financial information about the activity the City operates like a private business, i.e., the Water Enterprise Fund.
- *Notes to financial statements.* - Explains some of the information in the financial statements and provides more detailed data.

The statements are followed by a section of *required supplementary information* that provides additional financial and budgetary information.

Figure A-1 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Overview of the Financial Statements (Continued)

Figure A-1
Major Features of the City's Government-wide and Fund Financial Statements

		Fund Statements	
	Government-wide Statements	Governmental Funds	Proprietary Funds
Scope	Entire City government and the City's component units	The activities of the City that are not proprietary	Activities the City operates similar to private businesses
Required financial statements	• Statement of net position • Statement of activities	• Balance sheet • Statement of revenues, expenditures and changes in fund balances	• Statement of net position • Statement of revenues, expenses and changes in net position • Statement of cash flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/ liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets or long-term debt included	All assets and liabilities, both financial and capital, and short-term and long-term
Type of inflow/ outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

See independent auditors' report.

Reporting the City as a Whole

The accompanying **government-wide financial statements** include the Statement of Net Position and the Statement of Activities that present financial data for the City as a whole and are designed to provide readers with a broad overview of the City's financial condition. These statements include all assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in the net position. The City's net position – the difference between assets and liabilities – is one way to measure the City's financial health or financial position. Over time, increases and decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. Other non-financial factors, however, should be considered, such as changes in the City's property tax base and the condition of the City's roads, to assess the overall health of the City.

In the Statement of Net Position and the Statement of Activities, we divide the City into two kinds of activities:

- Governmental activities – Most of the City's basic services are reported in this category, such as general government, development, public protection, transportation, environmental, health, and leisure. Sales taxes, property taxes, state subventions, charges for services, and other revenues finance most of these activities.

- Business-type activity – The City charges a fee to customers to help it cover all or most of the cost of the services accounted for in the Water Enterprise Fund. Customers pay the majority of the cost for water utility services; however, other governments and organizations sometimes subsidize certain water programs and capital projects with operating grants and contributions.

Reporting the City's Major Funds

The **fund financial statements** provide detailed information about the City's most significant funds – not the City as a whole. Some funds are required to be established by State law or by bond covenants. However, City Council establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting administrative responsibilities for utilizing certain taxes, grants, or other money. The City's three fund types – *governmental, proprietary, and fiduciary*, utilize different accounting approaches.

See independent auditors' report.

Reporting the City's Major Funds (Continued)

- *Governmental funds* – Most of the City's basic services are reported in governmental funds, which focus on near-term inflows and outflows of resources available for spending, as well as balances of resources available for expenditure at the end of the fiscal year. These funds are reported using the *modified accrual* basis of accounting, which measures cash and all other *current financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The relationship or differences between *governmental activities* (reported in the Statement of Net Position and the Statement of Activities) and *governmental funds* are described in a reconciliation following the fund financial statements.

  The City maintains 17 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, and the Housing Successor Special Revenue Fund, both of which are considered to be major funds. Data from the remaining 15 funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in a combining statement elsewhere in this report.

- *Proprietary funds* – When the City charges customers for the services it provides – whether to outside customers or to other units of the City – these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise fund (a component of proprietary funds) is the same as the business-type activities we report in the government-wide statements but provides more detail and additional information, such as cash flows, for proprietary funds. The City's one enterprise fund, the Water Enterprise Fund, is considered to be a major fund of the City. The City uses internal service funds (the other component of proprietary funds) to account for its self-insurance, equipment replacement and maintenance, building maintenance, employee benefits, and information technology support. Because these services predominantly benefit governmental rather than business-type functions, they have been included with governmental activities in the government-wide financial statements.

- *Fiduciary funds* - When the City holds assets and acts as a custodian on behalf of another agency, this is reported as a fiduciary fund. Fiduciary funds are similar to governmental funds in that they are reported using the modified accrual basis of accounting. They differ from governmental funds in that they cannot be used to support the City's functions, and must be used only for those purposes required by that agency. The City has three fiduciary funds - the Successor Agency Fund, the CFD Mall Agency Fund, and the Buena Park Tourism Marketing District Fund. The Successor Agency Fund is a private-purpose trust fund used to account for the assets and liabilities of the former Redevelopment Agency. When the Redevelopment Agency was dissolved in 2012, a fund was

Reporting the City's Major Funds (Continued)

established to handle the remaining assets that were required to meet the long-term debts and other enforceable obligations of the former Redevelopment Agency. The CFD Mall Custodial Fund was established to hold investments for the debt service related to the mall development. Although the City acts as a fiscal agent for this trust fund and holds the reserve funds for future debt payments, the City has no debt service obligation. The Buena Park Tourism Marketing District was established to improve business conditions and the business environment for tourism businesses in Buena Park through the development and operation of a tourism marketing district and other initiatives. Fiduciary funds are presented separately and are not included in the government-wide financial statements as they do not support the City's programs.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Below is a summary of the City's government-wide financial information (in thousands):

	Total Governmental and Business-type Activities			
	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Assets	$ 482,352	$ 468,629	$ 13,723	2.93%
Liabilities	(183,424)	(222,197)	38,773	(17.45%)
Deferred Outflow of Resources	67,800	120,137	(52,337)	(43.56%)
Deferred Inflow of Resources	(59,074)	(52,149)	(6,925)	13.28%
Net Position	$ 307,654	$ 314,419	$ (6,765)	(2.15%)
Unrestricted net position	$ (12,355)	$ (2,935)	$ (9,420)	(320.95%)
Long-term debt	$ 162,578	$ 200,886	$ (38,308)	(19.07%)
Program revenues	$ 46,778	$ 54,729	$ (7,951)	(14.53%)
Taxes	$ 75,353	$ 69,905	$ 5,448	7.79%
Other general revenues	$ 2,051	$ (1,660)	$ 3,711	223.55%
Expenses	$ 130,985	$ 108,962	$ 22,023	20.21%

See independent auditors' report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

As noted earlier, the net position is a useful indicator of a government's financial position. A summary of the Statement of Net Position *(in thousands)* at June 30, 2023, and 2022 is as follows:

Governmental Activities:

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Assets:				
Current and other Assets	$ 163,152	$ 148,199	$ 14,953	10.09%
Capital Assets, net	248,278	250,497	(2,219)	(0.89%)
Total Assets	411,430	398,696	12,734	3.19%
Deferred Outflows	66,194	115,429	(49,235)	(42.65%)
Liabilities:				
Current Liabilities	15,381	15,844	(463)	(2.92%)
Noncurrent Liabilities	152,050	188,823	(36,773)	(19.47%)
Total Liabilities	167,431	204,667	(37,236)	(18.19%)
Deferred Inflows	59,074	50,554	8,520	16.85%
Net Position:				
Net Investment in Capital Assets	239,675	241,497	(1,822)	(0.75%)
Restricted	49,291	45,961	3,330	7.25%
Unrestricted	(37,847)	(28,554)	(9,293)	(32.55%)
Total Net Position	$ 251,119	$ 258,904	$ (7,785)	(3.01%)

See independent auditors' report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Business-type Activities:

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Assets:				
Current and other Assets	$ 35,294	$ 35,146	$ 148	0.42%
Capital Assets, net	35,628	34,786	842	2.42%
Total Assets	70,922	69,932	990	1.42%
Deferred Outflows	1,606	4,708	(3,102)	(65.89%)
Liabilities:				
Current Liabilities	5,465	5,468	(3)	(0.05%)
Noncurrent Liabilities	10,528	12,062	(1,534)	(12.72%)
Total Liabilities	15,993	17,530	(1,537)	(8.77%)
Deferred Inflows	-	1,596	(1,596)	(100.00%)
Net Position:				
Net Investment in Capital Assets	31,043	29,895	1,148	3.84%
Unrestricted	25,492	25,620	(128)	(0.50%)
Total Net Position	$ 56,535	$ 55,515	$ 1,020	1.84%

The largest portion of the City's assets reflects its investment in capital assets (i.e., land, buildings, machinery, equipment, and infrastructure) less any related debt utilized to acquire those assets that are still outstanding. The City uses these capital assets to provide services to its citizens; consequently, these assets are not available for future expenditure. Although the City's investment in its capital assets is reported net of related debt, the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's resources, $49,291,000 for governmental activities, are subject to external (legally imposed or statutory) restrictions on how they may be used. This amount represents 20% of the net position for governmental activities. The unrestricted portion ($37,847,000) for governmental activities and $25,492,000 for business-type activities are the resources that can be used to finance day-to-day operations without constraints. The unrestricted net position represents (15%) and 45% of the net position for governmental and business-type activities, respectively.

See independent auditors' report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

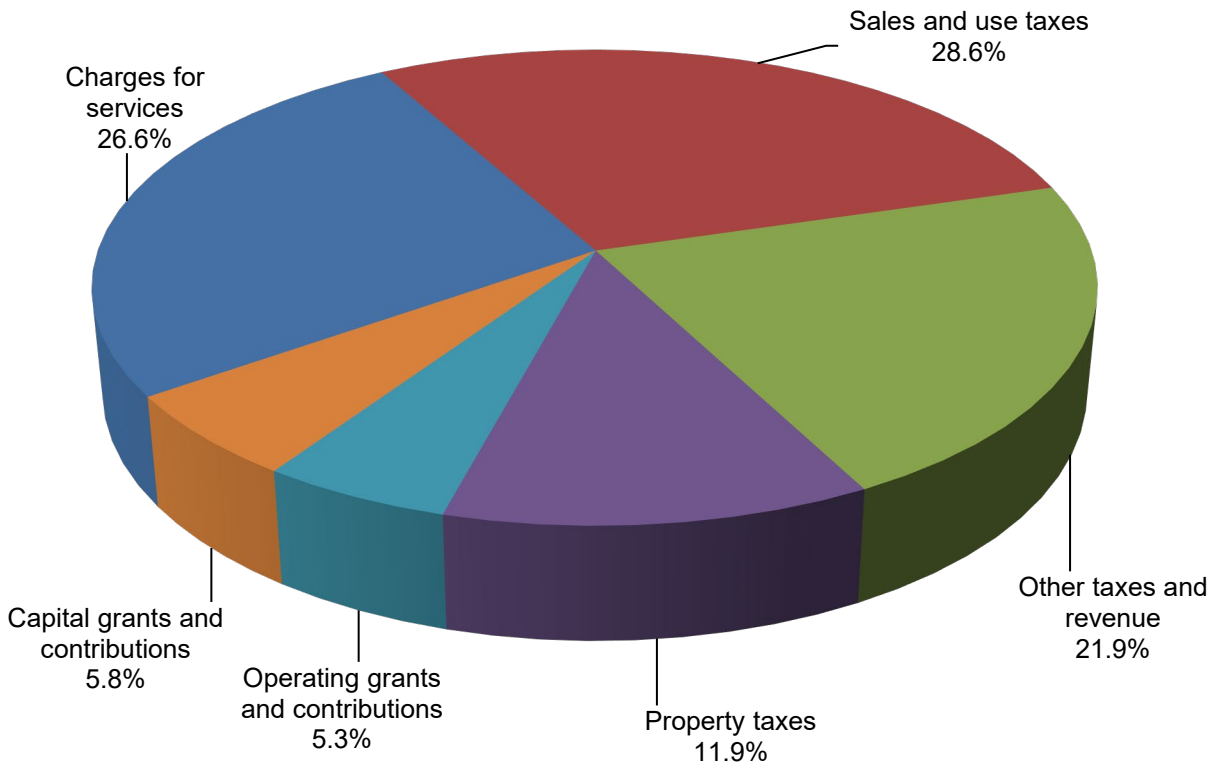
For governmental and business-type activities, the net position decreased by $6,765,000. The changes in net position in governmental and business-type activities are primarily due to increases in investment income, sales and use taxes, transient occupancy taxes (TOT), property taxes, franchise taxes and other taxes offset by decreases in operating grants and contributions, and an increase in public protection expenditures. Investment income increased by $1,724,000, or 125%, over the prior fiscal year and is due to increased return on investments and an adjustment to the fair market value of city held investments. General tax revenues increased moderately over the previous fiscal year. Transient occupancy taxes increased by 14% over last fiscal year primarily due to the easing of COVID-19 restrictions and upward inflationary trends. Sales and use taxes increased moderately by 5% over the prior year compared to a 22% increase last year. Operating grants and contributions decreased by 54% primarily due to the receipt of $10 million in American Rescue Plan Act (ARPA) funds received in the prior fiscal year but not in the current fiscal year.

Expenses in the governmental activities increased by $21,395 or 23% primarily due to increases in employee salaries and benefits, reduced employee turnover, and increases to the cost of contractual obligations for fire protection services paid to the Orange County Fire Authority. Increased expenditures are also partly attributable to the GASB Statement No. 68 requirement to record the current year change of pension liability, deferred inflows, and deferred outflows of pension resources. (Refer to note 8 of the financial statements). The pension liability is the present value estimate of future benefits. Retirement benefits remain the largest liability for most municipalities, but it is important to note that the payment of this liability extends over decades. The City of Buena Park provides pension benefits to all qualified employees through pension plans administered by the California Public Employees' Retirement System (CalPERS). The City currently has three tiers of pension plans based on the date of hire. Most of the City's current employees are on the most costly tier. The City's retirement plans available to new employees are less costly and will significantly reduce the pension liability over a period of many years. On August 17th, 2021 the City issued $96,385,000 of Pension Obligation Bonds to pay the Unfunded Accrued Liability (UAL) owed to CALPERS. It is anticipated that refinancing these pension obligations will greatly reduce the City's pension costs in the form of future annual debt service payments year over year. Another significant factor in the change in net position is the implementation of GASB 75, which records a liability for other post-employment benefits (OPEB).

Restricted net position increased by $3,330,000 to $49,291,000. These assets are committed for special programs or projects, and for contractor and vendor obligations. Unrestricted net position decreased by $9,293,000, from $(28,554,000) to $(37,847,000). The total net position as of June 30, 2023, is $307,654,000.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

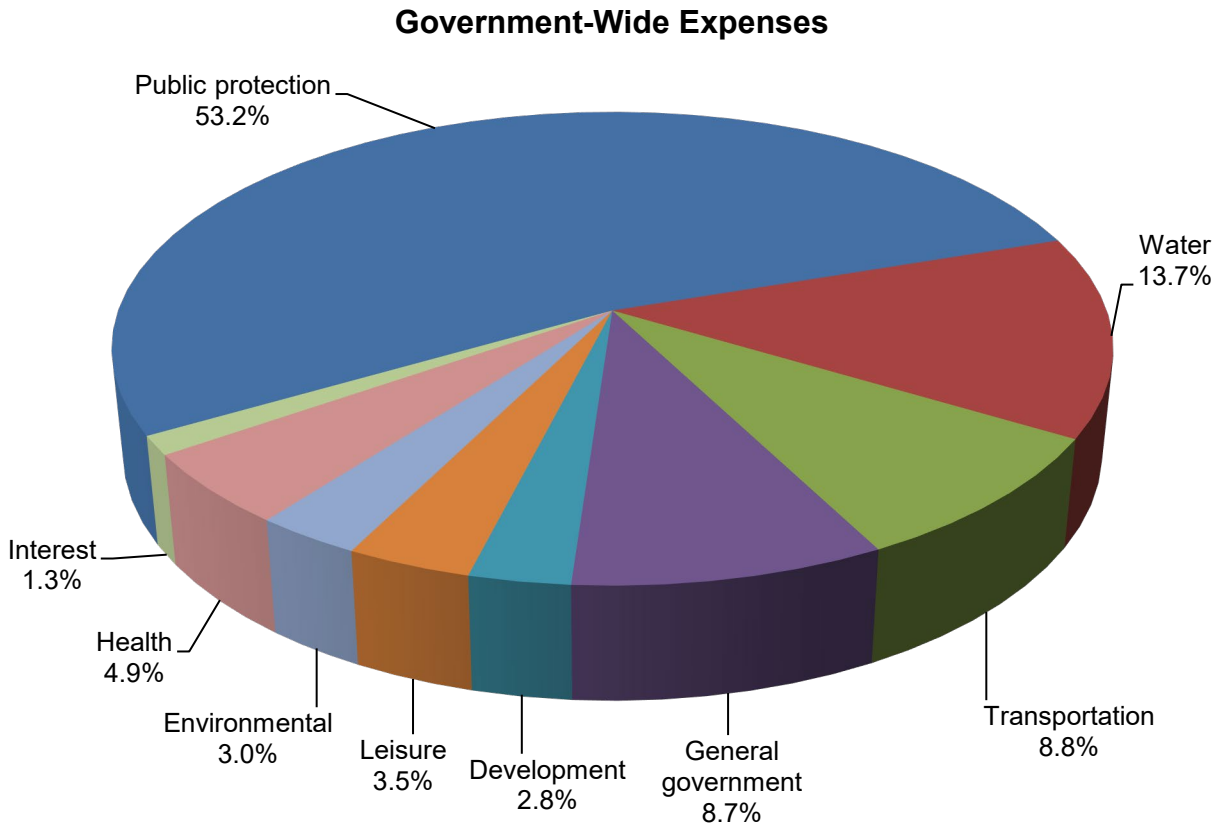
Government-Wide Revenues



Total government-wide revenue for governmental and business-type activities is $124,183,000 in FY 2022-23, an increase of $1,210,000, or 1%, compared to $122,973,000 in the prior year. Program revenue is $46,778,000, or 38%, of the total revenue, which represents charges for services, grants, and contribution revenues. General revenue is the remaining $77,405,000, or 62%, which is primarily comprised of various tax revenues.

See independent auditors' report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)



Total government-wide expenses for governmental and business-type activities is $130,985,000 in FY 2022-23, an increase of $22,022,000, or 20%, compared to $108,963,000 in the prior year. Consistent with the past years, the public protection expenses are the largest expense for the City, which is $69,641,000, or 53%, of the total expenses. The water utility cost is the second largest expense, which represents $17,963,000, or 14%, of the total expenses.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Change in net position of Governmental Activities (in thousands) is as follows:

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Revenues:				
Program Revenues:				
Charges for services	$ 14,130	$ 14,018	$ 112	0.80%
Operating grants and contributions	6,588	14,170	(7,582)	(53.51%)
Capital grants and contributions	7,164	6,600	564	8.55%
Total Program Revenues	27,882	34,788	(6,906)	(19.85%)
General Revenues:				
Property taxes	14,778	13,816	962	6.96%
Sales and use taxes	35,466	33,640	1,826	5.43%
Transient occupancy taxes	7,481	6,572	909	13.83%
Franchise taxes	2,328	2,001	327	16.34%
Other taxes	15,300	13,876	1,424	10.26%
Investment income	347	(1,377)	1,724	125.20%
Other Revenue	1,425	553	872	157.69%
Total General Revenues	77,125	69,081	8,044	11.64%
Total Revenues	105,007	103,869	1,138	1.10%
Expenses:				
General government	11,457	10,385	1,072	10.32%
Leisure	4,593	4,112	481	11.70%
Health	6,456	6,525	(69)	(1.06%)
Transportation	11,554	10,738	816	7.60%
Public Protection	69,641	50,719	18,922	37.31%
Development	3,720	4,134	(414)	(10.01%)
Environmental	3,894	3,782	112	2.96%
Interest expense	1,706	1,232	474	38.47%
Total Expenses	113,022	91,627	21,395	23.35%
Increase in Net Position before before transfers	(8,015)	12,242	(20,257)	(165.47%)
Transfers	193	171	22	12.87%
Extraordinary Item	-	-	-	
Change in Net Position	(7,822)	12,413	(20,235)	(163.01%)
Net Position - Beginning of Year as Restated	258,941	246,491	12,450	5.05%
Net Position - End of Year	$ 251,119	$ 258,904	$ (7,785)	(3.01%)

See independent auditors' report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The cost of all governmental activities for fiscal year 2022-23 is $113,022,000. However, as reported in the Statement of Activities, the amount that the taxpayers ultimately financed for these activities is $85,140,000. Some of the cost is borne by those who directly benefited from the programs ($14,130,000), or by other governments and organizations that subsidized certain programs with operating grants and contributions ($6,588,000), or with capital grants and contributions ($7,164,000). The City's governmental program revenues are $27,882,000. The City paid for the remaining "public benefit" portion of governmental activities with $75,353,000 in taxes and general revenue (some of which could only be used for certain programs) and offset with $1,722,000 in other revenues, such as interest and general entitlements.

Total resources available during the year to finance governmental operations is $364,141,000, consisting of net position at July 1, 2022 of $258,941,000, program revenues of $27,882,000, general revenues of $77,125,000, and transfers of $193,000. Total expenses for governmental activities during the year are $113,022,000, thus creating a net position of $251,119,000 as of June 30, 2023.

Program revenues decreased by $6,906,000, a change of (20%) from the prior year. The decrease is a temporary variance due to ARPA funding received in the prior year but not in the current fiscal year.

Total general revenues increased by $8,044,000, a change of 12% from the previous year. This is primarily due to increases in sales and use taxes, transient occupancy taxes, property taxes, and franchise taxes. Sales and use taxes increased by $1,826,000 or 5% over the previous year. The City's transient occupancy tax (TOT) increased by 909,000 or 14%, and property taxes increased by 962,000 or 7% compared to last year. Investment income increased by 125% due to realized returns on investments and the unrealized annual fair market value adjustment recorded for the City's investment portfolio.

Total expenses increased by $21,395, a change of 23% from the previous year. This increase is mainly due to increases in employee salaries and benefits, the filling of employee vacancies, changes in actuarily determined pension costs, and increases to the cost of contractual obligations for fire protection services paid to the Orange County Fire Authority.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Change in net position of Business-type Activities (in thousands) is as follows:

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Revenues:				
Program Revenues:				
Charges for services	$ 18,896	$ 19,918	$ (1,022)	(5.13%)
Operating grants & contributions	-	22		
Total Program Revenues	18,896	19,940	(1,044)	(5.24%)
General Revenues:				
Investment income	280	(836)	1,116	133.49%
Total General Revenues	280	(836)	1,116	133.49%
Total Revenues	19,176	19,104	72	0.38%
Expenses:				
Water utility	17,963	17,336	627	3.62%
Total Expenses	17,963	17,336	627	3.62%
Increase in Net Position before transfers	1,213	1,768	(555)	(31.39%)
Transfers	(193)	(171)	(22)	(12.87%)
Change in Net Position	1,020	1,597	(577)	(36.13%)
Net Position - Beginning of Year - As Restated	55,515	53,918	1,597	2.96%
Net Position - End of Year	$ 56,535	$ 55,515	$ 1,020	1.84%

See independent auditors' report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The cost of all proprietary (business-type) activities in 2022-23 was $17,963,000. As shown in the Statement of Activities and Changes in Net Position, the amount paid by users of the system is $18,896,000, investment income totaled $280,000, and transfers out are $193,000. The beginning net position was $55,515,000 and the ending net position was $56,535,000. Of the ending net position, $31,043,000, or 55%, was invested in capital assets, and $25,492,000, or 45%, was unrestricted.

Total water revenues increased by $72,000, a 1% change from the prior fiscal year. The change in water revenues is primarily due to a 5% decrease in water usage most likely due to an unusually rainy season in fiscal year 2022-23 that reduced the need for the irrigation of green spaces. This decrease was offset by an increase in investment income of $1,116,000 or 133% compared to the previous fiscal year.

Water utility costs increased by $627,000, or 4%, due to a combination of factors. These factors include an increase in salaries and benefits, a decrease in the wholesale cost to provide water to the public, and an increase in depreciation of capital assets. The change in the wholesale cost of water is due to an $823,000 decrease in the cost of water purchased from the Metropolitan Water District. The reduction in purchased water is primarily due to a decreased irrigation water usage in fiscal year 2022-23 resulting from multiple atmospheric rivers that caused heavy rainfall from Dec 31st, 2022 to March 25th, 2023. Water utility costs include all the costs to provide water to the public. These costs include labor, materials and supplies, water production, and water distribution charges. There are two water production methods: Pumping water from the ground and purchasing water from the Metropolitan Water District. Pumping water is 40% cheaper than purchasing water. However, there are restrictions that limit the amount of water that can be pumped. These restrictions consider various factors, including water demand, drought, rainfall, levels of groundwater, and conservation demands.

Net interfund transfers are $193,000. Of that amount, $72,000 is transferred to the General Fund for rent payment for City-owned well sites, $30,000 to the Public Liability Fund for the Water Fund's portion of liability insurance, $22,000 to fund capital improvement projects, and $69,000 to the Public Liability Fund for the Water Fund's portion of the earthquake insurance. Business type activities for the 2022-23 fiscal year increased net position by $1,020,000.

Financial Analysis of the City's Governmental Funds

Below is an analysis of the City's governmental fund activities for the year (in thousands):

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Total Fund Balances:				
General Fund	$ 87,632	$ 73,191	$ 14,441	19.73%
Housing Successor Fund	25,911	25,650	261	1.02%
Other Governmental Funds	21,926	21,506	420	1.95%
Total Fund Balances	$ 135,469	$ 120,347	$ 15,122	12.57%

At the close of the current fiscal year, the City's governmental fund balances reported a combined ending balance of $135,469,000, an increase of $15,122,000 compared to the prior year.

The General Fund's fund balance is $87,632,000, an increase of $14,441,000 from the previous year. The increase in General Fund balances is primarily due to a increases in taxes, fines and forfeitures, and investment income, offset by increases in salaries and benefits and the termination of ARPA funding in fiscal year 2022-23. The Housing Successor fund increased by $261,000 mostly due to increases in investment income and changes in deferred loans receivable. The purpose of these deferred loans is to provide funding for developers to provide low and moderate income housing to the population of Buena Park. Other Governmental Funds increased by $420,000, or 2%, from the previous year primarily due to increases in State Gas Tax Funds, Measure M2 Funds, Park in Lieu Funds and the addition of State Opioid Settlement Funds. The balance in the State Gas tax fund, and the Measure M2 Fund will vary from year to year, depending on the costs incurred at various stages of different street projects. The Park in-lieu fund balance increased by $804,000, or 35%, due to higher investment income and lower capital outlay offset by decreased park in-lieu fees received from developers for the acquisition, construction and improvement of City parks compared to prior years.

Other Governmental Funds consist of multiple funds; the largest fund balances derive from the Measure M2 Fund, the Housing and Community Development Fund, the HOME Loans Fund, and the Park-in-lieu Fund. Measure M2 funds are derived from a portion of sales tax and distributed by the Orange County Transportation Authority for street projects and improvements. The Housing and Community Development Fund is supported by the federal Community Development Block Grant, assists community programs, and issues home improvement loans and grants to qualified homeowners. The HOME Loans Fund is a federal and state-funded program to assist first-time homebuyers and provide home improvement loans to current qualified homeowners. The Park-in-lieu Fund operates from the

Financial Analysis of the City's Governmental Funds (CONTINUED)

collection of developer fees that are used to improve the City's public parks. Spending for the Housing and Community Development Fund and the HOME Loans Fund is "grant driven," so these funds must be spent before collecting grant revenues. Measure M2 and Park-in-lieu cannot spend in excess of the revenues they collect, so spending may vary from year to year.

Financial Analysis of the City's Proprietary Funds

Below is an analysis of the net position of the City's proprietary funds (in thousands):

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Total Net Position:				
Water Fund	$ 56,535	$ 55,515	$ 1,020	1.84%
Internal Service Funds	8,576	7,892	684	8.67%
Total Net Position	$ 65,111	$ 63,407	$ 1,704	2.69%

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Unrestricted Net Position:				
Water Fund	$ 25,492	$ 25,620	$ (128)	(0.50%)
Internal Service Funds	6,729	5,842	887	15.18%
Total Unrestricted Net Position	$ 32,221	$ 31,462	$ 759	2.41%

The total net position of the Water Enterprise Fund increased $1,020,000, and the unrestricted portion decreased by $128,000.

The function of the Internal Service Funds is to provide services to other City departments. These services include the following: equipment/vehicle maintenance and replacement, worker's compensation, public liability, employee benefits, building and grounds maintenance, and information technology support. The Internal Service Funds total net position increased by $640,000, or 9%, and the unrestricted portion increased by $981,000, or 20%. The increase in net position is primarily due to decrease in the estimated outstanding claims payable in the public liability fund.

Debt Administration

Below is a schedule of the changes to the City's long-term debt (in thousands). Additional information on the City's long-term debt is disclosed in note 6 of the financial statements.

As of June 30, 2023, the City's total debt decreased by $37,846,000.

	Balance at June 30, 2022	Additions	Deletions	Balance at June 30, 2023
Governmental Activities:				
Claims payable	$ 7,231	$ 98	$ (1,245)	$ 6,084
Employee leave benefits	3,182	1,414	(1,334)	3,262
Net OPEB Liability	4,478	424	-	4,902
Net Pension Liability	79,236	-	(30,375)	48,861
2021 Pension Obligation Bonds	92,303	-	(4,937)	87,366
PFA-2017 Lease Revenue Bonds	8,625	-	(425)	8,200
Original Issuance Premium	376	-	(25)	351
Software Subscription Liability	-	106	(54)	52
Total Governmental Activities	195,431	2,042	(38,395)	159,078
Business-type Activities:				
Loans payable	4,890	-	(306)	4,584
Net Pension Liability	3,452	-	(982)	2,470
2021 Pension Obligation Bonds	4,082	-	(218)	3,864
Employee leave benefits	197	91	(78)	210
Total Business-type Activities	12,621	91	(1,584)	11,128
Total Long-Term Obligations	$ 208,052	$ 2,133	$ (39,979)	$ 170,206

See independent auditors' report.

Capital Assets

The capital assets of the City are the assets having a historical cost of more than $1,000 and a useful life of greater than two years that are used in the performance of the City's functions, including infrastructure assets. The City has elected to use the "Basic Approach" as defined by GASB Statement No. 34 for infrastructure reporting. The following infrastructure networks are recorded as capital assets in the government-wide financial statements:

- Road system, which includes street and alley rights-of-way, pavement, alleys, medians, curbs, gutters, sidewalks, traffic signals, interconnect cables, and bridges.
- Storm drain system, which includes storm drain lines and storm drain catch basins.
- Sewer system, which includes sewer lines.
- Water system, which includes water lines, water wells, and booster pump stations.

Below is a schedule of the City's capital assets, net of accumulated depreciation (in thousands):

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Governmental Activities:				
Rights-of-Way	$ 48,894	$ 48,894	$ -	0.00%
Land	14,363	14,363	-	0.00%
Construction in progress	2,276	3,668	(1,392)	(37.95%)
Buildings	82,303	84,530	(2,227)	(2.63%)
Improvements	20,373	20,831	(458)	(2.20%)
Machinery and equipment	8,221	9,031	(810)	(8.97%)
Furniture and fixtures	998	1,121	(123)	(10.97%)
Infrastructure:				
Road system	67,395	64,509	2,886	4.47%
Storm drain system	3,365	3,551	(186)	(5.24%)
Right-to-Use Subsription Asset	90	-	90	N/A
Total Governmental Activities	248,278	250,498	(2,220)	(0.89%)

See independent auditors' report.

Capital Assets (Continued)

	June 30, 2023	June 30, 2022	Amount Increase (Decrease)	Percent Increase (Decrease)
Business-type Activities:				
Land	$ 2	$ 2	$ -	0.00%
Construction in progress	1,402	726	676	93.11%
Buildings	35	39	(4)	(10.26%)
Improvements	2,171	1,566	605	38.63%
Pumps and reservoirs	6,953	7,320	(367)	(5.01%)
Hydrants, meters and connections	6,289	6,600	(311)	(4.71%)
Machinery and equipment	364	452	(88)	(19.47%)
Infrastructure:				
Wells	2,633	2,777	(144)	(5.19%)
Water and sewer lines	15,777	15,305	472	3.08%
Total Business type Activities	35,627	34,786	841	2.42%
Total Capital Assets	$ 283,905	$ 285,284	$ (1,379)	(0.48%)

Capital assets from governmental activities decreased $2,220,000, or 1%, and business-type activities increased by $841,000, or 2%. Multiple projects began or were carried forward from previous years. The primary reason for the decrease in governmental activities is due to increases in the depreciation expense of the City's infrastructure and capital assets. Increases in business-type activities are attributable to increases in construction-in-progress, improvements, and maintenance of water and sewer lines. Further information on the City's capital assets can be found in note 5 of the financial statements.

Capital asset and infrastructure projects completed in 2022-23 totaled $8,849,000. These improvements include:

- Annual Pavement Rehabilitation
- ARPA Security Camera & Lighting
- Orangethorpe Ave. Rehabilitiation, Indiana to Kass
- Dodds Street Rehabilitation
- Malvern Ave. Rehabilitation
- Ehlers Plaza Exterior Improvements
- Ehlers Heritage Hall Improvements
- Indiana Water Line Improvements

See independent auditors' report.

Capital Assets (Continued)

- Franklin Water Line Abandonment
- Tree Tract Water Line Improvements
- Sewer Lining
- Tenth St. Sewer Improvement
- Knott Ave. & Orangethorpe Sewer Repair
- Manhold Replacement

General Fund Budgetary Highlights

Actual General Fund revenues are $12,228,000 higher than the $82,568,000 budgeted for 2022-23 due to increases in sales and use taxes, transient occupancy taxes, property taxes, and other taxes. Fines and forfeitures also exceeded appropriations due to a payout of past due parking citations receivable.

Actual expenditures for the General Fund are $4,967,000 lower than the $84,097,000 budgeted for 2022-23. Budget savings are primarily due to savings from unfilled vacant positions and turnover savings in some departments. The City fully budgets for salaries associated with vacancies and when these positions go unfilled, there are turnover savings. Also a contributing factor is the delay in the implementation of the financial management and utility software system that will be expended in 2023-24.

There were $1,027,000 savings in general government, $1,195,000 savings in public protection, $670,000 savings in community development services, $1,500,000 savings in capital outlay, and $802,000 savings in transportation expenditures. Comparing the fiscal year 2022-23 General Fund original budget for expenditures and transfers in the amount of $80,654,000 to the final budgeted amount of $84,097,000 shows a net increase of $3,443,000. The net increase from the total original budgeted expenditures to the final budget primarily comprises the following appropriation adjustments:

- Appropriations of $82,000 for general government
- Appropriations of $74,000 for leisure
- Appropriations of $137,000 for transportation
- Appropriations of $277,000 for public protection
- Appropriations of $454,000 for development
- Appropriations of $115,000 for environmental
- Appropriations of $505,000 for health
- Appropriations of $1,799,000 for capital outlay

The changes between the original and the amended budget are primarily due to the carryover of encumbrances from the prior fiscal year.

See independent auditors' report.

Economic Factors and Next Year's Budgets and Rates

The key assumptions in the General Fund forecast for fiscal year 2023-24 are:

- Moderately positive economic conditions
- Positive but tapering Sales Tax revenues
- Continuing steady Property Tax revenues
- Moderate increases in Transient Occupancy Tax revenues
- Increasing development and construction activity

Contacting the City's Financial Management

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report, separate reports of the City's component units, or need additional financial information, contact the Director of Finance's Office, at City of Buena Park, 6650 Beach Boulevard, Buena Park, California 90622.

BASIC FINANCIAL STATEMENTS

City of Buena Park
Statement of Net Position
June 30, 2023

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and Investments	$ 83,799,164	$ 31,578,744	$ 115,377,908
Receivables:			
Accounts	5,525,649	2,939,124	8,464,773
Interest Receivable	1,752,803	131,192	1,883,995
Taxes Receivable	166,455	-	166,455
Loans Receivable, net	25,629,645	-	25,629,645
Due From Other Governments	9,241,196	-	9,241,196
Prepaid Items	167,100	21,830	188,930
Inventory	77,409	-	77,409
Lease Receivable	1,661,661	-	1,661,661
Property Held for Resale	28,011,710	-	28,011,710
Restricted Cash and Investments	7,119,544	623,163	7,742,707
Capital Assets, Not Being Depreciated:	65,533,261	1,404,934	66,938,195
Capital Assets, Net of Accumulated Deprecation:	182,744,625	34,222,594	216,967,219
Total Assets	411,430,222	70,921,581	482,351,803
DEFERRED OUTFLOWS OF RESOURCES			
OPEB Related Items	1,440,426	-	1,440,426
Pension Related Items	64,753,657	1,605,715	66,359,372
Total Deferred Outflows of Resources	66,194,083	1,605,715	67,799,798
LIABILITIES			
Accounts Payable	3,921,888	4,427,340	8,349,228
Accrued Liabilities	4,207,979	61,408	4,269,387
Interest Payaable	51,808		51,808
Deposits Payable	117,089	375,239	492,328
Unearned Revenue	54,123	-	54,123
Noncurrent Liabilities:			
Due Within One Year	7,027,932	601,027	7,628,959
Due in More Than One Year	152,050,024	10,527,597	162,577,621
Total Liabilities	167,430,843	15,992,611	183,423,454
DEFERRED INFLOWS OF RESOURCES			
Lease Related	1,661,661	-	1,661,661
OPEB Related Items	241,319	-	241,319
Pension Related Items	57,171,295	-	57,171,295
Total Deferred Inflows of Resources	59,074,275	-	59,074,275
NET POSITION			
Net Investment in Capital Assets	239,674,824	31,042,924	270,717,748
Restricted for:			
Residential Housing	29,370,429	-	29,370,429
Transportation	8,699,893	-	8,699,893
Development	3,110,492	-	3,110,492
Environment	4,219,335	-	4,219,335
Pension	1,189,821	-	1,189,821
Public Protection	2,701,138	-	2,701,138
Unrestricted	(37,846,745)	25,491,761	(12,354,984)
Total Net Position	$ 251,119,187	$ 56,534,685	$ 307,653,872

The accompanying notes are an integral part of this statement.

City of Buena Park
Statement of Activities
Year Ended June 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Total
Primary Government:					
Governmental Activities:					
General Government	$ 11,457,393	$ 520,129	$ 740,492	$ -	$ 1,260,621
Leisure	4,592,785	1,629,105	1,032,098	79,049	2,740,252
Health	6,455,886	4,423,150	10,200	137,009	4,570,359
Transportation	11,553,504	127,258	69,339	6,562,863	6,759,460
Public Protection	69,641,174	4,168,587	1,099,780	58,273	5,326,640
Development	3,720,344	2,995,162	3,635,740	326,578	6,957,480
Environmental	3,894,243	266,963	-	-	266,963
Interest on Long-Term Debt	1,706,482	-	-	-	-
Total Governmental Activities	113,021,811	14,130,354	6,587,649	7,163,772	27,881,775
Business-type Activities:					
Water	17,962,946	18,896,446	-	-	18,896,446
Total Business-type Activities	17,962,946	18,896,446	-	-	18,896,446
Total Primary Government	$ 130,984,757	$ 33,026,800	$ 6,587,649	$ 7,163,772	$ 46,778,221
General Revenues:					
Taxes:					
Property Taxes					
Sales Taxes					
Franchise Taxes					
Transient Occupancy Taxes					
Business License Tax					
Utility Users Taxes					
Motor Vehicle in-lieu					
Other Taxes					
Miscellaneous Revenues					
Investment Income					
Transfers In/(Out)					
Total General Revenues and Transfers					
Change in Net Position					
Net Position - Beginning					
Restatement of Net Position					
Net Position - Ending					

The accompanying notes are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
$ (10,196,772)	$ -	$ (10,196,772)
(1,852,533)	-	(1,852,533)
(1,885,527)	-	(1,885,527)
(4,794,044)	-	(4,794,044)
(64,314,534)	-	(64,314,534)
3,237,136	-	3,237,136
(3,627,280)	-	(3,627,280)
(1,706,482)	-	(1,706,482)
(85,140,036)	-	(85,140,036)
-	933,500	933,500
-	933,500	933,500
(85,140,036)	933,500	(84,206,536)
14,778,499	-	14,778,499
35,465,854	-	35,465,854
2,327,795	-	2,327,795
7,480,551	-	7,480,551
1,223,796	-	1,223,796
3,791,044	-	3,791,044
10,285,453	-	10,285,453
-	-	-
1,424,557	-	1,424,557
346,919	279,588	626,507
193,320	(193,320)	-
77,317,788	86,268	77,404,056
(7,822,248)	1,019,768	(6,802,480)
258,904,350	55,514,917	314,419,267
37,085	-	37,085
$ 251,119,187	$ 56,534,685	$ 307,653,872

City of Buena Park
Balance Sheet
Governmental Funds
June 30, 2023

	General	Special Revenue: Housing Successor	Other Governmental Funds	Total
ASSETS				
Cash and Investments	$ 50,589,877	$ 2,961,296	$ 16,613,571	$ 70,164,744
Restricted Cash	7,119,544	-	-	7,119,544
Receivables:				
Accounts	4,824,238	-	701,411	5,525,649
Interest Receivable	232,959	12,269	1,450,667	1,695,895
Taxes Receivable	166,455	-		166,455
Loans Receivable, net	-	19,351,845	6,259,531	25,611,376
Due from Other Governments	8,285,639	-	955,557	9,241,196
Due from Other Funds	735,611	-	-	735,611
Prepaid Items	134,614	-	-	134,614
Inventory	77,409	-	-	77,409
Lease Receivable	1,661,661	-	-	1,661,661
Property Held for Resale	24,409,990	3,601,720	-	28,011,710
Total Assets	$ 98,237,997	$ 25,927,130	$ 25,980,737	$ 150,145,864
LIABILITIES				
Accounts Payable	$ 2,322,326	$ 240	$ 1,117,443	$ 3,440,009
Accrued Liabilities	4,129,212	4,240	49,748	4,183,200
Deposits Payable	150	-	116,939	117,089
Unearned Revenue	42,123	12,000	-	54,123
Due to Other Funds	-	-	735,611	735,611
Total Liabilities	6,493,811	16,480	2,019,741	8,530,032
DEFERRED INFLOWS OF RESOURCES				
Lease Related	1,661,661	-	-	1,661,661
Unavailable Revenue	2,451,009	-	2,034,603	4,485,612
Total Deferred Inflows of Resources	4,112,670	-	2,034,603	6,147,273
FUND BALANCE (DEFICITS)				
Nonspendable	24,622,013	-	-	24,622,013
Restricted	7,119,544	25,910,650	22,488,531	55,518,725
Committed	-	-	-	-
Assigned	6,489,140	-	-	6,489,140
Unassigned	49,400,819		(562,138)	48,838,681
Total Fund Balances (Deficits)	87,631,516	25,910,650	21,926,393	135,468,559
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	$ 98,237,997	$ 25,927,130	$ 25,980,737	$ 150,145,864

The accompanying notes are an integral part of this statement.

City of Buena Park
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
June 30, 2023

Fund balances of governmental funds		$ 135,468,559
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Capital Assets	365,765,098	
Accumulated Depreciation	(119,334,062)	246,431,036
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenues in the funds.		4,485,612
Interest Payable on long-term debt did not require current financial resources. Therefore, interest payable was not reported as a liabiltiy in the funds.		(51,808)
Long term liabilities are not due and payable in the current period and are not reported in the funds.		
Employee Leave Benefits		(3,182,973)
Software Subscription Liability		(52,493)
2017 Lease Revenue Bonds		(8,200,000)
Premium on Bonds		(350,569)
2021 Pension Obligation Bonds		(87,366,034)
Net Pension Liability		(47,880,220)
Net OPEB Liability		(4,901,702)
Amounts for deferred inflows and deferred outflows related to the City's Net Pension Liability are not reported in the funds.		
Deferred Outflows Related to Pensions		64,116,292
Deferred Inflows Related to Pensions		(57,171,295)
Deferred Outflows Related to OPEB		1,440,426
Deferred Inflows Related to OPEB		(241,319)
Internal service funds are used by management to charge the costs of certain activities, such as equipment management, to individual funds. The assets and liabilities of the internal service funds must be added to the statement of net position.		8,575,675
Net position of governmental activities		$ 251,119,187

The accompanying notes are an integral part of this statement.

City of Buena Park
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended June 30, 2023

	General	Special Revenue Housing Successor	Other Governmental Funds	Total
REVENUES				
Taxes	$ 74,874,121	$ -	$ 478,870	$ 75,352,991
Licenses & Permits	1,334,753	-	-	1,334,753
Fines and Forfeitures	2,395,072	-	-	2,395,072
Intergovernmental	5,124,700	-	7,987,919	13,112,619
Charges for Services	8,933,543	407,847	953,206	10,294,596
Investment Income	701,635	125,445	496,183	1,323,263
Miscellaneous	1,431,557	-	53,753	1,485,310
Total Revenues	94,795,381	533,292	9,969,931	105,298,604
EXPENDITURES				
Current:				
General Government	8,010,787	-	10,696	8,021,483
Leisure	4,178,720	-	-	4,178,720
Health	7,108,211	-	-	7,108,211
Transportation	5,144,193		1,133,805	6,277,998
Public Protection	46,498,212	-	1,146,238	47,644,450
Development	2,626,556	273,055	1,105,489	4,005,100
Environmental	4,256,646	-	-	4,256,646
Capital Outlay	549,400	-	6,484,450	7,033,850
Debt Service:				
Principal	425,000	-	-	425,000
Interest	332,100	-	-	332,100
Total Expenditures	79,129,825	273,055	9,880,678	89,283,558
Excess (Deficiency) of Revenues over Expenditures	15,665,556	260,237	89,253	16,015,046
OTHER FINANCING SOURCES (USES)				
Transfers In	124,151	-	2,252,752	2,376,903
Transfers Out	(1,348,948)	-	(1,921,310)	(3,270,258)
Total Other Financing Sources (Uses)	(1,224,797)	-	331,442	(893,355)
Net Change in Fund Balances	14,440,759	260,237	420,695	15,121,691
Fund Balances, Beginning	73,190,757	25,650,413	21,505,698	120,346,868
Fund Balances, Ending	$ 87,631,516	$ 25,910,650	$ 21,926,393	$ 135,468,559

The accompanying notes are an integral part of this statement.

City of Buena Park
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2023

Net change in fund balances-total governmental funds	$	15,121,691
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of these assets is allocated over their estimated useful lives as depreciation expense.		
Capital Expenditures		5,907,916
Depreciation Expense		(7,764,677)
Loss on Disposal of Capital Assets		(303,551)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		(292,359)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. The effect of these differences are as follows:		
Principal Paid on Pension Obligation Bonds		4,936,665
Principal Paid on Lease Revenue Bonds		425,000
Amortization of Premium on Lease Revenue Bonds		25,342
Subscription Liability Payments		53,732
Accrued interest on bonds is not recorded in the governmental funds. This is the net change in accrued interest for the period.		911,662
Some expenses reported in the Statement of Activities do not require the use of current financial resources and are not reported as governmental fund expenditures:		
Net Change in Employee Leave Benefits		(70,403)
Net Change in Net Pension Liability		29,985,791
Net Change in Net OPEB Liability		(423,908)
Net Change in Deferred Outflows Pension Related Amounts		(48,263,977)
Net Change in Deferred Inflows Pension Related Amounts		(9,431,691)
Net Change in Deferred Outflows OPEB Related Amounts		260,613
Net Change in Deferred Inflows OPEB Related Amounts		415,937
Internal service funds are used by management to charge the costs of certain activities, such as equipment management, to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities.		683,969
Change in net position of governmental activities	$	(7,822,248)

The accompanying notes are an integral part of this statement.

City of Buena Park
Statement of Net Position
Proprietary Funds
June 30, 2023

	Business-type Activities	Governmental Activities
	Water Enterprise Fund	Internal Service Funds
ASSETS		
Current Assets:		
Cash and Investments	$ 31,578,744	$ 13,634,420
Accounts Receivable, Net	2,939,124	-
Interest Receivable	131,192	56,908
Loans Receivable	-	18,269
Prepaid Items	21,830	32,486
Total Current Assets	34,670,890	13,742,083
Noncurrent Assets:		
Restricted Cash and Investments	623,163	-
Capital Assets, Not Being Depreciated	1,404,934	-
Capital Assets, Net of Accumulated Depreciation	34,222,594	1,846,850
Total Noncurrent Assets	36,250,691	1,846,850
Total Assets	70,921,581	15,588,933
DEFERRED OUTFLOWS OF RESOURCES		
Pension Related Items	1,605,715	637,365
Total Deferred Outflows of Resources	1,605,715	637,365
LIABILITIES		
Current Liabilities:		
Accounts Payable	4,427,340	481,879
Accrued Liabilities	61,408	24,779
Deposits Payable	375,239	-
Current Portion of Long-Term Liabilities:		
Employee Leave Benefits	80,000	18,271
Loans Payable	305,640	-
Bonds Payable	215,387	-
Claims Payable	-	500,000
Total Current Liabilities	5,465,014	1,024,929
Noncurrent Liabilities:		
Employee Leave Benefits	130,136	61,107
Loans Payable	4,278,964	-
Bonds Payable	3,648,579	-
Claims Payable	-	5,584,191
Net Pension Liability	2,469,918	980,396
Total Noncurrent Liabilities	10,527,597	6,625,694
Total Liabilities	15,992,611	7,650,623
DEFERRED INFLOWS OF RESOURCES		
Pension Related Items	-	-
Total Deferred Outflows of Resources	-	-
NET POSITION		
Net Investment in Capital Assets	31,042,924	1,846,850
Unrestricted	25,491,761	6,728,825
Total Net Position	$ 56,534,685	$ 8,575,675

The accompanying notes are an integral part of this statement.

City of Buena Park
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2023

	Business-type Activities	Governmental Activities
	Water Enterprise Fund	Internal Service Funds
OPERATING REVENUES		
Charges for Services	$ 18,896,446	$ 7,722,758
Total Operating Revenue	18,896,446	7,722,758
OPERATING EXPENSES		
Self-insurance	-	2,033,459
Employee Benefits	-	369,667
Maintenance and Supplies	-	4,572,860
Information Systems	-	681,871
Water Services	14,860,667	-
Health Services	1,169,823	-
Depreciation	1,738,436	617,209
Total Operating Expenses	17,768,926	8,275,066
Operating Income (Loss)	1,127,520	(552,308)
NONOPERATING REVENUES (EXPENSES)		
Investment Income	279,588	123,143
Intergovernmental Grants	-	-
Interest Expense	(102,226)	-
Gain/ (Loss) on Disposal of Capital Assets	(91,794)	26,459
Total Nonoperating Revenues (Expenses)	85,568	149,602
Income Before Contributions and Transfers	1,213,088	(402,706)
Transfers In	-	1,269,036
Transfers Out	(193,320)	(182,361)
Change in Net Position	1,019,768	683,969
Net Position, Beginning	55,514,917	7,891,706
Net Position, Ending	$ 56,534,685	$ 8,575,675

The accompanying notes are an integral part of this statement.

City of Buena Park
Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2023

	Business-type Activities	Governmental Activities
	Water Enterprise Fund	Internal Service Funds
Cash Flows from Operating Activities		
Cash Received from Customers	$ 19,493,500	$ -
Cash Received from User Departments	-	7,690,272
Cash Paid to Suppliers for Goods and Services	(12,378,545)	(7,159,658)
Cash Paid to Employees for Services	(3,166,642)	(1,421,481)
Net Cash from Operating Activities	3,948,313	(890,867)
Cash Flows from Noncapital Financing Activities		
Cash Received from Employee Loans	-	(4,441)
Principal Paid on Debt	(218,335)	-
Cash Paid (to) from Other Funds	(193,320)	1,086,675
Net Cash from Noncapital Financing Activities	(411,655)	1,082,234
Cash Flows from Capital and Related Financing Activities		
Acquisition and Construction of Capital Assets	(2,672,979)	(419,783)
Proceeds from the Sale of Assets	779	31,850
Principal Paid on Debt	(305,640)	-
Interest Paid on Debt	(102,226)	-
Net Cash from Capital and Related Financing Activities	(3,080,066)	(387,933)
Cash Flows from Investing Activities		
Interest on Investments	191,510	83,580
Net Cash from Investing Activities	191,510	83,580
Net Increase (Decrease) in Cash and Cash Equivalents	648,102	(112,986)
Cash and Cash Equivalents, Beginning of Year	31,553,805	13,747,406
Cash and Cash Equivalents, End of Year	$ 32,201,907	$ 13,634,420
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities		
Operating income (loss)	$ 1,127,520	$ (552,308)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation	1,738,436	617,209
(Increase) Decrease in Accounts Receivable	600,592	(32,486)
(Increase) Decrease in Inventory and Prepaid Items	(11,830)	-
(Increase) Decrease in Deferred Outflows - Pensions	3,102,685	1,231,562
Increase (Decrease) in Accounts Payable	18,856	14,660
Increase (Decrease) in Accrued Liabilities	(60,499)	(9,627)
Increase (Decrease) in Deposits Payable	(3,538)	-
Increase (Decrease) in Employee Leave Benefits	13,306	9,555
Increase (Decrease) in Net Pension Liability	(981,679)	(389,662)
Increase (Decrease) in Deferred Inflows - Pensions	(1,595,536)	(633,324)
Increase (Decrease) in Claims and Judgments	-	(1,146,446)
Net Cash Provided (Used) by Operating Activities	$ 3,948,313	$ (890,867)

The accompanying notes are an integral part of this statement.

City of Buena Park
Statement of Net Position
Fiduciary Funds
June 30, 2023

	Successor Agency Private-purpose Trust Fund	Custodial Funds
ASSETS		
Cash and Investments	$ 10,423,781	$ 583,233
Accounts Receivable	-	116,822
Restricted Cash and Investments	1,232,034	5,479,565
Interest Receivable	43,411	-
Total Assets	11,699,226	6,179,620
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Charge on Refunding	1,770,049	-
LIABILITIES		
Accounts Payable	3,572	103,231
Accrued Liabilities	1,796	-
Deposits Payable	13,129	-
Interest Payable	546,368	-
Bonds Payable, due within one year	4,675,000	-
Bonds Payable, due in more than one year	39,222,182	-
Total Liabilities	44,462,047	103,231
NET POSITION		
Restricted for:		
Successor Agency	(30,992,772)	-
Individuals and Organizations	-	6,076,389
	$ (30,992,772)	$ 6,076,389

The accompanying notes are an integral part of this statement.

City of Buena Park
Statement of Changes in Net Position
Fiduciary Funds
Year Ended June 30, 2023

	Successor Agency Private-purpose Trust Fund	Custodial Funds
ADDITIONS		
Contributions:		
Taxes and assessments collected for others	$ 5,854,151	$ 1,215,040
Investment Earnings:		
Interest Income	160,619	-
Total Additions	6,014,770	1,215,040
DEDUCTIONS		
Administrative Costs	1,692,877	1,820,135
Contractual Obligations	83,425	46,305
Interest on Bonds	1,296,931	-
Total Deductions	3,073,233	1,866,440
Change in Net Position	2,941,537	(651,400)
Net Position - Beginning of Year	(33,934,309)	6,727,789
Net Position - End of Year	$ (30,992,772)	$ 6,076,389

The accompanying notes are an integral part of this statement.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of Buena Park, California (City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A) Financial Reporting Entity

The City of Buena Park was incorporated January 27, 1953 under the general laws of the State of California. The City became a charter City in November 2008.

The accounting policies of the City of Buena Park (City) conform to accounting principles generally accepted in the United States of America as applicable to governments. As required by accounting principles generally accepted in the United States of America, these financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization's governing body and the City is able to impose its will on that organization or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent upon the City (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). In certain cases, other organizations are included as component units if the nature and significance of their relationship with the City are such that their exclusion would cause the City's financial statements to be misleading or incomplete. The accompanying financial statements include the financial activities of the City, and its component unit, the Buena Park Public Financing Authority.

Buena Park Public Financing Authority

The Buena Park Public Financing Authority (Authority) was formed for the purpose of financing acquisitions and infrastructure improvements. The PFA and the City have a financial and operational relationship, which requires that the PFA's financial statements be blended into the City's financial statements. The PFA's Board consists exclusively of all five members of the City Council. Separately issued financial statements of the PFA are not available.

B) Basis of Accounting and Measurement Focus

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements.

Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar programs are recognized as revenue as soon as all eligibility requirements imposed by providers have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Amounts are considered measurable when they can be estimated, or otherwise determined. Revenues are considered to be available if they are collected within the current period or soon enough thereafter to pay for liabilities in the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Sales taxes, property taxes, franchise taxes, gas taxes, motor vehicle in lieu, transient occupancy taxes, grants and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period to the extent normally collected within the availability period. Other revenue items are considered to be measurable and available when cash is received by the City.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise fund and internal service funds are charges to customers for services provided. Operating expenses for the City's enterprise fund and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The City's internal service funds are presented in the proprietary funds financial statements. Because the principal users of the internal services are the City's governmental activities, the financial statements of the internal service fund are consolidated in the governmental activities column when presented in the government-wide financial statements. To the extent possible, the cost of these services is reported in the appropriate functional activity (general government, public protection, development, etc.).

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

When both restricted and unrestricted resources are combined and are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Government-wide and Fund Financial Statements

The basic financial statements of the City are composed of the following:

- Government-wide Financial Statements
- Fund financial statements
- Notes to financial statements

The City's basic financial statements are prepared in accordance with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Government-wide Financial Statements:

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which direct expenses of a given function are offset by program revenues. Direct expenses are expenses that are clearly identifiable with a specific program, project, function or segment. Program revenues of the City include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items that are not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds. Major governmental funds are reported as separate columns in the fund financial statements.

Fund Classifications

The City reports the following major governmental funds:

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

The *Housing Successor Fund is* used to account for future affordable housing projects. The majority of revenues recorded in the fund are loan repayments and proceeds for sale of properties held for low and moderate-income housing purposes.

The City reports the following major proprietary funds:

The *Water Enterprise Fund* is used to account for the costs (including depreciation) of providing water services to the general public and to account for the user charges by which these costs are recovered.

Additionally, the City reports the following fund types:

The *Internal Service Funds* are used to finance and account for activities involved in rendering information technology, equipment replacement and maintenance, building maintenance, employee benefits and self-insurance services to departments within the City. Costs of materials and services used are accumulated in these funds and charged to the user departments as such goods are delivered or services are rendered.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Fiduciary fund financial statements consist of a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. The City has two types of fiduciary funds, custodial funds and a private-purpose trust fund. Custodial funds are used to account for the assets held for distribution by the City as an agent for another entity for which the City has custodial responsibility and accounts for the flow of assets. Private-purpose trust funds account for resources of all other trust arrangements in which principal and income benefit individuals, private organizations, or other governments (i.e. unclaimed property/escheat property). Fiduciary funds are accounted for using the accrual basis of accounting. The City reports the following fiduciary funds:

Custodial Funds – account for funds in which the City is acting as a custodian for another agency. The specific nature of the activities reported in the custodial funds are the Buena Park Mall Community Facilities District and the Buena Park Tourism Marketing District.

Successor Agency Private-purpose Trust Fund – accounts for assets and liabilities transferred in fiscal year 2012 from the Redevelopment Agency of the City of Buena Park to the Successor Agency Trust Fund.

C) Cash and Investments

Investments are reported in the accompanying balance sheet at fair value, except for certain certificates of deposit and investment contracts that are reported at cost because they are not transferable and they have terms that are not affected by changes in market interest rates.

Changes in fair value that occur during a fiscal year are recognized as *investment income* reported for that fiscal year. *Investment income* includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation or sale of investments.

The City pools cash and investments of all funds, except for assets held by fiscal agents. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. *Investment income* earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance.

For purposes of the statement of cash flows, cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates, and have an original maturity date of 3 months or less. Cash equivalents represent the proprietary funds' share in the cash and investment pool of the City.

D) Inventories

Inventories held by the General Fund are stated at cost on a first-in, first-out basis. The General Fund inventories are recorded as an expenditure when used (consumption method).

E) Property Held for Resale

Property held for resale is reported in Housing Successor special revenue fund and the General Fund. Property held for resale is valued at the lower of cost or expected net realizable value.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

F) Property Taxes

Under California law, property taxes are assessed and collected by the counties up to 1% of assessed value, plus other increases approved by the voters. The property taxes go into a pool, and are then allocated to the cities based on complex formulas. Accordingly, the City accrues only those taxes which are received within 60 days after year end. The property tax calendar is as follows:

Property Tax Calendar	
Lien date	January 1
Levy date	July 1 to June 30
Due date	November 1 and March 1
Delinquent dates	December 10 and April 10

G) Claims and Judgements

The City records a liability for litigation, judgments, and claims when it is probable that an asset has been impaired or a liability (including incurred but not reported) has been incurred prior to yearend and the probable amount of loss (net of any insurance coverage) can be reasonably estimated. This liability is recorded in the internal service fund that accounts for the City's self-insurance activities.

H) Compensated Absences Payable

For governmental funds, compensated leave payable is recorded as current and noncurrent liabilities and as expenses only on the Government-Wide Financial Statements. For proprietary funds, current and non-current liabilities for compensated leave payable are recorded as expenses in both the Government-wide Financial Statements and the Fund Financial Statements.

I) Capital Assets

Capital assets, which include land, buildings, improvements, equipment, furniture, and infrastructure assets (e.g. roads, sidewalks, and similar items), are reported in the applicable governmental or business-type activities in the Government-Wide Financial Statements. Capital assets are recorded at historical cost or estimated historical cost if actual cost is not available. Donated assets, donated works of art and similar items, and capital assets received in service concession arrangements are valued at their acquisition value on the date received. Generally, capital asset purchases in excess of $1,000 are capitalized if they have an expected useful life of two years or more.

For capital assets, depreciation is recorded on a straight-line basis over the useful lives of the assets as follows:

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Buildings	25 - 45 years
Pumping Plant, Reservoir, Wells	15 - 50 years
Distribution System	25 - 50 years
Sewer Lines	75 years
Water System	20 - 75 years
Improvements	10 - 40 years
Machinery and Equipment	2 - 20 years
Furniture and Fixtures	2 - 20 years
Infrastructure	25 - 75 years

The City elected to use the Basic Approach as defined by GASB Statement No. 34 for infrastructure reporting. The City conducted a valuation of its infrastructure assets as of July 1, 2002. This valuation determined the original cost using one of the following methods:

- Use of historical records where available.
- Standard unit costs approach for the construction/acquisition date
- Present cost indexed by a reciprocal factor of the price increase from the construction/acquisition date to the current date.

Accumulated depreciation is defined as the total depreciation from the date of construction/acquisition to the current date on a straight-line method using industry accepted life expectancies for each infrastructure subsystem. The book value was then computed by deducting the accumulated depreciation from the original cost.

J) Notes and Loans Receivable

The accompanying financial statements report certain loans receivable for loans made to private developers, private homeowners, and other parties. Where applicable, an allowance for doubtful accounts has been recorded to reflect management's best estimate of probable losses associated with non-repayment.

K) Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has certain items that qualify for reporting in this category: 1) a deferred charge on refunding resulting from the difference in the carrying value of refunded debt and its reacquisition price, which is deferred and amortized over the shorter of the life of the refunded or refunding debt, and 2) deferred outflows relating to the City's net pension and OPEB liabilities.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows for certain items under the modified accrual basis of accounting. Accordingly, unavailable revenue is reported only in the governmental funds balance sheet.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The governmental funds report unavailable revenues related to interest earned on loans. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also reports deferred inflows relating to the net pension and OPEB liabilities.

L) Pensions

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

M) Other Postemployment Benefits (OPEB)

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used: June 30, 2021 Valuation Date; June 30, 2022 Measurement Date; and July 1, 2021 through June 30, 2022 Measurement Period.

N) Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position.

O) Fund Balance

Nonspendable Fund Balance: These include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact, e.g., the principal of an endowment fund. Examples of "not in spendable form" include inventory, prepaid amounts, long-term notes and loans, property held for resale and other items not expected to be converted to cash. However, if the proceeds from the eventual sale or liquidation of the items would be considered restricted, committed or assigned (as defined further on) then these amounts would be included in the restricted, committed or assigned instead of the nonspendable classification. A debt service reserve fund held by a trustee is an example of fund balance in nonspendable form that is classified as restricted instead of nonspendable since the reserve is eventually liquidated to make the final debt service principal payment.

Restricted Fund Balance: have externally enforceable limitations on use. The limitations on use can be imposed by creditors, grantors, or contributors as well as by constitutional provisions, City charter, enabling legislation, laws and government regulations.

Committed Fund Balance: Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (Resolution) of the City Council are classified as committed fund balances.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Assigned Fund Balance: Fund balance amounts for which the City Council has expressed intent for use but not taken formal action to commit are reported as assigned under GASB 54.

Unassigned Fund Balance: These are either residual positive net resources of the General Fund in excess of what can properly be classified in one of the other four categories, or negative balances. For all funds other than the General Fund, amounts expended in excess of resources that are restricted, committed, or assigned, negative unassigned fund balance may be necessary to report.

P) Fair Value Measurements

Certain assets and liabilities are required to be reported at fair value. The fair value framework provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements), as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and fair value is determined through the use of models or other valuation methodologies including:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in markets that are inactive; inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the City's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). These unobservable inputs are developed based on the best information available in the circumstances and may include the City's own data.

Q) Leases

Lessor: The City is a lessor for noncancellable leases of land owned by the City. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.
- The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

R) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

2) CASH AND INVESTMENTS

Cash and investments as of June 30, 2023 are classified in the accompanying financial statements as follows:

	Government-wide Statement of Net Position			
	Governmental Activities	Business-type Activities	Fiduciary Funds	Total
Cash and Investments	$ 83,799,164	$31,578,744	$11,007,014	$126,384,922
Restricted Cash and Investments	7,119,544	623,163	6,711,599	14,454,306
Total Cash and Investments	$ 90,918,708	$32,201,907	$17,718,613	$140,839,228

Cash and investments as of June 30, 2023 consist of the following:

Cash on Hand	$ 24,375
Deposits with Financial Institutions	2,478,360
Investments	138,336,493
Total Cash and Investments	$ 140,839,228

Deposits

The carrying amount of the City's cash deposits was $2,478,360 at June 30, 2023. Bank balances before reconciling items were a positive amount of $2,701,270 at June 30, 2023. The City has waived the collateral requirements for cash deposits, which are fully insured up to $250,000 by the Federal Deposit Insurance Corporation. The remaining amount was collateralized with securities held by the pledging financial institutions in the City's name.

2) CASH AND INVESTMENTS – Continued

The California Government Code (Code) requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. The Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name. The market value of pledged securities must equal at least 110% of the City's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the City's total cash deposits.

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Interest income earned on pooled cash and investments is allocated to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

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

The table below identifies the investment types that are authorized for the City by the California Government Code (or the City's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the City's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements, rather than the general provisions of the California Government Code or the City's investment policy.

Authorized Investment Type	Maximum Maturity*	Maximum Percentage of Portfolio*	Maximum Investment in One Issuer*
U.S. Treasury Obligations	5 years	No Limit	No Limit
U.S. Government Agency Obligations	5 years	No Limit	No Limit
Corporate Medium Term Notes	5 years	30%	5%
Bankers' Acceptances	180 days	20%	5%
Asset-Backed Securities, CMO's, and Mortgage pass-through securities	5 years	20%	No Limit
Commercial Paper	270 days	25%	5%
Repurchase Agreements	30 Days	15%	No Limit
Negotiable Certificates of Deposit	5 years	30%	5%
Federally-insured Time Deposits	5 years	20%**	5%
Time Deposits (collateralized)	5 years	20%**	5%
Supranational Securities	5 years	30%	10%
Municipal Securities	5 years	30%	5%
Mutual Funds	N/A	No Limit	10%***
Money Market Mutual Funds	N/A	20%	No Limit
Local Agency Investment Fund (LAIF)	N/A	35%	N/A

* Based on state law requirements or investment policy requirements, whichever is more restrictive.
** 20% in a combination of federally-insurred and collateralized time deposits
*** 10% maximum in any one mutual fund

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to

2) CASH AND INVESTMENTS – Continued

changes in market interest rates. One of the ways the City manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations. Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

		Remaining Maturity (in Months)			
Investment Type	Total	12 Months Or Less	13 to 36 Months	37 to 60 Months	More than 60 Months
US Treasury Obligations	$ 45,049,057	$ 8,420,940	$ 20,371,680	$ 16,256,437	$ -
U.S. Government Agency Securities	31,308,612	11,049,849	20,258,763	-	-
Medium-term Notes	16,891,765	3,569,627	5,114,348	8,207,790	-
Supranationals	3,770,295	-	3,770,295	-	-
Money Market Mutual Funds	1,471,146	1,471,146	-	-	-
CEPPT	1,593,849	1,593,849	-	-	-
Local Agency Investment Fund (LAIF)	25,770,762	25,770,762	-	-	-
Held by Fiscal Agent:					
Municipal Securities	4,455,000	295,000	-	-	4,160,000
Money Market Mutual Funds	8,026,007	8,026,007	-	-	-
Total Pooled Investments	$ 138,336,493	$ 60,197,180	$ 49,515,086	$ 24,464,227	$ 4,160,000

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by the California Government Code, the City's Investment Policy, or debt agreements, and the actual rating as of year-end for each investment type.

Investment Type	Total	Minimum Legal Rating	AAA	AA+ to AA-	A+ to A-	Not Rated	Exempt from Rating
US Treasury Obligations	$ 45,049,057	N/A	$ -	$ 45,049,057	$ -	$ -	$ -
U.S. Government Agency Securities	31,308,612	N/A	-	31,308,612	-	-	-
Medium-term Notes	16,891,765	A	942,164	2,924,402	13,025,199	-	-
Supranationals	3,770,295	AA	1,472,010	-	2,298,285	-	-
Money Market Mutual Funds	1,471,146	A	1,471,146	-	-	-	-
CEPPT	1,593,849	N/A	-	-	-	1,593,849	-
Local Agency Investment Fund (LAIF)	25,770,762	N/A	-	-	-	25,770,762	-
Held by Fiscal Agent							
Municipal Securities	4,455,000		-	-	-	4,455,000	-
Money Market Mutual Funds	8,026,007	A	8,026,007	-	-	-	-
Total Pooled Investments	$ 138,336,493		$ 11,911,327	$ 79,282,071	$ 15,323,484	$ 31,819,611	$ -

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. As of June 30, 2023, the City's investments with each of the following issuers exceed 5% of its total investments.

Issuer	Investment Type	Reported Amount
Federal National Mortgage Association	US Government Agency Securities	9,200,296
Federal Home Loan Bank	US Government Agency Securities	10,321,304

2) CASH AND INVESTMENTS – Continued

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

Investment in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based upon the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis.

Fair Value of Investments

Investments (except those that may be reported at amortized cost) are measured at fair value on a recurring basis. Recurring fair value measurements, are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investment fair value measurements at June 30, 2023 are described below. Based upon the fair value measurements, the City held the following investments as of June 30, 2023:

		Fair Value Hierarchy		
Investment Type	Total	Level 1	Level 2	Level 3
US Treasury Obligations	$ 45,049,057	$ 45,049,057	$ -	$ -
U.S. Government Agency Securities	31,308,613	-	31,308,613	-
Medium-term Notes	16,891,765	-	16,891,765	-
Supranationals	3,770,295	-	3,770,295	-
Municipal Securities	4,455,000	-	4,455,000	-
CEPPT	1,593,849	1,593,849	-	-
Total	$ 103,068,579	$ 46,642,906	$ 56,425,673	$ -

Treasury obligations, US Government Agency Securities, Medium-Term Notes, Municipal Securities, and Supranationals, categorized as Level 2 are valued based on matrix pricing which use observable market inputs such as yield curves and market indices that are derived principally from or corroborated by observable market data by correlation to other means.

3) INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Due to/From

As of June 30, 2023, the General Fund has an outstanding receivable from non-major governmental funds of $735,611 to cover current year operating deficits. These deficits will be repaid with future revenues and when receivables are collected.

Interfund transfers for the year ended June 30, 2023 are as follows:

	TRANSFERS IN			
TRANSFERS OUT	General Fund	Other Governmental Funds	Internal Service Funds	Total
General Fund	$ -	$ 458,948	$ 890,000	$ 1,348,948
Other Governmental Funds	50,631	1,731,643	139,036	1,921,310
Water Enterprise Fund	73,520	21,000	98,800	193,320
Internal Service Funds	-	41,161	141,200	182,361
	$ 124,151	$ 2,252,752	$ 1,269,036	$ 3,645,939

The General Fund transferred $458,948 to the other governmental funds to fund projects. In addition, the General Fund, Water Enterprise, and Other Governmental Funds transferred $890,000, $98,800 and $139,036, respectively, to the Internal Service Funds for claims liabilities and information systems. The Water Enterprise Fund transferred $73,520 to the General Fund for various services. The Other Governmental Funds transferred $1,731,463 to Other Governmental Funds to fund various projects.

4) LOANS, NOTES, AND OTHER RECEIVABLES

The City acting as the successor agency of the former redevelopment agency engages in programs designed to encourage construction or improvement in low-to-moderate income housing or other projects. Under these programs, loans are provided under favorable terms to homeowners or developers who agree to spend these funds in accordance with the City's terms. Loans and notes receivable, including accrued interest and related deferred inflows of resources, comprised balances from the following programs, all of which are discussed below:

Description	Balance June 30, 2023
Governmental Funds:	
Home Improvement Loans	$ 2,223,204
Low and Moderate Income Housing Loans	22,444,371
First Time Homebuyer Loans	4,110,284
Subtotal	28,777,859
Allowance for Uncollectible Accounts	(3,166,483)
Total Governmental Funds	25,611,376
Internal Service Funds:	
Employee Computer Loans	18,269
Total Primary Government	$ 25,629,645
Fiduciary Funds	
Successor Agency Redevelopment Loans	$ 43,411

5) CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2023 is presented below:

Governmental Activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, Not Being Depreciated:				
Rights of Way	$ 48,894,346	$ -	$ -	$ 48,894,346
Land	14,363,166	-	-	14,363,166
Construction in Progress	3,667,776	5,671,531	(7,063,558)	2,275,749
Total Capital Assets, Not Being Depreciated	66,925,288	5,671,531	(7,063,558)	65,533,261
Capital Assets Being Depreciated:				
Buildings	109,531,157	-	-	109,531,157
Improvements	34,869,914	904,476	-	35,774,390
Machinery and Equipment	26,856,605	667,817	(254,736)	27,269,686
Furniture and Fixtures	2,137,804	-	-	2,137,804
Right-to-Use Subscription Asset	-	161,225	-	161,225
Infrastructure - Road System	122,791,309	6,147,431	(863,572)	128,075,168
Infrastructure - Storm Drain System	6,322,892	-	-	6,322,892
Total Capital Assets Being Depreciated	302,509,681	7,880,949	(1,118,308)	309,272,322
Less Accumulated Depreciation:				
Buildings	(25,000,806)	(2,226,929)	-	(27,227,735)
Improvements	(14,039,318)	(1,362,524)	-	(15,401,842)
Machinery and Equipment	(17,826,105)	(1,472,229)	249,345	(19,048,989)
Furniture and Fixtures	(1,016,526)	(123,176)	-	(1,139,702)
Right-to-Use Subscription Asset	-	(71,656)	-	(71,656)
Infrastructure - Road System	(58,282,737)	(2,957,391)	560,021	(60,680,107)
Infrastructure - Storm Drain System	(2,771,772)	(185,894)		(2,957,666)
Total Accumulated Depreciation	(118,937,264)	(8,399,799)	809,366	(126,527,697)
Total Capital Assets Being Depreciated, Net	183,572,417	(518,850)	(308,942)	182,744,625
Governmental Activities, Capital Assets, Net	$ 250,497,705	$ 5,152,681	$ (7,372,500)	$ 248,277,886

Included in the additions to capital assets is a prior period adjustment $161,225 in Right-to-Use Subscription Assets and $17,913 in accumulated amortization from the implementation of GASB 96.

Depreciation expense was charged to the following functions for governmental activities in the Statement of Activities:

General Government	$ 776,468
Leisure	776,468
Transportation	4,425,865
Public Protection	1,708,229
Development	77,647
Internal Service Fund Depreciation	617,209
	$ 8,381,886

5) CAPITAL ASSETS – Continued

Business Type Activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, Not Being Depreciated:				
Land	$ 2,500	$ -	$ -	$ 2,500
Construction in Progress	726,385	2,672,979	(1,996,930)	1,402,434
Total Capital Assets, Not Being Depreciated	728,885	2,672,979	(1,996,930)	1,404,934
Capital Assets Being Depreciated:				
Buildings	92,578	-	-	92,578
Improvements	2,131,240	711,835	-	2,843,075
Pumps and reservioirs	9,038,292	-	-	9,038,292
Hydrants, meters, and connections	11,054,292	-	-	11,054,292
Machinery and Equipment	1,821,828	-	-	1,821,828
Infrastructure - Wells	5,637,659	-	-	5,637,659
Infrastructure - Water and Sewer Lines	35,407,831	1,205,312	(109,116)	36,504,027
Total Capital Assets Being Depreciated	65,183,720	1,917,147	(109,116)	66,991,751
Less Accumulated Depreciation:				
Buildings	(55,409)	(1,956)		(57,365)
Improvements	(565,376)	(106,562)		(671,938)
Pumps and reservioirs	(1,718,169)	(367,016)		(2,085,185)
Hydrants, meters, and connections	(4,454,677)	(311,109)		(4,765,786)
Machinery and Equipment	(1,369,355)	(88,547)		(1,457,902)
Infrastructure - Wells	(2,860,871)	(143,513)		(3,004,384)
Infrastructure - Water and Sewer Lines	(20,103,190)	(719,733)	96,326	(20,726,597)
Total Accumulated Depreciation	(31,127,047)	(1,738,436)	96,326	(32,769,157)
Total Capital Assets Being Depreciated, Net	34,056,673	178,711	(12,790)	34,222,594
Business Activities, Capital Assets, Net	$ 34,785,558	$ 2,851,690	$ (2,009,720)	$ 35,627,528

Depreciation expense was charged to the following programs for business-type activities in the Statement of Activities:

Water Utility	$ 1,738,436
Total	$ 1,738,436

6) LONG-TERM LIABILITIES

Changes in long-term liabilities for governmental activities are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due in one year
Governmental Activities					
Employee Leave Benefits	$ 3,182,393	$ 1,414,189	$ 1,334,231	$ 3,262,351	$ 1,375,000
Net OPEB Liability	4,477,794	423,908	-	4,901,702	-
Net Pension Liability	79,236,069	-	30,375,453	48,860,616	-
Claims Payable	7,230,637	98,203	1,244,649	6,084,191	500,000
Software Subscription Liability	-	106,225	53,732	52,493	52,493
2021 Pension Obligation Bonds	92,302,699	-	4,936,665	87,366,034	4,654,613
PFA - 2017 Lease Revenue Bonds	8,625,000		425,000	8,200,000	445,000
Premium on Bonds	375,911	-	25,342	350,569	-
Total Government Activities	$ 195,430,503	$ 2,042,525	$ 38,395,072	$ 159,077,956	$ 7,027,106

The liabilities for compensated absences, Net OPEB, and Net Pension are generally liquidated by the General Fund and internal service funds.

Claims Payable

Claims payable are typically paid from the Workers' Compensation Self-Insurance Fund and the Public Liability Self-Insurance Fund. There is no fixed payment schedule for claims liabilities.

Software Subscription Liability

The City has entered into subscription-based information technology arrangement (SBITA) with vendors for various City software systems. The systems are discounted at a rate of 2.36%. For the year ended June 30, 2023, the City reported a SBITA liability in the amount of $52,493. For the year ended June 30, 2023, there was a principal reduction of $53,732. As of June 30, 2023, the net SBITA right-to-use intangible asset was reported in the amount of $89,569. The future payments on the SBITA liability are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	$ 52,493	$ 2,507	$ 55,000
Totals	$ 52,493	$ 2,507	$ 55,000

2021 Taxable Pension Obligation Bonds

On August 17, 2021, the City issued $96,385,000 of Pension Obligation Bonds (Bonds) bearing interest rates of 2.045 to 3.000%, payable semi-annually on July 1 and January 1, maturing on July 1, 2043. The proceeds of the Bonds were used to refund all of the City's obligations to the California Public Employee's Retirement System (CalPERS) under the CalPERS contracts. A portion (4.24%) of the Bonds will be paid from the Water Enterprise fund and therefore, the outstanding balance in the Water Enterprise Fund is $3,863,966 at June 30, 2023. The following represents the future annual debt service requirements:

6) LONG-TERM LIABILITIES – Continued

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	$ 4,870,000	$ 1,792,241	$ 6,662,241
2025	4,885,000	1,769,795	6,654,795
2026	4,915,000	1,733,488	6,648,488
2027	4,960,000	1,684,286	6,644,286
2028	5,015,000	1,622,655	6,637,655
2029-2033	26,315,000	6,797,783	33,112,783
2034-2038	27,060,000	3,747,455	30,807,455
2039-2043	13,180,000	814,200	13,994,200
2044	30,000	450	30,450
Totals	$ 91,230,000	$ 19,962,353	$ 111,192,353

Buena Park Public Financing Authority 2017 Lease Revenue Bonds (Fire Station Headquarters Project)

On March 23, 2017, the Buena Park Public Financing Authority (PFA) issued $9,785,000 of Lease Revenue Bonds (Bonds) bearing interest rates of 3.0 to 5.0%, payable semi-annually on November 1 and May 1, maturing on May 1, 2037. The proceeds of the Bonds were used to (i) finance a portion of the costs of acquisition, construction and improvement of a new City-owned Fire Station No. 61 to be located at 7440 La Palma Avenue in the City, in replacement for the former fire station located at 8081 Western Avenue in the City, as well the construction and installation of additional improvements to Fire Station No, 63 located at 9120 Holder Street in the City; (ii) fund capitalized interest on the Bonds through and including May 1, 2019; and (iii) pay costs of issuance of the Bonds. The outstanding principal balance of the 2017 Lease Revenue Bonds at June 30, 2023 was $8,200,000.

The following represents the future annual debt service requirements:

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	$ 445,000	$ 310,850	$ 755,850
2025	465,000	288,600	753,600
2026	490,000	365,350	855,350
2027	515,000	240,850	755,850
2028	540,000	215,100	755,100
2029-2033	2,985,000	790,925	3,775,925
2034-2037	2,760,000	256,030	3,016,030
Totals	$ 8,200,000	$ 2,467,705	$ 10,667,705

6) LONG-TERM LIABILITIES – Continued

Changes in long-term liabilities for business-type activities are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due in one year
Business-type Activities					
Employee Leave Benefits	$ 196,830	$ 91,091	$ 77,785	$ 210,136	$ 80,000
Net Pension Liability	3,451,597	-	981,679	2,469,918	-
2021 Pension Obligation Bonds	4,082,301	-	218,335	3,863,966	215,387
Loans from Direct Borrowings:					
OCWD Loan Payable	4,890,244	-	305,640	4,584,604	305,640
Total Direct Borrowings	4,890,244	-	305,640	4,584,604	305,640
Total Business-type Activities	$ 12,620,972	$ 91,091	$ 1,583,439	$ 11,128,624	$ 601,027

Loan Payable

In February 27, 2018, the City entered into an agreement with Orange County Water District (OCWD) to construct the Rosecrans Booster Pump Station, which is expected to allow the City to increase its groundwater utilization by approximately 3200 acre feet per year, and give the City the ability to meet 100% of its total water demands by pumping groundwater, which has been previously identified as a strategic planning goal of the City. As part of the agreement, OCWD agreed to loan the City up to an amount of $6,000,000 to be used for the project. As of June 30, 202,3 the City has drawn $5,195,884 of the amount loaned. The loan is to be repaid over a twenty (20) year period in annual principal installments of $305,640. The loan does not accrue interest.

The future debt service requirements are as follows:

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	$ 305,640	$ -	$ 305,640
2025	305,641	-	305,641
2026	305,640	-	305,640
2027	305,640	-	305,640
2028	305,640	-	305,640
2029-2033	1,528,202	-	1,528,202
2034-2038	1,528,201	-	1,528,201
Totals	$ 4,584,604	$ -	$ 4,584,604

7) RISK MANAGEMENT

The City is exposed to various risks of loss related to its operation, including losses associated with errors and omissions, injuries to employees and members of the public. In the self-insurance internal service funds, the City has recorded liabilities in the amount of $6,084,191 for lawsuits and other claims arising in the ordinary course of City operations. The City is self-insured in both workers' compensation and general liability for the first $500,000 per claim. The City maintains coverage in excess of this self-insured retention limit through the California Insurance Pool Authority (CIPA) for workers' compensation and general liability claims. CIPA is a public entity risk pool which operates a risk management and insurance program for 13 member cities within California, and is self-sustaining through member premiums.

7) RISK MANAGEMENT - Continued

The City has entered into contracts with claims administrators to process claims against the City for workers' compensation and general liability claims. Liabilities have been recorded for estimated losses from claims and judgments in the amount of $4,817,324 for workers' compensation and $1,266,867 for general liability. Losses for claims incurred but not reported are recorded when the probable amount of loss can be reasonably estimated.

In the past three years, no claims for general liability or workers' compensation have exceeded the City's purchased insurance coverage.

Changes in the claims and judgments payable amounts in the past three fiscal years for the Self-funded Insurance Fund are as follows:

Year Ended June 30,	Beginning of Year	Claims and Changes in Estimates	Claim Payments	End of Year
2023	$ 7,230,637	$ 98,203	$ 1,244,649	$ 6,084,191
2022	7,628,384	1,043,934	1,441,681	7,230,637
2021	6,781,301	1,528,946	681,863	7,628,384

8) EMPLOYEE RETIREMENT PLAN

General Information about the Pension Plans - Miscellaneous

Plan Descriptions: All qualified permanent and probationary employees are eligible to participate in the City's separate Miscellaneous Plan, an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the plan are established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided: The Plan is an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS). A full description of the pension plan regarding number of employees covered, benefit provisions, assumptions (for funding, but not accounting purposes), and membership information are listed in the plan's June 30, 2021 Annual Actuarial Valuation Report (funding valuation). Details of the benefits provided can be obtained in Appendix B of the actuarial valuation report. This report and CalPERS' audited financial statements are publicly available reports that can be obtained at CalPERS' website.

8) EMPLOYEE RETIREMENT PLAN – Continued

The Plans' provisions that are in effect at June 30, 2023, are summarized as follows:

	Miscellaneous Plan		
	Classic	Tier II	PEPRA
Hire date	Prior to January 1, 2013	On or after January 1, 2013*	On or after January 1, 2013
Benefit formula	2.5% @ 55	2% @ 60	2% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50	50	52
Monthly benefits, as a % of eligible compensation	(1)	(1)	(1)
Required employee contribution rates	8.00%	7.00%	6.75%
Required employer contribution rates	9.24% + $254,281	9.24%	6.75%

(1) - Depending on years of service

*New hires who are already enrolled in CalPERS are eligible for benefits under the Tier II, and other new hires are enrolled in the PEPRA rate plans.

Employees Covered: At June 30, 2023, the following number of employees were covered by the benefit terms for the Plan:

	Miscellaneous
Inactive employees or beneficiaries currently receiving benfits	392
Inactive employees entitled to but not yet receiving benefits	287
Active employees	168

Contributions: Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer-Paid Member Contributions or situations where members are paying a portion of the employer contribution.

8) EMPLOYEE RETIREMENT PLAN – Continued

Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plans is measured as of June 30, 2021, using an annual actuarial valuation as of June 30, 2021 rolled forward to June 30, 2022 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions: The total pension liabilities in the June 30, 2021 actuarial valuations were determined using the following actuarial assumptions:

	Miscellaneous
Valuation date	June 30, 2021
Measurement date	June 30, 2022
Actuarial cost method	entry-age normal
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Projected salary increase	(1)
Investment rate of return	6.90%
Mortality	(2)
Post Retirement Benefit Increase	(3)

(1) Depending on age, service and type of employment

(2) Derived using CalPERS' Membership Data for all Funds.

(3) The lesser contract COLA or 2.3% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.3% thereafter

The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

Long-term Expected Rate of Return - The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

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

8) EMPLOYEE RETIREMENT PLAN – Continued

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 (1)	Real Return Years 11+ (2)
Global Equity	50%	4.80%	5.98%
Global Fixed Income	28%	1.00%	2.62%
Inflation Assets	-	0.77%	1.81%
Private Equity	8%	6.30%	7.23%
Real Assets	13%	3.75%	4.93%
Liquidity	1%	-	-0.92%

(1) An expected inflation of 2.0% used for this period.

(2) An expected inflation of 2.92% used for this period.

Discount Rate - The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability

The changes in the Net Pension Liability for the Miscellaneous Plan are as follows:

	Increase (Decrease)		
	Pension Plan Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2021	$ 154,033,964	$ 127,584,939	$ 26,449,025
Changes in the year:			
Service cost	2,234,738	-	2,234,738
Interest on the total pension liability	10,730,177	-	10,730,177
Changes of benefit terms	-	-	-
Differences between expected and actual experience	495,639	-	495,639
Changes in assumptions	4,269,390	-	4,269,390
Net Plan to Plan Resource Movement	-	-	-
Contributions from the employer	-	35,856,980	(35,856,980)
Contributions from employees	-	965,501	(965,501)
Net investment income	-	(11,490,612)	11,490,612
Benefit payments, including refunds	(8,813,099)	(8,813,099)	-
Administrative/other expense	-	(79,478)	79,478
Net changes	8,916,845	16,439,292	(7,522,447)
Balance at June 30, 2022	$ 162,950,809	$ 144,024,231	$ 18,926,578

8) EMPLOYEE RETIREMENT PLAN – Continued

Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following presents the net pension liability of the Plan as of the measurement date, calculated using the discount rate of 6.90 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90 percent) or 1 percentage-point higher (7.90 percent) than the current rate:

	Miscellaneous
1% Decrease	5.90%
Net Pension Liability	$ 39,750,661
Current Discount Rate	6.90%
Net Pension Liability	$ 18,926,578
1% Increase	7.90%
Net Pension Liability	$ 1,717,709

Pension Plan Fiduciary Net Position: Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

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

For the year ended June 30, 2023, the City recognized pension expense of $5,552,116 for the Miscellaneous Plan. At June 30, 2023, the City reported deferred outflows and deferred inflows for the Miscellaneous Plan from the following sources:

	Miscellaneous	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$ 1,542,364	$ -
Differences between actual and expected experience	317,858	-
Changes in assumptions	2,328,758	-
Net differences between projected and actual earnings on plan investments	8,115,352	-
Total	$ 12,304,332	$ -

$1,542,364 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024. Other amounts reported as deferred outflows and deferred inflows related to pensions will be recognized as pension expense as follows:

8) EMPLOYEE RETIREMENT PLAN – Continued

Year Ending June 30,	Amount
2024	$ 3,719,515
2025	1,831,465
2026	960,695
2027	4,250,293
2028	-
Thereafter	-

General Information about the Pension Plans – Safety

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

Benefits Provided - The Plan is a cost-sharing multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS). A full description of the pension plan benefit provisions, assumptions for funding purposes but not accounting purposes, and membership information is listed in the June 30, 2021 Annual Actuarial Valuation Report. Details of the benefits provided can be obtained in Appendix B of the June 30, 2021 actuarial valuation report. This report is a publicly available valuation report that can be obtained at CalPERS' website under Forms and Publications. The rate plan provisions and benefits in effect at June 30, 2023, are summarized as follows:

	Safety		
	Classic	Tier II	PEPRA
Hire date	Prior to January 1, 2013	On or after January 1, 2013*	On or after January 1, 2013*
Benefit formula	3% @ 50	2.0% @ 50	2.7% @ 55
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50 - 55	50	50
Monthly benefits, as a % of eligible compensation	(1)	(1)	(1)
Required employee contribution rates	9%	9%	13.75%
Required employer contribution rates	25.64% + $348,793	19.87% + $1,308	13.66% + $4,536

8) EMPLOYEE RETIREMENT PLAN – Continued

Contributions - Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

Beginning in fiscal year 2016, CalPERS collects employer contributions for the Plan as a percentage of payroll for the normal cost portion as noted in the rates above and as a dollar amount for contributions toward the unfunded liability. The dollar amounts are billed on a monthly basis. The City's required contribution for the unfunded liability was $354,637 in fiscal year 2023.

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

As of June 30, 2023, the City reported a liability of $32,403,956 for its proportionate share of the net pension liability. The City's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2022, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2021 rolled forward to June 30, 2022 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined.

The City's proportionate share of the Plan's net pension liability as of June 30, 2021 and 2022 was as follows:

Proportion - June 30, 2021	1.60248%
Proportion - June 30, 2022	0.47156%
Change - Increase (Decrease)	-1.13092%

For the year ended June 30, 2023, the City recognized pension expense of $26,878,286. At June 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to the Safety pension plan from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	$ 2,460,652	$ -
Differences between actual and expected experience	1,341,082	351,881
Changes in assumptions	3,267,300	-
Change in employer's proportion and differences	235,316	54,839,551
Differences between the employer's contributions and the employer's proportionate share of contributions	41,633,652	1,979,863
Net differences between projected and actual earnings on plan investments	5,117,038	-
Total	$ 54,055,040	$ 57,171,295

8) EMPLOYEE RETIREMENT PLAN – Continued

The $2,460,652 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ending June 30,	Amount
2024	$ (3,206,646)
2025	(3,304,422)
2026	(2,187,297)
2027	3,121,458
2028	-
Thereafter	-

Actuarial Assumptions - The total pension liabilities in the June 30, 2021 actuarial valuations were determined using the following actuarial assumptions:

	Safety
Valuation date	June 30, 2021
Measurement date	June 30, 2022
Actuarial cost method	entry-age normal
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Projected salary increase	(1)
Investment rate of return	6.90%
Mortality	(2)
Post Retirement Benefit Increase	(3)

(1) Depending on age, service and type of employment (2) Derived using CalPERS's Membership Data for all funds (3) The lesser contract COLA 2.3% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.3% thereafter.

The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

Long-term Expected Rate of Return - The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both

8) EMPLOYEE RETIREMENT PLAN – Continued

short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses. The expected real rates of return by asset class are as follows:

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 (1)	Real Return Years 11+ (2)
Global Equity	50%	4.80%	5.98%
Fixed Income	28%	1.00%	2.62%
Inflation Assets	-	0.77%	1.81%
Private Equity	8%	6.30%	7.23%
Real Assets	13%	3.75%	4.93%
Liquidity	1%	-	-0.92%

(1) An expected inflation of 2.0% used for this period.
(2) An expected inflation of 2.92% used for this period.

Discount Rate - The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease		5.90%
Net Pension Liability	$	69,082,082
Current Discount Rate		6.90%
Net Pension Liability	$	32,403,956
1% Increase		7.90%
Net Pension Liability	$	2,427,874

Pension Plan Fiduciary Net Position - Detailed information about the Plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Payable to the Pension Plan - At June 30, 2023, the City reported no payables to the pension plan, for outstanding contributions required for the year ended June 30, 2023.

9) OTHER POST EMPLOYMENT BENEFITS

General Information About the OPEB Plan

Plan Description - The City provides post-employment medical benefits to retirees through the California Public Employees' Retirement System California Employer's Retiree Benefit Trust Fund (the PERS CERBT fund). The program is an agent multiple-employer defined benefit health care plan that provides health care insurance for eligible retirees. These benefits are available to employees who retire with the City at age 50 to 52 or older with at least 5 years of CalPERS service or those who satisfy certain disability requirements. The City pays monthly medical premiums ranging from $136 to $420 for each employees depending upon which group the employee belongs to and the number of individual covered by the policy. The Plan does not provide a publicly available financial report.

Employees Covered by Benefit Terms - As of the June 30, 2021 actuarial valuation, the following current and former employees were covered by the benefit terms under the Plan:

Retirees or spouses of retirees currently receiving benefits	191
Active employees	256
Total	447

Contributions - The contribution requirements of plan members and the City are established and may be amended by the City, City Council, and/or the employee associations. Currently, contributions are not required from the plan members. For the measurement period 2022-23, the City contributed $751,336, including $651,336 in benefit payments and a $100,000 deposit to CERBT.

CERBT is a tax qualified irrevocable trust, organized under Internal Revenue Code (IRC) Section 115, established to prefund OPEB. The CERBT issues a publicly available financial report that included financial statements and required supplementary information for the City, not individualizing, but in aggregate with the other CERBT participants. That report may be obtained by contacting CalPERS.

Net OPEB Liability - The City's net OPEB liability was measured as of June 30, 2022 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2021, based on the following actuarial methods and assumptions:

Valuation Date	June 30, 2021
Actuarial Cost Method	Entry Age Actuarial Cost
Mortality	2017 CalPERS Mortality
Health Care Trend Rate	4.00%
Inflation Rate	2.50%
Salary Changes	2.75%
Discount Rate	6.75%

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

9) OTHER POST EMPLOYMENT BENEFITS – Continued

Asset Class	Target Allocation	Assumed Gross Return
All Equities	59%	7.545%
All Fixed Income	25%	4.250%
Real Estate Investment Trusts	8%	7.250%
All Commodities	3%	7.545%
Treasury Inflation Protected Securities (TIPS)	5%	3.000%
Total	100.00%	

Discount Rate - The discount rate used to measure the total OPEB liability was 6.75 percent. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees and beneficiaries. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Changes in the Net OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability (TOL)	Plan Fiduciary Net Position	Net OPEB Liability/(Asset)
Balance at June 30, 2022 (2021 Measurement Date)	$ 7,483,004	$ 3,005,210	$ 4,477,794
Changes in the year:			
Service cost	147,464	-	147,464
Interest on the total OPEB liability	492,566	-	492,566
Employer contributions	-	765,819	(765,819)
Actual investment income	-	(402,052)	402,052
Administrative Expense	-	(762)	762
Benefit payments, including refunds	(518,936)	(665,819)	146,883
Net changes	121,094	(302,814)	423,908
Balance at June 30, 2023 (2022 Measurement Date)	$ 7,604,098	$ 2,702,396	$ 4,901,702

Sensitivity of the Net OPEB Liability to changes in the Discount Rate - The following presents the net OPEB liability of the City if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	Discount Rate 1% Lower	Valuation Discount Rate	Discount Rate 1% Higher
Net OPEB liability (asset)	$ 5,798,252	$ 4,901,702	$ 4,163,167

Sensitivity of the Net OPEB Liability to changes in the Healthcare Cost Trend Rates - The following presents the net OPEB liability of the District, as well as what the District's Net OPEB would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

9) OTHER POST EMPLOYMENT BENEFITS – Continued

	1% Decrease	Current Healthcare Cost Trend Rate	1% Increase
Net OPEB liability (asset)	$ 4,281,560	$ 4,901,702	$ 5,687,340

OPEB Expense and Recognition of Deferred Outflows/Inflows of Resources Related to OPEB

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense.

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2023, the City recognized OPEB expense of $498,694. The City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows	Deferred Inflows
OPEB Contributions Subsequent to the Measurement Date	$ 751,336	$ -
Changes of Assumptions	250,090	-
Differences between expected and actual experience	196,228	241,319
Net differences between projected and actual earnings on plan investments	242,772	-
Total	$ 1,440,426	$ 241,319

The $751,336 reported as deferred outflows of resources related to contributions subsequent to the June 30, 2022 measurement date will be recognized as a reduction of the net OPEB liability during the fiscal year ended June 30, 2024. Other amounts reported as deferred outflows of resources related to OPEB will be recognized as expense as follows:

Year Ending June 30,	Amount
2024	$ 66,830
2025	63,091
2026	47,827
2027	140,524
2028	24,343
Thereafter	105,156

10) CLASSIFICATION OF FUND BALANCES

The City's governmental fund balances at June 30, 2023, are presented below:

	General Fund	Housing Successor	Other Governmental Funds	Total
Nonspendable:				
Prepaid Items	$ 134,614	$ -	$ -	$ 134,614
Inventory	77,409	-	-	77,409
Property Held for Resale	24,409,990	-	-	24,409,990
Restricted for:				
Low/Mod Housing	-	25,910,650	8,991,971	34,902,621
Public Protection	-	-	1,052,707	1,052,707
Environmental	-	-	598,927	598,927
Transportation	-	-	8,734,434	8,734,434
Pension	1,593,849	-	-	1,593,849
Debt Service	5,525,695	-	-	5,525,695
Development	-	-	3,110,492	3,110,492
Assigned:				
Economic Development	6,489,140	-	-	6,489,140
Unassigned	49,400,819	-	(562,138)	48,838,681
Total Fund Balances	$ 87,631,516	$ 25,910,650	$ 21,926,393	$ 135,468,559

11) DEFICIT FUND BALANCES

The City Capital Projects fund reported a deficit in fund balance of $562,138 as of June 30, 2023. This deficit will be reduced when future revenues are received by the City.

The Workers' Compensation Internal Service Fund has a deficit of $2,465,460 as a result of claims liabilities exceeding assets.

12) SUCCESSOR AGENCY ACTIVITIES

Changes in long-term liabilities for the Successor Agency are as follows:

	Beginning Balance	Additions	Retirements	Ending Balance	Due in one year
Fiduciary Fund Long-term Debt					
2019 Tax Allocation Bonds, Series A	$ 36,010,000	$ -	$ 1,880,000	$ 34,130,000	$ 1,935,000
2019 Tax Allocation Bonds, Series B	5,430,000	-	2,690,000	2,740,000	2,740,000
Unamortized Premium	7,484,612	-	457,430	7,027,182	-
Total Fiduciary Fund Debt	$ 48,924,612	$ -	$ 5,027,430	$ 43,897,182	$ 4,675,000

12) SUCCESSOR AGENCY ACTIVITIES - Continued

2019 Tax Allocation Refunding Bonds, Series A and B

On October 23, 2019, the Successor Agency to the Redevelopment Agency of the City of Buena Park (Agency) issued $39,840,000 of Tax Allocation Refunding Bonds, Series A (Series A Bonds) and $10,715,000 of Tax Allocation Refunding Bonds, Series B (Series B Bonds) to provide funds for a current refunding of the 2003 Tax Allocation Bonds and the 2008 Tax Allocation Bonds, Series A, and to advance refund the 2008 Tax Allocation Bond Series B that were previously issued by the now dissolved Redevelopment Agency of the City of Buena Park. The Series A Bonds were issued at a premium of $8,233,737. This premium is being amortized on a straight-line basis as interest expense through 2036.

The Series A and Series B Bonds are special obligations of the Agency secured by tax increment revenues. The Bonds are payable in annual installments through maturity on September 1, 2035 and September 1, 2023 respectively. Interest is payable semiannually on March 1 and September 1, with rates ranging from 1.828% to 5.000% per annum. The future debt service requirements for the bonds are as follows:

2019 Series A Tax Allocation Refunding Bonds

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	$ 1,935,000	$ 1,544,700	$ 3,479,700
2025	2,580,000	1,454,400	4,034,400
2026	2,370,000	1,343,550	3,713,550
2027	2,485,000	1,222,175	3,707,175
2028	2,610,000	1,094,800	3,704,800
2029-2033	14,355,000	3,386,375	17,741,375
2034-2036	7,795,000	457,900	8,252,900
Totals	$ 34,130,000	$ 10,503,900	$ 44,633,900

2019 Series B Tax Allocation Refunding Bonds

Fiscal Year Ending June 30,	Principal	Interest	Total
2023	$ 2,740,000	$ 27,852	$ 2,767,852
Totals	$ 2,740,000	$ 27,852	$ 2,767,852

13) COMMITMENTS AND CONTINGENCIES

The City has been named as a defendant in certain other claims and litigation matters. In the opinion of City management, the outcome of such litigation is not expected to result in a material adverse effect to the financial condition of the City beyond that accrued in the City's Self-funded Insurance Fund.

The City has received state and federal funds for specific purposes that are subject to review and audit by the grantor agencies. Although such audits could generate expenditure disallowances under the terms of the grants, it is believed that any required reimbursements will not be material.

Construction commitments at year-end were approximately $8,986,344.

14) LEASES

Lease Receivable - In prior fiscal years, the City entered into various land lease agreements with third parties to lease pieces of land owned by the City. The initial lease terms ranged from 10 to 50 years. The City currently receives monthly payments from all leases of $8,631. The City recognized $100,904 in lease revenue and $2,669 in interest revenue during the current fiscal year related to the various leases. As of June 30, 2023, the City's receivable for lease payments was $1,661,661. Also, the City has a deferred inflow of resources associated with the leases that will be recognized as revenue over the lease terms. As of June 30, 2023, the balance of the deferred inflow of resources was $1,661,661.

15) RESTATEMENT OF NET POSITION

The restatement of $37,085 in the Statement of Activities is the net effect of the implementation of GASB 96, *Subscription-Based Information Technology.*

REQUIRED SUPPLEMENTARY INFORMATION

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual - General Fund
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Taxes	$ 65,676,800	$ 65,676,800	$ 74,874,121	$ 9,197,321
Licenses and Permits	1,283,770	1,283,770	1,334,753	50,983
Fines and Forfeitures	890,000	890,000	2,395,072	1,505,072
Intergovernmental	3,056,000	5,077,231	5,124,700	47,469
Charges for Services	8,554,870	8,617,258	8,933,543	316,285
Investment Income	570,000	570,000	701,635	131,635
Miscellaneous	445,820	452,820	1,431,557	978,737
Total Revenues	80,477,260	82,567,879	94,795,381	12,227,502
EXPENDITURES				
Current:				
General Government				
City Council	392,540	397,540	403,629	(6,089)
City Manager	947,580	947,580	922,722	24,858
Community Support Services	683,590	683,590	715,079	(31,489)
City Attorney	297,320	297,320	446,838	(149,518)
City Clerk	673,000	715,200	616,599	98,601
Internal Support Services	1,281,470	1,282,962	1,115,621	167,341
Finance	1,043,150	1,043,510	985,383	58,127
Public Works	1,826,200	1,859,500	1,722,369	137,131
Non-Departmental	1,811,050	1,811,050	1,082,547	728,503
Total General Government	8,955,900	9,038,252	8,010,787	1,027,465
Leisure:				
Recreation and Administration	3,650,140	3,723,966	4,178,720	(454,754)
Health:				
Navigation Center	2,735,000	3,238,901	2,910,376	328,525
Public Works	4,211,540	4,212,996	4,197,835	15,161
Total Health	6,946,540	7,451,897	7,108,211	343,686
Transportation:				
Public Works	5,809,790	5,946,321	5,144,193	802,128
Total Transportation	5,809,790	5,946,321	5,144,193	802,128
Public Protection:				
Community Development Services	609,940	683,037	660,191	22,846
Fire Department	14,205,710	14,205,710	14,200,536	5,174
Police Department	32,600,470	32,804,184	31,637,485	1,166,699
Total Public Protection	47,416,120	47,692,931	46,498,212	1,194,719

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual - General Fund - Continued
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Development:				
Community Development Services	$ 2,842,560	$ 3,296,361	$ 2,626,556	$ 669,805
Environmental:				
Recreation, Parks, and Comm. Svcs.	4,026,250	4,140,811	4,256,646	(115,835)
Capital Outlay	250,000	2,049,097	549,400	1,499,697
Debt Service:				
Principal Retirement	425,000	425,000	425,000	-
Interest and Other Charges	332,100	332,100	332,100	-
Total Expenditures	80,654,400	84,096,736	79,129,825	4,966,911
Excess (Deficiency) of Revenues over Expenditures	(177,140)	(1,528,857)	15,665,556	17,194,413
OTHER FINANCING SOURCES (USES)				
Transfers In	147,670	1,102,314	124,151	(978,163)
Transfers Out	(1,039,650)	(5,288,099)	(1,348,948)	3,939,151
Total Other Financing Sources (Uses)	(891,980)	(4,185,785)	(1,224,797)	2,960,988
Net Change in Fund Balances	(1,069,120)	(5,714,642)	14,440,759	20,155,401
Fund Balances, Beginning	73,190,757	73,190,757	73,190,757	-
Fund Balances, Ending	$ 72,121,637	$ 67,476,115	$ 87,631,516	$ 20,155,401

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Housing Successor Special Revenue Fund
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
REVENUES				
Charges for Services	$ -	$ -	$ 407,847	$ 407,847
Investment Income	-	-	125,445	125,445
Total Revenues	-	-	533,292	533,292
EXPENDITURES				
Current:				
Development	317,340	317,406	273,055	44,351
Total Expenditures	317,340	317,406	273,055	44,351
Excess (Deficiency) of Revenues over Expenditures	(317,340)	(317,406)	260,237	577,643
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	-	-
Transfers Out	(250,000)	(250,000)	-	250,000
Total Other Financing Sources (Uses)	(250,000)	(250,000)	-	250,000
Net Change in Fund Balance	(567,340)	(567,406)	260,237	827,643
Fund Balance, Beginning	25,650,413	25,650,413	25,650,413	-
Fund Balance, Ending	$ 25,083,073	$ 25,083,007	$ 25,910,650	$ 827,643

City of Buena Park
Notes to Required Supplementary Information
Year Ended June 30, 2023

BUDGETS AND BUDGETARY ACCOUNTING

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for governmental funds. The City's budget ordinance requires that in June of each year the City Manager to the City Council for the fiscal year commencing the following July 1. As modified during public study sessions, the preliminary budget becomes the proposed budget. Following public hearings on the proposed budget, the final annual budget is adopted by the City Council in June of the fiscal year. After adoption of the final budget, transfers of appropriations within the general fund departments may be done by the City Manager. Budget transfers within a department/fund may be done by department heads. Budget modifications between funds and increases or decreases to a fund's overall budget must be approved by the City Council. Numerous properly authorized amendments are made during the fiscal year.

Budgetary control is enhanced by integrating the budget into the general ledger accounts. Encumbrance accounting (e.g. purchase orders) is employed by the City.

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City of Buena Park
Required Supplementary Information
Year Ended June 30, 2023

Schedule of Changes in the Net Pension Liability and Related Ratios
Agent Multiple-employer Plan - Miscellaneous

	Measurement Period		
Total Pension Liability	2022	2021	2020
Service cost	$ 2,234,738	$ 2,154,848	$ 2,196,854
Interest on total pension liability	10,730,177	10,487,791	10,165,401
Changes in assumptions	4,269,390	-	-
Differences between expected and actual experience	495,639	364,241	(1,945,520)
Benefit payments, including refunds	(8,813,099)	(8,427,293)	(7,965,791)
Net change in total pension liability	8,916,845	4,579,587	2,450,944
Total pension liability - beginning	154,033,964	149,454,377	147,003,433
Total pension liability - ending (a)	$ 162,950,809	$ 154,033,964	$ 149,454,377
Plan Fiduciary Net Position			
Contributions - employer	$ 35,856,980	$ 4,448,078	$ 4,195,356
Contributions - employee	965,501	972,705	1,103,870
Net investment income	(11,490,612)	23,961,580	5,166,628
Benefit payments	(8,813,099)	(8,427,293)	(7,965,791)
Administrative/Other Expense	(79,478)	(106,623)	(147,155)
Net change in plan fiduciary net position	16,439,292	20,848,447	2,352,908
Plan fiduciary net position - beginning	127,584,939	106,736,492	104,383,584
Plan fiduciary net position - ending (b)	$ 144,024,231	$ 127,584,939	$ 106,736,492
Net pension liability - ending (a) - (b)	$ 18,926,578	$ 26,449,025	$ 42,717,885
Plan fiduciary net position as a percentage of the total pension liability	88.39%	82.83%	71.42%
Covered payroll	$ 15,051,613	$ 14,578,447	$ 13,479,498
Net pension liability as percentage of covered payroll	125.74%	181.43%	316.91%

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:

Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30, 2018 valuation date. This applies to voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes in Assumptions: In 2017, the accounting discount rate reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflected an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense.) In 2014, amounts reported were based on the 7.5 percent discount rate.

* Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

Measurement Period						
2019	2018	2017	2016	2015	2014
$ 2,213,426	$ 2,236,898	$ 2,148,370	$ 1,992,348	$ 2,394,505	$ 2,495,555
9,994,688	9,602,276	9,338,442	9,259,401	10,402,942	9,879,182
-	(529,198)	7,411,183	-	(2,726,343)	-
1,316,775	124,877	(2,072,201)	(1,430,631)	1,323,162	-
(7,767,642)	(7,544,209)	(7,329,296)	(6,868,870)	(7,001,597)	(6,313,012)
5,757,247	3,890,644	9,496,498	2,952,248	4,392,669	6,061,725
141,246,186	137,355,542	127,859,044	124,906,796	139,692,888	133,631,163
$ 147,003,433	$ 141,246,186	$ 137,355,542	$ 127,859,044	$ 144,085,557	$ 139,692,888
$ 3,589,027	$ 3,184,075	$ 2,959,042	$ 2,571,401	$ 2,006,400	$ 3,816,628
976,043	990,815	997,916	964,624	951,393	896,539
6,561,383	8,127,473	9,957,029	452,819	2,115,027	14,795,183
(7,767,642)	(7,544,209)	(7,329,296)	(6,868,870)	(6,786,470)	(6,313,012)
(56,876)	(437,349)	(133,336)	(56,829)	(104,951)	-
3,301,935	4,320,805	6,451,355	(2,936,855)	(1,818,601)	13,195,338
101,081,649	96,760,844	90,309,489	93,246,344	95,064,945	85,979,077
$ 104,383,584	$ 101,081,649	$ 96,760,844	$ 90,309,489	$ 93,246,344	$ 99,174,415
$ 42,619,849	$ 40,164,537	$ 40,594,698	$ 37,549,555	$ 50,839,213	$ 40,518,473
71.01%	71.56%	70.45%	70.63%	64.72%	70.99%
$ 14,823,350	$ 14,391,602	$ 12,895,891	$ 12,045,152	$ 11,636,737	$ 8,870,562
287.52%	279.08%	314.79%	311.74%	436.89%	456.77%

City of Buena Park
Required Supplementary Information
Year Ended June 30, 2023

Defined Benefit Cost Sharing Multiple-Employer Plan - Safety

Schedule of the City's Proportionate Share of the Net Pension Liability
Last 10 Years*

Measurement Date	Proportion of the Net Pension Liability	Proportionate Share of Net Pension Liability	Covered Payroll	Proportionate Share of the Net Pension Liability as a % of Payroll	Plan Fiduciary Net Position as a % of the Total Pension Liability
2022	0.47156%	$ 32,403,956	$ 11,766,132	275.40%	87.79%
2021	1.03986%	56,238,642	11,253,447	499.75%	77.75%
2020	0.73669%	80,155,166	10,315,557	777.03%	67.45%
2019	0.72284%	74,069,585	8,760,412	845.50%	69.60%
2018	0.71541%	68,938,674	8,505,254	810.54%	75.26%
2017	0.68500%	67,933,536	9,280,685	731.99%	73.31%
2016	0.68943%	59,657,145	8,412,906	709.11%	74.06%
2015	0.67629%	46,420,099	8,024,373	578.49%	78.40%
2014	0.64148%	38,926,454	8,881,515	438.29%	79.82%

Notes to the Schedule of the City's Proportionate Share of the Net Pension Liability

Benefit Changes: None

Changes in Assumptions: In 2017, the accounting discount rate changed from 7.65% to 7.15%.

City of Buena Park
Required Supplementary Information
Year Ended June 30, 2023

Schedule of Contributions – Last 10 Years*
Agent Multiple-employer Plan – Miscellaneous Plan

Schedule of Plan Contributions
Last 10 Years*

Fiscal Year	Contractually Required Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency/ (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2023	$ 1,542,364	$ (1,542,364)	$ -	$ 15,199,900	10.15%
2022	4,591,817	(35,873,817)	(31,282,000)	15,051,613	30.51%
2021	4,448,078	(4,448,078)	-	14,578,447	30.51%
2020	4,193,814	(4,193,814)	-	13,479,498	31.11%
2019	3,587,318	(3,587,318)	-	14,823,350	24.20%
2018	3,184,856	(3,184,856)	-	14,391,602	22.13%
2017	2,853,983	(2,853,983)	-	12,895,891	22.13%
2016	2,571,401	(2,571,401)	-	12,045,152	21.35%
2015	2,006,400	(2,006,400)	-	11,636,737	17.24%
2014	1,880,762	(1,880,762)	-	11,030,619	17.05%

Schedule of Contributions – Last 10 Years*
Cost-Sharing Plan – Safety Plan

Schedule of Plan Contributions
Last 10 Years*

Fiscal Year	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency/ (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2023	$ 2,460,652	$ (2,460,652)	$ -	$ 11,177,135	22.02%
2022	8,016,447	(72,610,947)	(64,594,500)	11,766,132	68.13%
2021	7,149,910	(7,149,910)	-	11,253,447	63.54%
2020	6,501,781	(6,501,781)	-	10,315,557	63.03%
2019	5,512,848	(5,512,848)	-	8,760,412	62.93%
2018	4,735,608	(4,735,608)	-	8,505,254	55.68%
2017	4,131,562	(4,131,562)	-	9,280,685	44.52%
2016	3,615,462	(3,615,462)	-	8,412,906	42.98%
2015	2,299,785	(2,299,785)	-	8,024,373	28.66%

City of Buena Park
Required Supplementary Informamtion
Year Ended June 30, 2023

Schedule of Changes in the Net OPEB Liability and Related Ratios
for the Measurement Periods Ended June 30
Last 10 Years'

	Measurement Period		
	2022	2021	2020
Total OPEB Liability			
Service cost	$ 147,464	$ 121,354	$ 118,106
Interest on total OPEB liability	492,566	500,722	495,773
Changes in assumptions	-	318,610	-
Changes in benefits	-	-	-
Differences between expected and actual experience	146,883	(140,460)	98,835
Benefit payments, including refunds	(665,819)	(680,506)	(646,871)
Net change in total OPEB liability	121,094	119,720	65,843
Total OPEB liability - beginning	7,483,004	7,363,284	7,297,441
Total OPEB liability - ending (a)	$ 7,604,098	$ 7,483,004	$ 7,363,284
Plan Fiduciary Net Position			
Contributions - employer	$ 765,819	$ 780,506	$ 646,871
Net Investment Income	(402,052)	626,536	77,828
Benefit payments	(665,819)	(680,506)	(646,871)
Administrative Expense	(762)	(863)	(1,076)
Net change in plan fiduciary net position	(302,814)	725,673	76,752
Plan fiduciary net position - beginning	3,005,210	2,279,537	2,202,785
Plan fiduciary net position - ending (b)	$ 2,702,396	$ 3,005,210	$ 2,279,537
Net OPEB liability - ending (a) - (b)	$ 4,901,702	$ 4,477,794	$ 5,083,747
Plan fiduciary net position as a percentage of the total OPEB liability	35.5%	40.2%	31.0%
Covered - employee payroll	26,817,745	25,831,894	23,795,055
Net OPEB liability as a percentage of covered-employee payroll	18.28%	17.33%	21.36%

*OPEB schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

Measurement Period		
2019	2018	2017
$ 214,585	$ 116,447	$ 113,330
514,224	510,586	506,741
-	-	-
-	-	-
(335,231)	-	-
(669,809)	(578,455)	(558,051)
(276,231)	48,578	62,020
7,573,672	7,525,094	7,463,074
$ 7,297,441	$ 7,573,672	$ 7,525,094
$ 769,809	$ 678,455	$ 658,051
123,383	139,019	157,061
(669,809)	(578,455)	(558,051)
(425)	(2,004)	(1,323)
222,958	237,015	255,738
1,979,827	1,742,812	1,487,074
$ 2,202,785	$ 1,979,827	$ 1,742,812
$ 5,094,656	$ 5,593,845	$ 5,782,282
30.2%	26.1%	23.2%
23,583,762	22,841,873	22,176,576
21.60%	24.49%	26.07%

SUPPLEMENTARY INFORMATION

OTHER GOVERNMENTAL FUNDS

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City of Buena Park
Other Governmental Funds
Year Ended June 30, 2023

Gas Tax Fund
This fund accounts for State gasoline taxes received by the City. These funds may be used for street maintenance, right-of-way acquisition, and street construction. Gas Tax funds are used for capital projects established within the Gas Tax Fund.

Asset Forfeiture Fund
This fund accounts for the assets seized as a result of drug enforcement activities.

Proposition 172 Police Augmentation Fund
This fund accounts for the half-cent sales tax remitted to the City from other governmental agencies to be expended for public safety.

Measure M2 Fund
This fund accounts for Measure M2 funds restricted for transportation facility and service improvements.

Local Law Enforcement Block Grant Fund
This fund accounts for grant monies received for local law enforcement activities.

Traffic Congestion Relief Fund
This fund accounts for the Governor's transportation congestion relief program revenue received for the repair and reconstruction of streets.

State OCATT Fund
This fund accounts for revenue received for investigation and prosecution of criminals belonging to major auto theft rings.

COPS/SLESF Fund
This fund accounts for COPS/SLESF revenue received for policing and law enforcement activities.

Housing and Community Development Fund
This fun accounts for commercial and residential improvement projects of the planning, economic development, and public works departments. Financing is provided by a federal grant from the Department of Housing and Urban Development.

AB 2766/AQMD Fund
This fund accounts for AB 2766/AQMD revenue received for air quality improvement projects.

HOME Loans Fund
This fund accounts for grant monies received from the first-time homebuyer down payment assistance program.

CalHOME Loans Fund
This fund accounts for grant monies received from the CalHOME first-time homebuyer down payment assistance program.

Opiod Settlement Fund
This fund accounts for monies received as part of an opiod settlement case.

Park In-lieu Fund
This fund accounts for recreational development projects financed by developer fees paid in-lieu of park development.

City Capital Projects Fund
This fund accounts for the acquisition or construction of major capital facilities in the City.

City of Buena Park
Combining Balance Sheet
Non-major Governmental Funds
June 30, 2023

	Special Revenue				
	State Gas Tax	Asset Forfeiture	Proposition 172 Police Augmentation	Measure M2	Local Law Enforcement Block Grant
ASSETS					
Cash and Investments	$ 6,870,205	$ 547,750	$ 164,009	$ 1,925,132	$ 73,269
Restricted Cash and Investments	-	-	-	-	-
Receivables:					
Accounts	9,085	-	12,615	-	-
Interest Receivable	21,766	2,269	688	14,770	304
Loans Receivable	-	-	-	-	-
Due from Other Governments	516,822	-	94,723	344,012	-
Prepaid Items	-	-	-	-	-
Total Assets	$ 7,417,878	$ 550,019	$ 272,035	$ 2,283,914	$ 73,573
LIABILITIES					
Accounts Payable	$ 985,828	$ -	$ -	$ 517	$ -
Accrued Liabilities	8,778	-	11,036	6,776	224
Deposits Payable	-	116,939	-	-	-
Unearned Revenue	-	-	-	-	-
Due to Other Funds	-	-	-	-	-
Total Liabilities	994,606	116,939	11,036	7,293	224
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue	-	-	12,615	-	-
Total Deferred Inflows of Resources	-	-	12,615	-	-
FUND BALANCE (DEFICITS)					
Nonspendable	-	-	-	-	-
Restricted	6,423,272	433,080	248,384	2,276,621	73,349
Assigned	-	-	-	-	-
Unassigned	-	-	-	-	-
Total Fund Balances (Deficits)	6,423,272	433,080	248,384	2,276,621	73,349
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	$ 7,417,878	$ 550,019	$ 272,035	$ 2,283,914	$ 73,573

Special Revenue							
Traffic Congestion Relief	State OCATT	COPS/SLESF	Housing and Community Development	AB 2766/ AQMD	HOME Loans	CalHOME Loans
$ 34,398	$ -	$ 143,156	$ -	$ 569,134	$ 1,802,369	$ 1,156,637
-	-	-	-	-	-	-
-	-	-	-	27,825	-	-
143	-	576	654,880	2,373	558,017	182,715
-	-	-	2,149,247	-	2,410,861	1,699,423
-	-	-	-	-	-	-
-	-	-	-	-	-	-
$ 34,541	$ -	$ 143,732	$ 2,804,127	$ 599,332	$ 4,771,247	$ 3,038,775
$ -	$ -	$ -	$ 31,906	$ 405	$ 800	$ -
-	-	9,729	12,642	-	563	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	192,915	-	-	-
-	-	9,729	237,463	405	1,363	-
-	-	-	654,880	-	550,549	177,923
-	-	-	654,880	-	550,549	177,923
-	-	-	-	-	-	-
34,541	-	134,003	1,911,784	598,927	4,219,335	2,860,852
-	-	-	-	-	-	-
-	-	-	-	-	-	-
34,541	-	134,003	1,911,784	598,927	4,219,335	2,860,852
$ 34,541	$ -	$ 143,732	$ 2,804,127	$ 599,332	$ 4,771,247	$ 3,038,775

Continued

City of Buena Park
Combining Balance Sheet
Non-major Governmental Funds - Continued
June 30, 2023

	Special Revenue	Capital Projects		
	Opiod Settlement	Park In-Lieu	City Capital Projects	Total
ASSETS				
Cash and Investments	$ 163,891	$ 3,163,621	$ -	$ 16,613,571
Restricted Cash and Investments	-	-	-	-
Receivables:				
Accounts	-	119,379	532,507	701,411
Interest Receivable	-	12,166	-	1,450,667
Loans Receivable	-	-	-	6,259,531
Due from Other Governments	-	-	-	955,557
Prepaid Items	-	-	-	-
Total Assets	$ 163,891	$ 3,295,166	$ 532,507	$ 25,980,737
LIABILITIES				
Accounts Payable	$ -	$ 78,545	$ 19,442	$ 1,117,443
Accrued Liabilities	-	-	-	49,748
Deposits Payable	-	-	-	116,939
Unearned Revenue	-	-	-	-
Due to Other Funds	-	-	542,696	735,611
Total Liabilities	-	78,545	562,138	2,019,741
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue	-	106,129	532,507	2,034,603
Total Deferred Inflows of Resources	-	106,129	532,507	2,034,603
FUND BALANCE (DEFICITS)				
Nonspendable	-	-	-	-
Restricted	163,891	3,110,492	-	22,488,531
Assigned	-	-	-	-
Unassigned	-	-	(562,138)	(562,138)
Total Fund Balances (Deficits)	163,891	3,110,492	(562,138)	21,926,393
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	$ 163,891	$ 3,295,166	$ 532,507	$ 25,980,737

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City of Buena Park
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-major Governmental Funds
Year Ended June 30, 2023

	Special Revenue				
	State Gas Tax	Asset Forfeiture	Proposition 172 Police Augmentation	Measure M2	Local Law Enforcement Block Grant
REVENUES					
Taxes	$ -	$ -	$ 478,870	$ -	$ -
Intergovernmental	4,114,032	199,199	-	2,097,880	21,000
Charges for Services	101,520	9,631	-	-	-
Investment Income	59,223	(565)	6,316	1,197	943
Miscellaneous	-	-	53,753	-	-
Total Revenues	4,274,775	208,265	538,939	2,099,077	21,943
EXPENDITURES					
Current:					
General Government	-	-	-	-	-
Transportation	718,321	-	-	415,484	-
Public Protection	-	14,171	696,518	-	27,549
Development	-	-	-	-	-
Capital Outlay	5,407,424	-	-	-	-
Total Expenditures	6,125,745	14,171	696,518	415,484	27,549
Excess (Deficiency) of Revenues Over Expenditures	(1,850,970)	194,094	(157,579)	1,683,593	(5,606)
OTHER FINANCING SOURCES (USES)					
Transfers In	1,617,499	-	78,725	-	-
Transfers Out	(22,500)	-	(135,144)	(1,639,630)	-
Total Other Financing Sources (Uses)	1,594,999	-	(56,419)	(1,639,630)	-
Net Change in Fund Balances	(255,971)	194,094	(213,998)	43,963	(5,606)
Fund Balances - Beginning	6,679,243	238,986	462,382	2,232,658	78,955
Fund Balances - Ending	$ 6,423,272	$ 433,080	$ 248,384	$ 2,276,621	$ 73,349

Special Revenue						
Traffic Congestion Relief	State OCATT	COPS/SLESF	Housing and Community Development	AB 2766/ AQMD	HOME Loans	CalHOME Loans
$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	210,477	470,660	137,009	-	-
10,258	-	-	1,109	-	-	-
5,844	-	3,924	225,373	3,077	162,237	13,898
-	-	-	-	-	-	-
16,102	-	214,401	697,142	140,086	162,237	13,898
-	-	-	-	10,696	-	-
-	-	-	-	-	-	-
-	-	408,000	-	-	-	-
-	-	-	994,713	-	110,776	-
-	-	-	-	-	-	-
-	-	408,000	994,713	10,696	110,776	-
16,102	-	(193,599)	(297,571)	129,390	51,461	13,898
-	135,144	194,174	-	-	-	-
-	-	-	-	(124,036)	-	-
-	135,144	194,174	-	(124,036)	-	-
16,102	135,144	575	(297,571)	5,354	51,461	13,898
18,439	(135,144)	133,428	2,209,355	593,573	4,167,874	2,846,954
$ 34,541	$ -	$ 134,003	$ 1,911,784	$ 598,927	$ 4,219,335	$ 2,860,852

Continued

City of Buena Park
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-Major Governmental Funds - Continued
Year Ended June 30, 2023

	Special Revenue	Capital Projects		
	Opiod Settlement	Park In-Lieu	City Capital Projects	Total
REVENUES				
Taxes	$ -	$ -	$ -	$ 478,870
Intergovernmental	162,420	532,359	42,883	7,987,919
Charges for Services	-	830,688	-	953,206
Investment Income	1,471	13,245	-	496,183
Miscellaneous	-	-	-	53,753
Total Revenues	163,891	1,376,292	42,883	9,969,931
EXPENDITURES				
Current:				
General Government	-	-	-	10,696
Transportation	-	-	-	1,133,805
Public Protection	-	-	-	1,146,238
Development	-	-	-	1,105,489
Capital Outlay	-	799,754	277,272	6,484,450
Total Expenditures	-	799,754	277,272	9,880,678
Excess (Deficiency) of Revenues Over Expenditures	163,891	576,538	(234,389)	89,253
OTHER FINANCING SOURCES (USES)				
Transfers In	-	227,210	-	2,252,752
Transfers Out	-	-	-	(1,921,310)
Total Other Financing Sources (Uses)	-	227,210	-	331,442
Net Change in Fund Balances	163,891	803,748	(234,389)	420,695
Fund Balances - Beginning	-	2,306,744	(327,749)	21,505,698
Fund Balances - Ending	$ 163,891	$ 3,110,492	$ (562,138)	$ 21,926,393

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Gas Tax Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 4,241,370	$ 4,114,032	$ (127,338)
Charges for Services	62,000	101,520	39,520
Investment Income	16,000	59,223	43,223
Total Revenues	4,319,370	4,274,775	(44,595)
EXPENDITURES			
Current:			
Transportation	865,970	718,321	147,649
Capital Outlay	10,231,194	5,407,424	4,823,770
Total Expenditures	11,097,164	6,125,745	4,971,419
Excess (Deficiency) of Revenues over Expenditures	(6,777,794)	(1,850,970)	4,926,824
OTHER FINANCING SOURCES (USES)			
Transfers In	2,697,709	1,617,499	(1,080,210)
Transfers Out	(37,448)	(22,500)	14,948
Total Other Financing Sources (Uses)	2,660,261	1,594,999	(1,065,262)
Net Change in Fund Balances	(4,117,533)	(255,971)	3,861,562
Fund Balance, Beginning	6,679,243	6,679,243	-
Fund Balance, Ending	$ 2,561,710	$ 6,423,272	$ 3,861,562

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Asset Forfeiture Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 150,000	$ 199,199	$ 49,199
Charges for Services	-	9,631	9,631
Investment Income	4,000	(565)	(4,565)
Total Revenues	154,000	208,265	54,265
EXPENDITURES			
Current:			
Public Protection	88,000	14,171	73,829
Total Expenditures	88,000	14,171	73,829
Excess (Deficiency) of Revenues over Expenditures	66,000	194,094	128,094
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	(9,264)	-	9,264
Total Other Financing Sources (Uses)	(9,264)	-	9,264
Net Change in Fund Balances	56,736	194,094	137,358
Fund Balance, Beginning	238,986	238,986	-
Fund Balance, Ending	$ 295,722	$ 433,080	$ 137,358

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Proposition 172 Police Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	$ 410,000	$ 478,870	$ 68,870
Intergovernmental	1,700	-	(1,700)
Investment Income	12,615	6,316	(6,299)
Miscellaneous	-	53,753	53,753
Total Revenues	424,315	538,939	114,624
EXPENDITURES			
Current:			
Public Protection	568,866	696,518	(127,652)
Total Expenditures	568,866	696,518	(127,652)
Excess (Deficiency) of Revenues over Expenditures	(144,551)	(157,579)	(13,028)
OTHER FINANCING SOURCES (USES)			
Transfers In	36,520	78,725	42,205
Transfers Out	(102,520)	(135,144)	(32,624)
Total Other Financing Sources (Uses)	(66,000)	(56,419)	9,581
Net Change in Fund Balances	(210,551)	(213,998)	(3,447)
Fund Balance, Beginning	462,382	462,382	-
Fund Balance, Ending	$ 251,831	$ 248,384	$ (3,447)

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Measure M2 Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 1,797,710	$ 2,097,880	$ 300,170
Investment Income	15,000	1,197	(13,803)
Total Revenues	1,812,710	2,099,077	286,367
EXPENDITURES			
Current:			
Transportation	573,970	415,484	158,486
Capital Outlay	242,516	-	242,516
Total Expenditures	816,486	415,484	401,002
Excess (Deficiency) of Revenues over Expenditures	996,224	1,683,593	687,369
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	(3,048,240)	(1,639,630)	1,408,610
Total Other Financing Sources (Uses)	(3,048,240)	(1,639,630)	1,408,610
Net Change in Fund Balances	(2,052,016)	43,963	2,095,979
Fund Balance, Beginning	2,232,658	2,232,658	-
Fund Balance, Ending	$ 180,642	$ 2,276,621	$ 2,095,979

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - LLEBG Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 66,093	$ 21,000	$ (45,093)
Investment Income	-	943	943
Total Revenues	66,093	21,943	(44,150)
EXPENDITURES			
Current:			
Public Protection	55,093	27,549	27,544
Total Expenditures	55,093	27,549	27,544
Excess (Deficiency) of Revenues over Expenditures	11,000	(5,606)	(16,606)
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	-	-	-
Net Change in Fund Balances	11,000	(5,606)	(16,606)
Fund Balance, Beginning	78,955	78,955	-
Fund Balance, Ending	$ 89,955	$ 73,349	$ (16,606)

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Traffic Congestion Relief Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Charges for Services	$ 5,000	$ -	$ (5,000)
Investment Income	500	-	(500)
Total Revenues	5,500	0	(5,500)
EXPENDITURES			
Current:			
Engineering and Public Works	-	-	-
Total Expenditures	-	-	-
Excess (Deficiency) of Revenues over Expenditures	5,500	-	(5,500)
OTHER FINANCING SOURCES (USES)			
Transfers In	-	135,144	135,144
Transfers Out	(245,000)	-	245,000
Total Other Financing Sources (Uses)	(245,000)	135,144	380,144
Net Change in Fund Balances	(239,500)	135,144	374,644
Fund Balance, Beginning	(135,144)	(135,144)	-
Fund Balance, Ending	$ (374,644)	$ -	$ 374,644

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - State OCATT Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 230,000	$ 210,477	$ (19,523)
Investment Income	-	3,924	3,924
Total Revenues	230,000	214,401	(15,599)
EXPENDITURES			
Current:			
Public Protection	-	408,000	(408,000)
Total Expenditures	-	408,000	(408,000)
Excess (Deficiency) of Revenues over Expenditures	230,000	(193,599)	(423,599)
OTHER FINANCING SOURCES (USES)			
Transfers In	102,520	194,174	91,654
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	102,520	194,174	91,654
Net Change in Fund Balances	332,520	575	(331,945)
Fund Balance, Beginning	133,428	133,428	-
Fund Balance, Ending	$ 465,948	$ 134,003	$ (331,945)

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - COPS/SLESF Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 230,000	$ 470,660	$ 240,660
Investment Income	500	225,373	224,873
Total Revenues	230,500	696,033	465,533
EXPENDITURES			
Current:			
Public Protection	380,150	-	380,150
Total Expenditures	380,150	-	380,150
Excess (Deficiency) of Revenues over Expenditures	(149,650)	696,033	845,683
OTHER FINANCING SOURCES (USES)			
Transfers In	149,650	-	(149,650)
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	149,650	-	(149,650)
Net Change in Fund Balances	-	696,033	696,033
Fund Balance, Beginning	2,209,355	2,209,355	-
Fund Balance, Ending	$ 2,209,355	$ 2,905,388	$ 696,033

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Housing and Comm. Devel. Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 923,130	$ 137,009	$ (786,121)
Charges for Services	-	-	-
Investment Income	-	3,077	3,077
Miscellaneous	349,319	-	(349,319)
Total Revenues	1,272,449	140,086	(1,132,363)
EXPENDITURES			
Current:			
Development	1,272,553	-	1,272,553
Total Expenditures	1,272,553	-	1,272,553
Excess (Deficiency) of Revenues over Expenditures	(104)	140,086	140,190
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	(124,036)	(124,036)
Total Other Financing Sources (Uses)	-	(124,036)	(124,036)
Net Change in Fund Balances	(104)	16,050	16,154
Fund Balance, Beginning	593,573	593,573	-
Fund Balance, Ending	$ 593,469	$ 609,623	$ 16,154

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - AB 2766/AQMD Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 100,000	$ -	$ (100,000)
Investment Income	5,000	162,237	157,237
Total Revenues	105,000	162,237	57,237
EXPENDITURES			
Current:			
General Government	13,120	-	13,120
Total Expenditures	13,120	-	13,120
Excess (Deficiency) of Revenues over Expenditures	91,880	162,237	70,357
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	(161,500)	-	161,500
Total Other Financing Sources (Uses)	(161,500)	-	161,500
Net Change in Fund Balances	(69,620)	162,237	231,857
Fund Balance, Beginning	4,167,874	4,167,874	-
Fund Balance, Ending	$ 4,098,254	$ 4,330,111	$ 231,857

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - HOME Loans Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	$ 3,130	$ 13,898	$ 10,768
Total Revenues	3,130	13,898	10,768
EXPENDITURES			
Current:			
Development	670,520	-	670,520
Total Expenditures	670,520	-	670,520
Excess (Deficiency) of Revenues over Expenditures	(667,390)	13,898	681,288
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	-	-	-
Net Change in Fund Balances	(667,390)	13,898	681,288
Fund Balance, Beginning	2,846,954	2,846,954	-
Fund Balance, Ending	$ 2,179,564	$ 2,860,852	$ 681,288

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - CalHOME Loans Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	$ -	$ -	$ -
Total Revenues	-	0	0
EXPENDITURES			
Current:			
Development	-	-	-
Total Expenditures	-	-	-
Excess (Deficiency) of Revenues over Expenditures	-	-	-
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	-	-	-
Net Change in Fund Balances	-	-	-
Fund Balance, Beginning	-	-	-
Fund Balance, Ending	$ -	$ -	$ -

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Opiod Settlement Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ -	$ 162,420	$ 162,420
Investment Income	-	1,471	1,471
Total Revenues	-	163,891	163,891
EXPENDITURES			
Current:			
Development	-	-	-
Total Expenditures	-	-	-
Excess (Deficiency) of Revenues over Expenditures	-	163,891	163,891
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	-	-	-
Net Change in Fund Balances	-	163,891	163,891
Fund Balance, Beginning	-	-	-
Fund Balance, Ending	$ -	$ 163,891	$ 163,891

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Park In-lieu Capital Projects Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 3,315,702	$ 532,359	$ (2,783,343)
Charges for Services	4,290,000	830,688	(3,459,312)
Investment Income	10,000	13,245	3,245
Total Revenues	7,615,702	1,376,292	(6,239,410)
EXPENDITURES			
Capital Outlay	9,450,383	799,754	8,650,629
Total Expenditures	9,450,383	799,754	8,650,629
Excess (Deficiency) of Revenues over Expenditures	(1,834,681)	576,538	2,411,219
OTHER FINANCING SOURCES (USES)			
Transfers In	1,289,610	227,210	(1,062,400)
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	1,289,610	227,210	(1,062,400)
Net Change in Fund Balances	(545,071)	803,748	1,348,819
Fund Balance, Beginning	2,306,744	2,306,744	
Fund Balance, Ending	$ 1,761,673	$ 3,110,492	$ 1,348,819

City of Buena Park
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - City Capital Projects Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Intergovernmental	$ 726,064	$ 42,883	$ (683,181)
Charges for Services	-	-	-
Miscellaneous Income	70,000	-	(70,000)
Total Revenues	796,064	42,883	(753,181)
EXPENDITURES			
Capital Outlay	672,280	277,272	395,008
Total Expenditures	672,280	277,272	395,008
Excess (Deficiency) of Revenues over Expenditures	123,784	(234,389)	(358,173)
OTHER FINANCING SOURCES (USES)			
Transfers In	14,948	-	(14,948)
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	14,948	-	(14,948)
Net Change in Fund Balances	138,732	(234,389)	(373,121)
Fund Balance, Beginning	(327,749)	(327,749)	
Fund Balance, Ending	$ (189,017)	$ (562,138)	$ (373,121)

INTERNAL SERVICE FUNDS

City of Buena Park
Internal Service Funds
Year Ended June 30, 2023

INTERNAL SERVICE FUNDS

The internal service funds are used to account for goods and services provided by one City department to other City departments on a cost reimbursement basis.

Workers' Compensation Insurance Fund
This fund accounts for all workers' compensation self-insurance activities.

Public Liability Self-Insurance Fund
This fund accounts for the cost of providing general liability insurance coverage to the various City departments. Such costs are charged to the departments at a fixed rate.

Accrued Leave Fund
This fund accounts for vacation and sick leave pay-out to retiring employees.

Equipment Maintenance and Replacement Fund
This fund accounts for the costs of movable equipment used by other City departments. Such costs are based upon actual usage at a fixed rate throughout the year.

Buildings and Ground Maintenance Fund
This fund accounts for the costs of maintaining City buildings and grounds. Such costs are charged to the various departments based upon each department's estimated usage of the buildings and surrounding grounds.

Management Information Systems Fund
This fund accounts for the costs of providing computer equipment and maintenance to the various City departments. Such costs are based upon the number of computer users in each department.

City of Buena Park
Combining Statement of Net Position
Internal Service Funds
June 30, 2023

	Workers' Compensation Insurance	Public Liability Self-Insurance	Accrued Leave	Equipment Maintenance & Replacement	Buildings & Grounds Maintenance
ASSETS					
Current Assets:					
Cash and Investments	$ 2,360,674	$ 1,008,249	$ 10,597	$ 7,707,259	$ 928,709
Interest Receivable	10,163	4,055	44	31,918	4,020
Loans Receivable	-	-	-	18,269	-
Due from Other Governments	-	-	-	32,486	-
Total Current Assets	2,370,837	1,012,304	10,641	7,789,932	932,729
Noncurrent Assets:					
Capital Assets, Depreciable, Net	-	-	-	1,695,515	32,755
Total Noncurrent Assets	-	-	-	1,695,515	32,755
Total Assets	2,370,837	1,012,304	10,641	9,485,447	965,484
DEFERRED OUTFLOWS OF RESOURCES					
Pension Related Items	-	-	-	310,071	187,505
Total Deferred Outflows of Resources	-	-	-	310,071	187,505
LIABILITIES					
Current Liabilities:					
Accounts Payable	18,973	20,244	-	32,610	272,215
Accrued Liabilities	-	-	-	10,813	10,331
Current Portion of Long-Term Liabilities:					
Employee Leave Benefits	-	-	-	2,062	16,209
Claims Payable	350,000	150,000	-	-	-
Total Current Liabilities	368,973	170,244	-	45,485	298,755
Noncurrent Liabilities:					
Employee Leave Benefits	-	-	-	15,914	45,193
Claims Payable	4,467,324	1,116,867	-	-	-
Net Pension Liability	-	-	-	476,950	384,210
Total Noncurrent Liabilities	4,467,324	1,116,867	-	492,864	429,403
Total Liabilities	4,836,297	1,287,111	-	538,349	728,158
DEFERRED INFLOWS OF RESOURCES					
Pension Related Items	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
NET POSITION					
Net Investment in Capital Assets	-	-	-	1,695,515	32,755
Unrestricted	(2,465,460)	(274,807)	10,641	7,561,654	392,076
Total Net Position	$ (2,465,460)	$ (274,807)	$ 10,641	$ 9,257,169	$ 424,831

Management Information Systems	Totals
$ 1,618,932	$ 13,634,420
6,708	56,908
-	18,269
-	32,486
1,625,640	13,742,083
118,580	1,846,850
118,580	1,846,850
1,744,220	15,588,933
139,789	637,365
139,789	637,365
137,837	481,879
3,635	24,779
-	18,271
-	500,000
141,472	1,024,929
-	61,107
-	5,584,191
119,236	980,396
119,236	6,625,694
260,708	7,650,623
-	-
-	-
118,580	1,846,850
1,504,721	6,728,825
$ 1,623,301	$ 8,575,675

City of Buena Park
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
Year Ended June 30, 2023

	Workers' Compensation Insurance	Public Liability Self-Insurance	Accrued Leave	Equipment Maintenance & Replacement	Buildings & Grounds Maintenance
OPERATING REVENUES					
Charges for Services	$ 1,346,580	$ -	$ 249,852	$ 2,807,616	$ 2,651,246
Total Operating Revenues	1,346,580	-	249,852	2,807,616	2,651,246
OPERATING EXPENSES					
Self-Insurance	474,196	1,559,263	-	-	-
Employee Benefits	-	-	369,667	-	-
Maintenance and Supplies	-	-	-	1,777,037	2,795,823
Information Systems	-	-	-	-	-
Depreciation	-	-	-	569,715	3,065
Total Operating Expenses	474,196	1,559,263	369,667	2,346,752	2,798,888
Operating Income (Loss)	872,384	(1,559,263)	(119,815)	460,864	(147,642)
NONOPERATING REVENUES (EXPENSES)					
Interest Income	29,384	16,202	3,728	52,556	7,945
Gain/(Loss) on Disposal of Capital Assets	-	-	-	26,459	-
Total Nonoperating Revenues (Expenses)	29,384	16,202	3,728	79,015	7,945
Income (Loss) Before Operating Transfers	901,768	(1,543,061)	(116,087)	539,879	(139,697)
Transfers In	-	1,145,000	-	124,036	-
Transfers Out	(126,200)	-	-	-	(56,161)
Change in Net Position	775,568	(398,061)	(116,087)	663,915	(195,858)
Net Position - Beginning of Year	(3,241,028)	123,254	126,728	8,593,254	620,689
Net Position - End of Year	$ (2,465,460)	$ (274,807)	$ 10,641	$ 9,257,169	$ 424,831

Management Information Systems	Totals
$ 667,464	$ 7,722,758
667,464	7,722,758
-	2,033,459
-	369,667
-	4,572,860
681,871	681,871
44,429	617,209
726,300	8,275,066
(58,836)	(552,308)
13,328	123,143
-	26,459
13,328	149,602
(45,508)	(402,706)
-	1,269,036
-	(182,361)
(45,508)	683,969
1,668,809	7,891,706
$ 1,623,301	$ 8,575,675

City of Buena Park
Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2023

	Workers' Compensation Insurance	Public Liability Self-Insurance	Accrued Leave	Equipment Maintenance & Replacement	Buildings & Grounds Maintenance
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash Received from User Departments	$ 1,346,580	$ -	$ 249,852	$ 2,775,130	$ 2,651,246
Cash Paid to Suppliers for Goods and Services	(1,529,936)	(1,725,368)	-	(1,222,114)	(2,186,421)
Cash Paid to Employees for Services	-	-	(369,667)	(533,331)	(444,801)
Net Cash from Operating Activities	(183,356)	(1,725,368)	(119,815)	1,019,685	20,024
CASH FLOWS FROM NONCAPITAL AND RELATED FINANCING ACTIVITIES					
Cash Paid (to) from Other Funds	(126,200)	1,145,000	-	124,036	(56,161)
Cash Paid (to) from Employee Loans	-	-	-	(4,441)	-
Net Cash from Noncapital and Related Financing Activities	(126,200)	1,145,000	-	119,595	(56,161)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Cash Received from Sale of Capital Assets	-	-	-	31,850	-
Acquisition and Construction of Capital Assets	-	-	-	(379,447)	(15,304)
Net Cash from Capital and Related Financing Activities	-	-	-	(347,597)	(15,304)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest Received	23,029	12,733	3,856	29,983	5,270
Net Cash from Investing Activities	23,029	12,733	3,856	29,983	5,270
Net Increase (Decrease) in Cash and Cash Equivalents	(286,527)	(567,635)	(115,959)	821,666	(46,171)
Cash and Cash Equivalents, Beginning of the Year	2,647,201	1,575,884	126,556	6,885,593	974,880
Cash and Cash Equivalents, End of the Year	$ 2,360,674	$ 1,008,249	$ 10,597	$ 7,707,259	$ 928,709
Reconciliation of Operating Income (Loss) to Net Cash from Operating Activities:					
Operating Income (Loss)	$ 872,384	$ (1,559,263)	$ (119,815)	$ 460,864	$ (147,642)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:					
Depreciation	-	-	-	569,715	3,065
Changes in Operating Assets and Liabilities:					
(Increase) Decrease in Accounts Receivable	-	-	-	(32,486)	-
(Increase) Decrease in Deferred Outflows - Pensions	-	-	-	599,138	482,639
Increase (Decrease) in Accounts Payable	18,909	(94,308)	-	(85,706)	86,782
Increase (Decrease) in Accrued Liabilities	-	-	-	(2,774)	(4,872)
Increase (Decrease) in Employee Leave Benefits	-	-	-	8,604	951
Increase (Decrease) in Net Pension Liability	-	-	-	(189,566)	(152,705)
Increase (Decrease) in Deferred Inflows - Pensions	-	-	-	(308,104)	(248,194)
Increase (Decrease) in Claims Payable	(1,074,649)	(71,797)	-	-	-
Net Cash from Operating Activities	$ (183,356)	$ (1,725,368)	$ (119,815)	$ 1,019,685	$ 20,024

Management Information Systems	Totals
$ 667,464	$ 7,690,272
(495,819)	(7,159,658)
(73,682)	(1,421,481)
97,963	(890,867)
-	1,086,675
-	(4,441)
-	1,082,234
-	31,850
(25,032)	(419,783)
(25,032)	(387,933)
8,709	83,580
8,709	83,580
81,640	(112,986)
1,537,292	13,747,406
$ 1,618,932	$ 13,634,420
$ (58,836)	$ (552,308)
44,429	617,209
-	(32,486)
149,785	1,231,562
88,983	14,660
(1,981)	(9,627)
-	9,555
(47,391)	(389,662)
(77,026)	(633,324)
-	(1,146,446)
$ 97,963	$ (890,867)

CUSTODIAL FUNDS

City of Buena Park
Custodial Funds
Year Ended June 30, 2023

CUSTODIAL FUNDS

Custodial Funds are used to account for assets held by a government in a trustee capacity or as an agent for individuals, private organizations, other governments, and/or other funds.

CFD Mall Fund
This fund accounts for assets and liabilities related to the Community Facilities District Buena Park Mall.

Buena Park Tourism Marketing District Fund
This fund accounts for assets and liabilities related to the Buena Park Tourism Marketing District.

City of Buena Park
Combining Statement of Fiduciary Net Position
Custodial Funds
June 30, 2023

	Buena Park CFD Mall	Buena Park Tourism Marketing District	Total
ASSETS			
Cash and Investments	$ -	$ 583,233	$ 583,233
Accounts Receivable	-	116,822	116,822
Restricted Cash and Investments	5,479,565	-	5,479,565
Total Assets	5,479,565	700,055	6,179,620
LIABILITIES			
Accounts Payable	-	103,231	103,231
Total Liabilities	-	103,231	103,231
NET POSITION			
Restricted for:			
Organizations and Individuals	5,479,565	596,824	6,076,389
Total Net Position	$ 5,479,565	$ 596,824	$ 6,076,389

City of Buena Park
Combining Statement of Changes in Fiduciary Net Position
Custodial Funds
Year Ended June 30, 2023

	Buena Park CFD Mall	Buena Park Tourism Marketing District	Total
ADDITIONS			
Contributions:			
Taxes and assessments collected for others	$ -	$ 1,215,040	$ 1,215,040
Total Additions	-	1,215,040	1,215,040
DEDUCTIONS			
General and Administrative	256,198	1,563,937	1,820,135
Contractual Obligations	-	46,305	46,305
Total Deductions	256,198	1,610,242	1,866,440
Net Increase (decrease) in fiduciary net position	(256,198)	(395,202)	(651,400)
Net Position, beginning of the year	5,735,763	992,026	6,727,789
Net Position, end of the year	$ 5,479,565	$ 596,824	$ 6,076,389

STATISTICAL SECTION

City of Buena Park
Description of Statistical Section Contents
June 30, 2023

This part of the City of Buena Park's Annual Comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information say about the government's overall financial health.

Contents:	Pages
Financial Trends these schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time	114
Revenue Capacity these schedules contain information to help the reader assess the City's most significant local revenue source, the property tax	124
Debt Capacity these schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future	129
Demographic and Economic Information these schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place	133
Operating Information these schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs	135

City of Buena Park
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Year			
	2013-14	2014-15	2015-16	2016-17
Governmental Activities				
Net investment in capital assets	$ 218,671	$ 216,987	$ 219,881	$ 224,573
Restricted	45,392	45,733	45,437	55,406
Unrestricted	56,334	(12,168) [1]	(24,072)	(29,221)
Total governmental activities net position	$ 320,397	$ 250,552	$ 241,246	$ 250,758
Business-type Activities				
Net investment in capital assets	$ 20,612	$ 20,530	$ 22,665	$ 25,041
Restricted	-	-	-	-
Unrestricted	23,691	20,007	20,109	19,139
Total business-type activities net position	$ 44,303	$ 40,537	$ 42,774	$ 44,180
Primary Government				
Net investment in capital assets	$ 239,283	$ 237,517	$ 242,546	$ 249,614
Restricted	45,392	45,733	45,437	55,406
Unrestricted	80,025	7,839	(3,963)	(10,082)
Total primary government net position	$ 364,700	$ 291,089	$ 284,020	$ 294,938

(1) The City implemented Governmental Accounting Standards Board (GASB) Statement No. 68 Accounting and Financial Reporting for Pension, and Statement No. 71 Pension Transition for Contributions Made Subsequent to the Measurement Date, for the fiscal year ended June 30, 2015. Implementation of these Statements required the City to restate prior period net position.

Source: City of Buena Park Finance Department

Fiscal Year						
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
$ 244,051	$ 233,088	$ 242,220	$ 243,360	$ 241,497	$ 239,675
41,631	43,242	45,510	47,492	45,961	49,291
(58,567)	(45,319)	(53,066)	(44,361)	(28,554)	(37,847)
$ 227,115	$ 231,011	$ 234,664	$ 246,491	$ 258,904	$ 251,119
$ 33,550	$ 32,082	$ 31,917	$ 30,254	$ 29,895	$ 31,043
-	-	-	-	-	-
12,065	16,259	19,380	23,664	25,620	25,492
$ 45,615	$ 48,341	$ 51,297	$ 53,918	$ 55,515	$ 56,535
$ 277,601	$ 265,170	$ 274,137	$ 273,614	$ 271,392	$ 270,718
41,631	43,242	45,510	47,492	45,961	49,291
(46,502)	(29,060)	(33,686)	(20,697)	(2,934)	(12,355)
$ 272,730	$ 279,352	$ 285,961	$ 300,409	$ 314,419	$ 307,654

City of Buena Park
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Year			
	2013-14	2014-15	2015-16	2016-17
Expenses				
Governmental activities:				
General government	$ 6,491	$ 7,125	$ 8,098	$ 7,659
Leisure	3,048	3,071	3,570	3,459
Health	3,018	3,000	3,155	3,025
Transportation	8,696	9,875	8,380	9,245
Public Protection	30,563	31,841	35,851	39,109
Development	2,763	12,700	5,055	3,695
Environmental	2,979	2,987	3,167	3,266
Interest	416	347	275	269
Total governmental activities net expenses	57,974	70,946	67,551	69,727
Business-type activities:				
Water	13,611	13,908	12,753	14,594
Total business-type activities net expenses	13,611	13,908	12,753	14,594
Total primary government expenses	$ 71,585	$ 84,854	$ 80,304	$ 84,321
Program Revenues				
Governmental activities:				
Charges for services:				
General government	$ 132	$ 198	$ 207	$ 226
Leisure	824	774	893	857
Health	3,118	3,130	3,227	3,222
Transportation	226	213	227	260
Public Protection	3,649	2,642	3,315	8,368
Development	1,839	3,299	5,099	3,917
Environmental	183	209	227	253
Operating contributions and grants	6,506	6,122	5,521	6,664
Capital contributions and grants	3,492	2,134	2,485	2,832
Total governmental activities program revenues	19,969	18,721	21,201	26,599
Business-type activities:				
Charges for services:				
Water utility	16,462	15,270	14,124	16,010
Operating contributions and grants	-	-	-	124
Capital contributions and grants	-	-	-	-
Total business-type activities program revenues	16,462	15,270	14,124	16,134
Primary government program revenues	$ 36,431	$ 33,991	$ 35,325	$ 42,733
Net (Expense)/Revenue				
Governmental activities	$ (38,005)	$ (52,225)	$ (46,350)	$ (43,128)
Business-type activities	2,851	1,362	1,371	1,540
Total primary government net expense	$ (35,154)	$ (50,863)	$ (44,979)	$ (41,588)

Source: City of Buena Park Finance Department

Fiscal Year					
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
$ 8,803	$ 8,548	$ 9,147	$ 9,333	$ 10,385	$ 11,457
4,033	3,995	4,112	3,675	4,112	4,593
3,244	3,176	3,410	5,951	6,525	6,456
10,571	10,538	10,838	10,044	10,738	11,554
41,084	42,093	48,323	48,547	50,719	69,641
4,353	4,488	4,295	6,732	4,134	3,720
3,740	3,503	3,688	3,529	3,782	3,894
486	407	351	345	1,231	1,706
76,314	76,748	84,164	88,156	91,626	113,021
16,788	16,522	17,546	17,586	17,336	17,963
16,788	16,522	17,546	17,586	17,336	17,963
$ 93,102	$ 93,270	$ 101,710	$ 105,742	$ 108,962	$ 130,984
$ 244	$ 632	$ 613	$ 321	$ 464	$ 520
919	884	639	1,346	4,211	1,629
3,294	3,356	3,563	3,560	4,119	4,423
235	49	192	95	114	127
4,336	2,958	2,881	2,121	2,414	4,169
3,619	2,902	2,127	1,962	2,439	2,995
263	263	139	35	257	267
5,231	5,540	5,483	18,007	14,170	6,588
3,268	2,854	13,391	6,738	6,600	7,164
21,409	19,438	29,028	34,185	34,788	27,882
18,060	18,807	19,854	20,475	19,918	18,896
299	-	-	-	22	-
-	-	-	-	-	-
18,359	18,807	19,854	20,475	19,940	18,896
$ 39,768	$ 38,245	$ 48,882	$ 54,660	$ 54,728	$ 46,778
$ (54,905)	$ (57,310)	$ (55,136)	$ (53,971)	$ (56,838)	$ (85,140)
1,571	2,285	2,308	2,889	2,604	933
$ (53,334)	$ (55,025)	$ (52,828)	$ (51,082)	$ (54,234)	$ (84,207)

City of Buena Park
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Year			
	2013-14	2014-15	2015-16	2016-17
General Revenues and Other Changes in Net Position				
Governmental activities:				
Property taxes	$ 8,156	$ 9,709	$ 10,661	$ 10,467
Sales taxes	20,420	15,889	17,701	20,841
Property taxes in lieu of sales taxes	6,842	7,355	2,533	-
Transient occupancy taxes	5,007	5,686	6,442	6,529
Franchise taxes	1,700	2,002	1,776	1,720
Business license taxes[1]	-	-	-	-
Utility users taxes[1]	-	-	-	-
Vehicle in-lieu taxes[1]	-	-	-	-
Other taxes	10,388	10,940	11,424	11,549
Investment income	609	590	1,025	10
Other	26	136	10	356
Transfers	102	76	98	139
Gain/loss on sale of property	-	-	-	-
Extraordinary item	-	-	-	-
Total governmental activities	53,250	52,383	51,670	51,611
Business-type activities:				
Investment income	188	135	300	5
Other	-	-	-	-
Transfers	(102)	(76)	(98)	(139)
Total business-type activities	86	59	202	(134)
Total primary government	$ 53,336	$ 52,442	$ 51,872	$ 51,477
Change in Net Position				
Governmental activities	$ 15,245	$ 158	$ 5,321	$ 8,483
Business-type activities	2,937	1,421	1,573	1,406
Total primary government	$ 18,182	$ 1,579	$ 6,894	$ 9,889

Source: City of Buena Park Finance Department

Fiscal Year						
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
$ 10,870	$ 11,705	$ 11,856	$ 12,016	$ 13,816	$ 14,778
20,943	25,740	24,154	27,472	33,640	35,466
-	-	-	-	-	-
6,591	6,605	5,313	3,704	6,572	7,481
1,871	1,809	1,875	1,846	2,001	2,328
-	-	1,055	1,009	1,104	1,224
-	-	2,443	2,425	3,073	3,791
-	-	8,990	9,368	9,698	10,285
11,965	12,720	616	594		
32	1,841	1,954	367	(1,377)	347
143	577	362	388	553	1,425
147	208	171	225	171	193
-	-	-	-	-	-
(7,191)	-	-	-	-	-
45,371	61,205	58,789	59,414	69,251	77,318
11	648	820	(44)	(836)	280
-	-	-	-	-	-
(147)	(208)	(171)	(225)	(171)	(193)
(136)	440	649	(269)	(1,007)	87
$ 45,235	$ 61,645	$ 59,438	$ 59,145	$ 68,244	$ 77,405
$ (9,534)	$ 3,895	$ 3,653	$ 5,443	$ 12,414	$ (7,822)
1,435	2,725	2,957	2,620	1,597	1,020
$ (8,099)	$ 6,620	$ 6,610	$ 8,063	$ 14,011	$ (6,802)

City of Buena Park
Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Year				
	2013-14	2014-15	2015-16	2016-17	2017-18
General Fund					
Nonspendable	$ 5,848	$ 5,882	$ 9,305	$ 10,735	$ 4,942
Restricted	1,414	1,438	1,438	11,485	549
Assigned	4,043	5,126	5,705	7,381	6,486
Unassigned	48,428	55,697	51,697	42,771	27,201
Total general fund	$ 59,733	$ 68,143	$ 68,145	$ 72,372	$ 39,178
All Other Governmental Funds					
Nonspendable	$ -	$ -	$ -	$ -	$ -
Restricted	27,554	43,427	43,759	43,928	41,564
Assigned	609	664	560	-	55
Unassigned	(237)	-	(83)	(8)	(482)
Total all other governmental funds	$ 27,926	$ 44,091	$ 44,236	$ 43,920	$ 41,137

Effective June 30, 2011 the City implemented GASB Statement No. 54 (refer to Notes to Financial Statements item 1-N). Fund balances in governmental funds are reported in the following classifications: Nonspendable, Restricted, Committed, Assigned, and Unassigned.

Source: City of Buena Park Finance Department

Fiscal Year				
2018-19	2019-20	2020-21	2021-22	2022-23
$ 8,760	$ 8,724	$ 8,738	$ 15,354	$ 24,622
86	1,074	1,190	7,426	7,120
7,657	8,969	8,498	4,803	6,489
27,836	25,079	36,951	45,608	49,401
$ 44,339	$ 43,846	$ 55,377	$ 73,191	$ 87,632
$ -	$ 1	$ -	$ -	$ -
43,213	44,611	46,302	47,619	48,399
-	-	-	-	-
(768)	(695)	(258)	(463)	(562)
$ 42,445	$ 43,917	$ 46,044	$ 47,156	$ 47,837

City of Buena Park
Changes in Fund Balances - Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)
(amounts expressed in thousands)

	Fiscal Years				
	2013-14	2014-15	2015-16	2016-17	2017-18
Revenues					
Taxes	$ 46,390	$ 44,811	$ 43,400	$ 43,591	$ 44,281
Licenses and permits	496	790	903	914	791
Fines and forfeitures	736	852	812	846	891
Intergovernmental	16,257	15,401	15,553	13,934	15,883
Charges for services	7,243	7,774	9,823	8,532	8,908
Investment income	763	789	1,137	256	369
Miscellaneous	1,400	532	966	3,796	1,488
Total revenues	73,285	70,949	72,594	71,869	72,611
Expenditures					
General government	5,852	6,493	7,282	7,506	7,332
Leisure	2,448	2,481	2,882	2,939	3,154
Health	2,960	2,962	3,029	3,046	3,153
Transportation	5,008	5,066	5,654	5,407	5,961
Public protection	28,754	29,642	33,337	34,515	36,999
Development	2,676	3,907	4,827	3,791	3,894
Environmental	2,920	2,945	3,046	3,247	3,524
Debt service:					
Principal retirement	1,633	1,702	4,059	22,818	18,078
Interest and other charges	422	353	281	210	525
Bond issuance costs	-	-	-	251	-
Capital Outlay	8,662	5,464	7,683	11,119	26,024
Total expenditures	61,335	61,015	72,080	94,849	108,644
Excess (deficiency) of revenues over (under) expenditures	11,950	9,934	514	(22,980)	(36,033)
Other Financing Sources (Uses)					
Transfers in	2,292	1,403	1,513	3,611	13,717
Transfers out	(3,124)	(2,262)	(2,408)	(4,442)	(14,573)
Insurance proceeds	-	-	-	5,626	1,481
Proceeds from sale of property	-	-	-	-	2
Loss on sale of property held for resale	-	(8,686)	-	-	-
Proceeds from long term debt	-	-	526	9,785	-
Proceeds from long term debt premium				507	-
Proceeds from sale of capital assets	86	-	1	-	-
Total other financing sources (uses)	(746)	(9,545)	(368)	15,087	627
Special items	-	-	-	10,775	6,621
Extraordinary item	-	-	-	-	(7,192)
Net change in fund balances	11,204	389	148	2,882	(35,977)
Fund balances - July 1, restated	76,456	104,145	112,234	113,410	116,292
Fund balances - June 30	$ 87,660	$ 104,534	$ 112,382	$ 116,292	$ 80,315
Debt service as a percentage of noncapital expenditures	3.87%	3.61%	6.82%	27.33%	22.44%

Source: City of Buena Park Finance Department

Fiscal Years				
2018-19	2019-20	2020-21	2021-22	2022-23
$ 50,005	$ 47,312	$ 58,433	$ 69,904	$ 75,353
517	538	673	942	1,335
929	859	546	313	2,395
17,147	26,746	24,555	19,054	13,113
8,285	7,666	8,011	12,547	10,295
1,837	1,884	1,067	(1,425)	1,323
2,017	1,663	389	554	1,485
80,737	86,668	93,674	101,889	105,299
7,212	7,589	6,854	7,876	8,021
3,184	3,137	2,959	3,368	4,179
3,161	3,314	5,951	6,525	7,108
5,355	5,637	5,963	6,498	6,278
38,238	40,689	42,231	44,278	47,644
4,125	3,885	4,343	3,350	4,005
3,343	3,489	3,529	3,782	4,257
2,107	480	490	400	425
439	384	368	352	332
-	-	-	-	-
7,060	15,851	6,506	6,202	7,034
74,224	84,455	79,194	82,631	89,284
6,513	2,213	14,480	19,258	16,015
3,417	2,785	1,174	4,204	2,377
(4,342)	(4,021)	(1,994)	(5,046)	(3,270)
495	-	-	-	-
386	2	-	-	-
-	-	-	-	-
-	-	-	92,303	-
-	-	-	-	-
(44)	(1,234)	(820)	91,461	(893)
-	-	-	(91,794)	-
-	-	-	-	-
6,469	979	13,660	18,925	15,122
80,315	86,784	87,763	101,422	120,347
$ 86,784	$ 87,763	$ 101,422	$ 120,347	$ 135,469
3.74%	1.25%	1.15%	0.96%	0.89%

City of Buena Park
Governmental Activities Tax Revenues By Source
Last Ten Fiscal Years
(accrual basis of accounting)
(amounts expressed in thousands)

Fiscal Year	Property Tax	Sales and Use Tax	Property Tax in Lieu of Sales Tax	Transient Occupancy Tax	Franchise Tax	Business License Tax[1]	Utility Users Tax[1]	Vehicle In-Lieu Tax[1]	Other Taxes
2013-14	8,156	20,420	6,842	5,007	1,700	-	-	-	10,388
2014-15	9,709	15,889	7,355	5,686	2,002	-	-	-	10,940
2015-16	10,661	17,701	2,533	6,442	1,776	-	-	-	11,424
2016-17	10,467	20,841	-	6,529	1,720	-	-	-	11,549
2017-18	10,870	20,943	-	6,591	1,871	-	-	-	11,965
2018-19	11,705	25,740	-	6,605	1,809	-	-	-	12,720
2019-20	11,856	24,154	-	5,313	1,875	1,055	2,443	8,990	616
2020-21	12,016	27,472	-	3,704	1,846	1,009	2,425	9,368	594
2021-22	13,816	33,640	-	6,572	2,001	1,104	3,073	9,698	-
2022-23	14,778	35,466	-	7,481	2,328	1,224	3,791	10,285	-

Source: City of Buena Park Finance Department

City of Buena Park
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per $1,000 of assessed value)

Fiscal Year	City Direct Rate	Overlapping Rates	
		Buena Park Schools	Metro Water District
2013-14	1.0000	0.2679	0.0035
2014-15	1.0000	0.2585	0.0035
2015-16	1.0000	0.2771	0.0035
2016-17	1.0000	0.3152	0.0035
2017-18	1.0000	0.3279	0.0035
2018-19	1.0000	0.3417	0.0035
2019-20	1.0000	0.3527	0.0035
2020-21	1.0000	0.3733	0.0035
2021-22	1.0000	0.3756	0.0035
2022-23	1.0000	0.3154	0.0035

Source: Orange County Auditor/Controller

City of Buena Park
Principal Property Tax Payers
Current Year and Nine Years Ago

Taxpayer	2022-23 Taxable Assessed Value	2022-23 Rank	2022-23 Percentage of Total City Taxable Assessed Value	2013-14 Taxable Assessed Value	2013-14 Rank	2013-14 Percentage of Total City Taxable Assessed Value
Knott's Berry Farm	$ 380,699,209	1	27.91%	$ 295,405,062	1	31.70%
The Source at Beach, LLC.	182,554,679	2	13.38%			
Comref So California Industiral Sub	164,521,923	3	12.06%	141,274,725	2	15.16%
Centerpoint Properties Trust	142,767,921	4	10.47%			
PRI Buena Park Indl California LLC	113,535,832	5	8.32%	88,472,065	4	9.49%
Alticor Inc	110,871,186	6	8.13%	104,825,550	3	11.25%
Newkoa LLC	86,893,719	7	6.37%			
6300 Regio LLC	70,582,450	8	5.17%			
Bottling Group LLC	55,992,869	9	4.10%	50,235,805	6	5.39%
Coventry II DDR Buena Park Place LLC	55,675,634	10	4.08%	82,639,590	5	8.87%
PP Tango California, LLC.						
Georgia-Pacific Corporation				45,254,014	9	4.86%
J.C. Penney Properties Inc				46,416,658	8	4.98%
Metropolitan Life Insurance Co				47,381,256	7	5.08%
HK Fullerton LLC				29,961,278	10	3.22%
	$ 1,364,095,422		100.00%	$ 931,866,003		100.00%

Source: HdL Companies
Excludes government and tax-exempt property owners

City of Buena Park
Secured Property Tax Levies and Collections (1)
Last Ten Fiscal Years

Fiscal year ended June 30	Total Tax Levy	Collected within the fiscal year of the levy		Collections in Subsequent Years	Total collections to date	
		Amount	% of Levy		Amount	% of Levy
2013-14	6,445,329	6,291,083	97.61%	50,680	6,341,763	98.39%
2014-15	6,615,614	6,444,393	97.41%	46,784	6,491,177	98.12%
2015-16	6,807,398	6,672,282	98.02%	45,115	6,672,282	98.02%
2016-17	6,952,697	6,838,928	98.36%	39,816	6,878,744	98.94%
2017-18	6,930,627	6,820,731	98.41%	39,448	6,860,179	98.98%
2018-19	7,184,347	7,058,654	98.25%	42,790	7,101,444	98.85%
2019-20	7,698,620	7,231,343	93.93%	56,847	7,288,190	94.67%
2020-21	7,574,088	7,459,984	98.49%	53,141	7,513,125	99.20%
2021-22	7,766,639	7,640,305	98.37%	187,223	7,640,305	98.37%
2022-23	8,117,989	7,988,195	98.40%	(2)	7,988,195	98.40%

(1) Property tax totals are net of 1915 act bond
(2) Information not available

Source: Orange County Auditor/Controller

City of Buena Park
Assessed Value and Actual Value of Taxable Property
Last Ten Fiscal Years
(rate per $1,000 of assessed value)

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Other* Property	Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
2013-14	5,042,078	1,432,849	1,112,097	451,647	236,998	8,275,669	1.00
2014-15	5,415,224	1,456,247	1,122,370	474,918	226,042	8,694,801	1.00
2015-16	5,734,199	1,590,478	1,165,617	468,840	191,295	9,150,429	1.00
2016-17	6,003,197	1,740,740	1,182,750	489,028	203,841	9,619,556	1.00
2017-18	6,397,835	1,854,790	1,254,693	456,876	178,067	10,142,261	1.00
2018-19	6,783,616	2,080,416	1,338,189	536,919	178,729	10,917,869	1.00
2019-20	7,164,440	2,161,967	1,400,389	515,061	185,290	11,427,147	1.00
2020-21	7,499,298	2,240,680	1,463,376	507,178	191,885	11,902,417	1.00
2021-22	7,771,409	2,291,331	1,488,449	496,456	194,323	12,241,968	1.00
2022-23	8,292,285	2,356,165	1,559,184	632,113	198,206	13,037,953	1.00

*Other property includes recreational, institutional, vacant, and miscellaneous property.

Note: In 1978 the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only reassessed at the time that it is sold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

Source: Orange County Assessor, HdL Coren & Cone

City of Buena Park
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(amounts expressed in thousands, except per capita amounts)

	Governmental Activities			Business-Type Activities						
Fiscal Year	Revenue Bonds	Pension Obligation Bonds	Notes Payable	Pension Obligation Bonds	Notes Payable	Total Primary Government	Restricted for Debt Service	Net Bonded Debt	% of Personal Income (1)	Per Capita (1)
2013-14	-	-	9,255	-	25	9,280	-	-	0.49%	113
2014-15	-	-	7,552	-	15	7,567	-	-	0.39%	90
2015-16	-	-	5,780	-	5	5,785	-	-	0.29%	69
2016-17	10,288	-	4,351	-	-	14,639	-	10,288	0.51%	123
2017-18	10,262	-	2,318	-	4,985	17,565	-	10,262	0.49%	122
2018-19	10,237	-	210	-	4,736	15,183	-	10,237	0.48%	123
2019-20	9,837	-	105	-	4,486	14,428	-	9,837	0.42%	120
2020-21	9,426	-	-	-	5,196	14,622	-	9,426	0.39%	115
2021-22	9,001	92,303	-	4,082	4,890	110,276	-	105,386	4.15%	1,263
2022-23	8,551	87,366	-	3,864	4,585	104,366	-	99,781	3.61%	1,195

Note: Details regarding the outstanding debt can be found in the notes to the financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

Source: City of Buena Park Finance Department

City of Buena Park
Direct and Overlapping Governmental Activities Debt
As of June 30, 2023
(amounts expressed in thousands)

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable [1]	Estimated Share of Overlapping Debt
City of Buena Park direct debt			
2017 Lease Revenue Bonds	$ 8,200	100.00%	$ 8,200
Original Issuance Premium	351	100.00%	351
2021 Pension Obligation Bonds	87,366	100.00%	87,366
Total Direct Debt			95,917
Overlapping debt			
Metropolitan Water District	19,215	0.34%	66
Orange County and School District	1,213,559	14.56%	176,655
Total Overlapping Debt			176,721
Total direct and overlapping debt			$ 272,638

Source: Orange County Assessor, HdL Coren & Cone

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Buena Park. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

[1] The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the government's boundaries and dividing it by the county's total taxable assessed value.

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City of Buena Park
Legal Debt Margin Information
Last Ten Fiscal Years
(amounts expressed in thousands)

	Fiscal Year				
	2014	2015	2016	2017	2018
Debt limit	$ 1,205,801	$ 1,270,314	$ 1,343,870	$ 1,412,357	$ 1,494,629
Total net debt applicable to limit	-	-	-	-	-
Legal debt margin	$ 1,205,801	$ 1,270,314	$ 1,343,870	$ 1,412,357	$ 1,494,629
Total net debt applicable to the limit as a percentage of debt limit	0%	0%	0%	0%	0%

Legal Debt Margin Calculation for Fiscal Year 2022-23

Assessed value	$ 12,578,086
Add back: exempt real property	$ 261,660
Total assessed value	$ 12,839,746
Debt limit (15% of total assessed value)	$ 1,925,962
Debt applicable to limit:	-
Legal debt margin	$ 1,925,962

Note: Under state finance law, the City of Buena Park's outstanding general obligation debt should not exceed 15 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

Source: Orange County Assessor, HdL Coren & Cone

2019	2020	2021	2022	2023
$ 1,610,871	$ 1,686,278	$ 1,756,580	$ 1,807,147	$ 1,925,962
-	-	-	-	-
$ 1,610,871	$ 1,686,278	$ 1,756,580	$ 1,807,147	$ 1,925,962
0%	0%	0%	0%	0%

City of Buena Park
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Personal Income (in thousands)	Per Capita Personal Income	Unemployment Rate
2013-14	82,344	1,887,654	22,924	6.3%
2014-15	82,330	1,925,699	23,390	4.7%
2015-16	83,347	2,015,754	24,185	3.8%
2016-17	83,884	2,033,040	24,236	3.4%
2017-18	83,995	2,088,787	24,867	2.9%
2018-19	83,384	2,119,346	25,416	3.2%
2019-20	81,998	2,336,383	28,493	3.1%
2020-21	81,626	2,441,203	29,907	10.8%
2021-22	83,430	2,542,031	30,469	7.1%
2022-23	83,517	2,763,229	33,085	3.5%

Source: HdL, Coren & Cone

City of Buena Park
Principal Employers
Current Year and Nine Years Ago

	2022-23			2013-14		
Employer	Employees	Rank	% of Total City Employment*	Employees	Rank	% of Total City Employment
Knott's Berry Farm	4,069	1	10.65%	5,071	1	12.74%
Amazon.com Services LLC	736	2	1.93%			
Pepsi	477	3	1.25%	477	6	1.20%
RIA Financial/AFEX Money Express	413	4	1.08%			
Porto's Bakery	396	5	1.04%			
Access Business Group LLC	389	6	1.02%	479	5	1.20%
Yamaha Corporation of America	350	7	0.92%	350	8	0.88%
City of Buena Park	280	8	0.73%	274	9	0.69%
99 Ranch (Tawa Services, Inc.)	275	9	0.72%			
Wal-Mart Store #5032	232	10	0.61%	269	10	0.68%
Leach Corporation				483	4	1.21%
Prologis California I LLC				800	2	2.01%
J.C. Penney				526	3	1.32%
ADP				358	7	0.90%
Total	7,617		20.42%	9,087		22.95%

* Based upon U.S. Department of Labor's estimate of 38,200 residents employed in 2022-23 and 39,800 employed in 2013-14.

Sources: City of Buena Park Finance Department, State of California Employment Development Department

City of Buena Park
Full-Time Equivalent City Employees by Function
Last Ten Fiscal Years

Function	2013-14	2014-15	2015-16	2016-17
General Government	34	43	43	40.5
Public Safety	138	126	126	127
Public Works	40	41	41	37
Community Services	19	25	25	21.5
Community Development	16	16	16	16
Water	27	27	27	28
Total	274	278	278	270

Source: City of Buena Park Budget

Note: Public Works and Community Services underwent a reorganization in fiscal year 2019-20 that re

2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
40.5	40	40	39	35	35
131	135	135	136	136	136
37	47	50	49	50	50
22.5	14	14	14	13	14
16	16	16	16	20	20
28	28	26	27	26	26
275	280	281	281	280	281

sulted in a variance in staffing levels compared to prior fiscal years.

City of Buena Park
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function:	2013-14	2014-15	2015-16	2016-17	2017-18
Police					
Calls dispatched	43,650	43,051	56,163	66,096	76,955
Crime reports	9,883	9,540	9,831	9,874	10,283
Moving citations	5,572	8,973	8,803	7,124	9,096
Parking citations	14,560	16,221	14,589	18,566	16,617
Streets and Highways					
Asphalt repair (in tons)	269	270	283	211	97
Curb & gutter repair (lineal ft.)	1,022	1,000	422	417	726
Sidewalk repair (lineal ft.)	1,324	1,300	3,893	2,143	1,679
Water					
Number of customer accounts	19,300	19,300	19,481	19,391	19,520
Average daily consumption (millions of gallons)	13.6	10.9	10.6	11.1	12.1
Water samples taken (annual)	1,200	1,200	1,200	3,000	3,000
Sewers					
Feet of sewer mains root cut/ chemically treated	29,274	29,000	52,630	52,630	52,630
Maintenance					
Graffiti removals	9,240	7,172	8,160	8,708	5,439
Streetsweeping miles	23,000	23,000	2,300	23,350	23,350
Trees pruned per year	5,344	5,300	5,400	1,150	1,754
Culture and Recreation					
Youth sports	900	1,300	1,302	1,203	1,223
Aquatics	25,749	23,617	25,751	26,885	25,821
Picnic rentals	17,000	20,000	18,700	13,141	15,440
Leisure classes	5,095	3,752	3,655	3,709	3,969
Senior Center participants	110,410	116,112	122,216	132,410	132,504

Source: City of Buena Park

2018-19	2019-20	2020-21	2021-22	2022-23
62,111	69,554	62,960	66,061	63,952
9,639	8,568	8,915	6,883	7,187
8,395	6,156	7,142	4,072	3,546
18,378	18,014	17,799	17,517	12,902
184	188	215	147	160
579	734	1,008	609	257
2,389	1,295	1,805	1,974	1,637
19,573	19,478	19,547	19,565	19,565
11.6	11.5	10.6	10.6	10.6
3,000	3,000	3,000	3,000	3,000
52,630	52,630	52,630	52,630	52,630
2,234	3,097	3,475	4,608	6,259
23,350	23,350	23,350	23,350	23,350
1,078	1,078	1,272	1,272	1,026
1,109	370	397	1,070	1,274
21,228	1,863	2,015	1,526	1,546
18,400	12,160	9,920	23,760	25,840
3,762	2,449	1,116	2,211	2,622
135,048	118,426	59,213	115,321	121,816

City of Buena Park
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function:	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Public Safety						
Police stations	1	1	1	1	1	1
Number of patrol units	30	30	32	30	34	36
Highways and streets						
Miles of streets	147.6	147.6	147.6	191.3	191.3	191.3
Traffic Signals	70	70	73	83	85	85
Water						
Number of active water wells	8	8	8	8	8	8
Number of reservoirs	1	1	1	1	1	1
Miles of lines & mains	220	220	220	220	220	220
Sewer						
Miles of sanitary sewers	168	168	168	168	168	168
Miles of flood control channel	21	21	21	21	21	21
Culture and Recreation						
Number of parks	11	11	11	11	11	11
Number of community facilities	3	3	3	3	3	3

Source: City of Buena Park

2019-20	2020-21	2021-22	2022-23
1	1	1	1
36	36	33	35
191.3	191.3	191.3	191.3
85	85	85	84
8	8	8	8
1	1	1	1
220	220	220	220
168	168	168	168
21	21	21	21
11	11	12	12
3	3	3	3

City of Buena Park

City Council Regular Meeting Agenda Report

APPROVE CITY COUNCIL PROTOCOLS GUIDE UPDATE SECTION 6.2.2 PLACING ITEMS ON THE AGENDA

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4H

Presented By	Prepared By
Adria Jimenez, MMC, Director of Government and Community Relations/City Clerk	Adria Jimenez, City Clerk

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Approve an update to "Section 6.2.2 Placing Items on the Agenda," to the City Council's Protocol Guide.

PREVIOUS CITY COUNCIL ACTION

The City Council received an update regarding the Master Schedule on January 9, 2024, and discussed and supported the change in protocol for placing items on the agenda.

DISCUSSION

On January 9, 2024, the City Council adopted Resolution No. 14791 adopting six key focus areas as their Goals and Objectives for Calendar Years 2024-2026. At that same meeting, the City Council also discussed the status of City Council-agendized items pending on the Master Schedule. The City Council reviewed each item to determine if the item aligned with the adopted goals and objectives. After the pending items were reviewed, the City Council also discussed revising a portion of the City Council's Protocol Guide, Section 6.2.2 Placing Items on the Agenda. The below revision was supported by the City Council. Staff was directed to bring the item back for formal adoption.

> "Individual Council Members may have up to five requests for future agenda items pending on the Master Schedule at any one time without the need for a second or majority vote. Should a Council Member wish to propose additional items beyond this limit, the Council Member must secure a second to add it to the Master Schedule. Council Members shall provide a brief explanation and description of calendared items, and include sufficient detail for the City Council to understand the general nature and purpose of the requested item and any relationship to one of the City Council's current Goals and Priorities. The City Manager determines which items are placed on each meeting agenda and the timing for scheduling such items. Council Members may also request the scheduling of adjourned or special meetings during the calendaring portion of the meeting by majority vote."

Attached is the updated draft section of the City Council's Protocol Guide Section 6.2.2 for City Council approval.

BUDGET IMPACT

There is no budget impact with this item.

Attachments

Section 6.2.2 Protocols Guide Draft.pdf

6. MEETING GUIDELINES & PROCEDURES

6.1 Meeting Dates

6.1.1 Regular Meetings

Pursuant to the Buena Park Municipal Code, regular meeting dates are established by Council resolution. The regular meeting dates are the second and fourth Tuesdays of each month commencing at 5 p.m.

6.1.2 Adjourned/Special/Emergency Meetings

The Brown Act sets forth specific requirements for holding adjourned, special, and emergency meetings.

The City Council generally holds a special meeting prior to the regular meeting commencing at 3:30 p.m.

6.2 Agenda

6.2.1 Agenda Preparation

The City Manager reviews and approves all items for the Council agenda. Agenda packets are compiled and distributed through the City Clerk's office. Agendas are available at 5 p.m. on the Thursday before the Council meeting. (Amended 07/23/19)

6.2.2 Placing Items on the Agenda

Individual Council Members may have up to five requests for future agenda items pending on the Master Schedule at any one time without the need for a second or majority vote. Should a Council Member wish to propose additional items beyond this limit, the Council Member must secure a second to add it to the Master Schedule. Council Members shall provide a brief explanation and description of calendared items and include sufficient detail for the City Council to understand the general nature and purpose of the requested item and any relationship to one of the City Council's current Goals and Priorities. The City Manager determines which items are placed on each meeting agenda and the timing for scheduling such items. Council Members may also request the scheduling of adjourned or special meetings during the calendaring portion of the meeting by majority vote. (revised 02/13/2024)

6.2.3 Order of Agenda Items

The order of business for meetings of the City Council is established by resolution.

6.2.4 Presentations

Special presentations shall be scheduled as necessary in recognition of persons or groups, or for the promotion of an event or service. Requests

WATER BILL INSERT PROMOTING BREATHE FREE BUENA PARK

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	CONSENT CALENDAR Item: 4I

Presented By	Prepared By
Jessica Fewer, Senior Management Analyst	Jessica Fewer, Senior Management Analyst

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Approve a water bill insert promoting the City's Breathe Free Buena Park initiative.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

In July 2023, the City Council adopted a citywide smoking ordinance that expands the areas where smoking is prohibited. This ordinance was developed to promote and protect the public's health and well-being. To educate the community about the new ordinance and promote a tobacco-free lifestyle, City staff developed the "Breathe Free Buena Park" initiative. Staff would like to promote this initiative to all residents and businesses via the water bill insert prior to enforcement of the new ordinance.

The City previously received grant funds from the California Department of Justice for anti-tobacco related activities. As part of the grant, the City can use a certain amount of funds to pay for water bill inserts. While the tobacco grant will pay for a large portion of the proposed water bill insert, it will not cover the entire cost. America On Track, a local non-profit that has partnered with the City on several health initiates (including the citywide smoking ordinance), has agreed to pay the remaining portion of the cost.

The final water bill insert will also include Spanish and Korean translation.

PUBLIC HEARING NOTICE

None.

BUDGET IMPACT

The water bill insert will be paid for with a combination of grant funds from the City's California Department of Justice Tobacco grant as well as funds from America On Track. The City has approximately $1,200 in grant funds to be used for this purpose. America On Track will pay for the remaining portion of the water bill insert, which is estimated to be approximately $300 to $500.

Attachments

Tobacco Ordinance Flyer_update.pdf

THE CITY OF BUENA PARK

Breathe Free BUENA PARK



The Buena Park Municipal Code now prohibits cigarette smoking and vaporizer usage (vaping) in the following areas:

- Public Event Areas
- Places of Employment
- Recreational Areas
- Outdoor Dining
- All Multi-Unit Residences*
  (Condominiums, Duplexes, Triplexes, and Apartment Buildings)

*Starting February 1, 2024, all new or renewed lease agreements for multi-unit residences in Buena Park will be required to include a clause explicitly stating that smoking within the premises constitutes a breach of the lease.

Did You Know?

- Tobacco use is the number one cause of preventable death in California
- Exposure to secondhand smoke and vapor pose serious adverse health effects
- Laws restricting the use of tobacco products have recognizable benefits to public health, including:
  - Reduced prevalence of tobacco use
  - Reduced secondhand smoke exposure
  - Reduced hospitalizations from tobacco-related diseases

Scan the QR code to learn more about the Ordinance, access free smoking cessation resources, and request free Smoke-Free City signs.

www.buenapark.com/breathefree

In partnership with

America On Track
Creating Brighter Futures for Communities & Youth since 1995

RESOLUTION AMENDING THE TECHNICAL, OFFICE, AND PROFESSIONALS ASSOCIATION CLASSIFICATION AND COMPENSATION PLAN ADDING THE ENVIRONMENTAL INSPECTOR POSITION

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	NEW BUSINESS Item: 5A

Presented By	Prepared By
Rebecca Valdez, Human Resources Manager	Eddie Fenton, Assistant City Manager/Director of Human Resources

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a Resolution amending the Technical, Office, and Professionals Association (TOP) Classification and Compensation Plan to add the Environmental Inspector classification and salary range; and 2) Approve the new job classification specification of Environmental Inspector.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

In January of 2023, the Senior Environmental Inspector submitted a letter of resignation. It has been challenging to find qualified candidates for this position, as it requires previous experience relevant to municipal environmental compliance and inspection programs. Despite various recruitment efforts and extensive outreach, the Senior Environmental Inspector position remains unfilled. This action caused the Human Resources staff to evaluate the position within the Public Works Department to ensure that its organizational structure provides for the delivery of services to the community, City Departments, and critical nature of environmental inspections, interpretation of regulatory standards, and preparation of compliance records and reports.

As a result of this evaluation, the Human Resources Department has determined that the current organizational structure needs to change and recommends the staffing proposal listed below as well as requests approval of the Environmental Inspector classification and salary range within the TOP group. The Environmental Inspector position is an entry-level position that more candidates may qualify for both internally and externally. Ultimately, the Environmental Inspector can be promoted to the Senior Environmental Inspector position, which is responsible for the most complex and sensitive commercial, industrial business, restaurant, and environmental inspections related to the National Pollutant Discharge Elimination System (NPDES), the city’s Local Implementation Plan (LIP), and the Fats, Oils and Grease (FOG) control programs and enforces related standards and regulations; evaluates monitoring reports, prepares annual Program Evaluation Assessment (PEA) report, and administers environmental projects. In the meantime, underfilling provides for

natural progression through a job series and allows the department to staff the position at a lower classification and lower pay rate, thereby creating additional salary savings, within the same classification series. Furthermore, underfilling allows management the opportunity to “grow our own” and support succession planning by allowing candidates to be certified, despite having less skills, knowledge, or experiences performing higher-level tasks. Underfilling will not impact service levels provided by the Public Works Department.

The Environmental Inspector conducts commercial, industrial business, restaurant, and environmental inspections related to the National Pollutant Discharge Elimination System (NPDES), the city’s Local Implementation Plan (LIP), and the Fats, Oils and Grease (FOG) control programs; conducts public education seminars and completes other technical compliance records.

Staff reviewed the salary range for comparable agencies with similar positions. Staff recommends that the monthly salary range for the Environmental Inspector be at range 132, which is $5,375-$6,817 per month.

The adoption of this resolution is necessary since pursuant to Personnel Rules and Regulations of the City of Buena Park, Rule VI, Section 4, new or revised job classification specifications must be submitted to the City Council for approval. In addition, pursuant to Personnel Rules and Regulations of the City of Buena Park, Rule VII, Section 2, proposed compensation plans must be submitted to the City Council for approval.

BUDGET IMPACT

There are no changes to the budget for Fiscal Year 2023-25 for these positions affecting the Public Works Department.

Attachments

Reso TOPS Salary Change (Environmental Inspector).pdf

Exhibit A - TOPS Salary Schedule 2024.02.17.pdf

Environmental Inspector 2024.02.13.pdf

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, AMENDING THE CITY'S CLASSIFICATION PLAN AND AMENDING THE COMPENSATION PLAN FOR THE BUENA PARK TECHNICAL, OFFICE, AND PROFESSIONALS ASSOCIATION TO ADOPT THE JOB CLASSIFICATION SPECIFICATION AND SALARY RANGE OF THE ENVIRONMENTAL INSPECTOR

WHEREAS, it is the desire of the City Council to reorganize the Public Works Department to create an efficient organizational structure and increase the ability to recruit quality employees for hard-to-fill positions, and increase opportunities for internal recruitment and succession planning, enabling employees to advance within the Public Works Department; and

WHEREAS, it is the desire of the City Council to maintain up-to-date employee job classification specifications; and

WHEREAS, Rule VI of the City of Buena Park Personnel Rules and Regulations provides that revisions to the classification plan shall be effective upon adoption of resolution by City Council.

WHERAS; it is the desire of the City Council to amend the Compensation Plan for the Buena Park Technical, Office, and Professionals Association to adopt the new job classification and salary range for the Environmental Inspector.

NOW, THEREFORE, the City Council of the City of Buena Park does hereby resolve, determine, and order as follows:

Section 1: JOB CLASSIFICATION PLAN AMENDED. The Job Classification Plan of the City of Buena Park is hereby amended to adopt the job classification of Environmental Inspector as described in Attachment No. 1 of this resolution is hereby approved.

Section 2: COMPENSATION PLAN AMENDED. Exhibit "A" of the Buena Park Technical, Office, and Professionals Association Salary Schedule of Resolution No. 14723 is hereby deleted in its entirety and a new Exhibit "A" of the Buena Park Technical, Office, and Professionals Association Salary Schedule, Attachment "A" to this resolution, is hereby approved effective February 17, 2024, which is the beginning of the pay period.

PASSED AND ADOPTED this 13th day of February 2024 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, 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 13th day of February 2024.

_____
City Clerk

EXHIBIT A – PAY SCHEDULE – EFFECTIVE FEBRUARY 17, 2024
TECHNICAL, OFFICE AND PROFESSIONALS ASSOCIATION

		Step 1			Step 2			Step 3			Step 4			Step 5			Step 6		
Position	Range	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual
Account Clerk	117	21.74	3,768	45,219	22.77	3,947	47,362	23.84	4,132	49,587	25.00	4,333	52,000	26.21	4,543	54,517	27.46	4,760	57,117
Accountant	136	34.09	5,909	70,907	35.77	6,200	74,402	37.51	6,502	78,021	39.35	6,821	81,848	41.27	7,154	85,842	43.28	7,502	90,022
Accounting Technician	125	26.28	4,555	54,662	27.52	4,770	57,242	28.82	4,996	59,946	30.25	5,243	62,920	31.71	5,496	65,957	33.23	5,760	69,118
Administrative Assistant	123	25.03	4,339	52,062	26.26	4,552	54,621	27.50	4,767	57,200	28.81	4,994	59,925	30.23	5,240	62,878	31.69	5,493	65,915
Assistant Engineer	141	38.49	6,672	80,059	40.35	6,994	83,928	42.32	7,336	88,026	44.37	7,691	92,290	46.53	8,065	96,782	48.79	8,457	101,483
Assistant Planner	134	32.55	5,642	67,704	34.09	5,909	70,907	35.76	6,198	74,381	37.50	6,500	78,000	39.34	6,819	81,827	41.25	7,150	85,800
Associate Planner	141	38.49	6,672	80,059	40.35	6,994	83,928	42.32	7,336	88,026	44.37	7,691	92,290	46.53	8,065	96,782	48.79	8,457	101,483
Building Inspector	136	34.09	5,909	70,907	35.77	6,200	74,402	37.51	6,502	78,021	39.35	6,821	81,848	41.27	7,154	85,842	43.28	7,502	90,022
Building Inspector Technician	133	31.74	5,502	66,019	33.31	5,774	69,285	34.89	6,048	72,571	36.59	6,342	76,107	38.35	6,647	79,768	40.23	6,973	83,678
Buyer	126	26.91	4,664	55,973	28.18	4,885	58,614	29.55	5,122	61,464	30.95	5,365	64,376	32.48	5,630	67,558	34.04	5,900	70,803
Code Enforcement Officer	134	32.55	5,642	67,704	34.09	5,909	70,907	35.76	6,198	74,381	37.50	6,500	78,000	39.34	6,819	81,827	41.25	7,150	85,800
Code Enforcement Technician	121	23.87	4,138	49,650	25.03	4,339	52,062	26.22	4,545	54,538	27.49	4,765	57,179	28.79	4,990	59,883	30.21	5,236	62,837
Community Outreach Coordinator	123	25.03	4,339	52,062	26.26	4,552	54,621	27.50	4,767	57,200	28.81	4,994	59,925	30.23	5,240	62,878	31.69	5,493	65,915
Community Services Coordinator	131	30.28	5,249	62,982	31.75	5,503	66,040	33.31	5,774	69,285	34.89	6,048	72,571	36.59	6,342	76,107	38.35	6,647	79,768
Environmental Inspector	132	31.01	5,375	64,501	32.54	5,640	67,683	34.07	5,906	70,866	35.75	6,197	74,360	37.50	6,500	78,000	39.33	6,817	81,806
Executive Assistant	131	30.28	5,249	62,982	31.75	5,503	66,040	33.31	5,774	69,285	34.89	6,048	72,571	36.59	6,342	76,107	38.35	6,647	79,768
Homeless Outreach Coordinator	131	30.28	5,249	62,982	31.75	5,503	66,040	33.31	5,774	69,285	34.89	6,048	72,571	36.59	6,342	76,107	38.35	6,647	79,768
Housing and CDBG Analyst	141	38.49	6,672	80,059	40.35	6,994	83,928	42.32	7,336	88,026	44.37	7,691	92,290	46.53	8,065	96,782	48.79	8,457	101,483
Human Resources Analyst	141	38.49	6,672	80,059	40.35	6,994	83,928	42.32	7,336	88,026	44.37	7,691	92,290	46.53	8,065	96,782	48.79	8,457	101,483
Human Resources Specialist	132	31.01	5,375	64,501	32.54	5,640	67,683	34.07	5,906	70,866	35.75	6,197	74,360	37.50	6,500	78,000	39.33	6,817	81,806
Mailroom Aide	113	19.80	3,432	41,184	20.72	3,592	43,098	21.72	3,765	45,178	22.76	3,945	47,341	23.80	4,125	49,504	25.00	4,333	52,000
Management Analyst	141	38.49	6,672	80,059	40.35	6,994	83,928	42.32	7,336	88,026	44.37	7,691	92,290	46.53	8,065	96,782	48.79	8,457	101,483
Management Assistant	134	32.55	5,642	67,704	34.09	5,909	70,907	35.76	6,198	74,381	37.50	6,500	78,000	39.34	6,819	81,827	41.25	7,150	85,800
Marketing Assistant	114	20.25	3,510	42,120	21.21	3,676	44,117	22.22	3,852	46,218	23.29	4,037	48,443	24.37	4,224	50,690	25.57	4,432	53,186
Marketing Specialist	130	29.57	5,126	61,506	31.01	5,375	64,501	32.53	5,639	67,662	34.06	5,904	70,845	35.74	6,195	74,339	37.49	6,498	77,979
Office Assistant	114	20.25	3,510	42,120	21.21	3,676	44,117	22.22	3,852	46,218	23.29	4,037	48,443	24.37	4,224	50,690	25.57	4,432	53,186
Payroll Technician	129	28.89	5,008	60,091	30.27	5,247	62,962	31.73	5,500	65,998	33.27	5,767	69,202	34.87	6,044	72,530	36.54	6,334	76,003
Permit Technician	121	23.87	4,138	49,650	25.03	4,339	52,062	26.22	4,545	54,538	27.49	4,765	57,179	28.79	4,990	59,883	30.21	5,236	62,837
Public Works Inspector	136	34.09	5,909	70,907	35.77	6,200	74,402	37.51	6,502	78,021	39.35	6,821	81,848	41.27	7,154	85,842	43.28	7,502	90,022

***Monthly and Annual Salary are only approximate rates based on the Hourly conversion.**

EXHIBIT A – PAY SCHEDULE – EFFECTIVE FEBRUARY 17, 2024
TECHNICAL, OFFICE AND PROFESSIONALS ASSOCIATION

		Step 1			Step 2			Step 3			Step 4			Step 5			Step 6		
Position	Range	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual
Secretary Clerk	118	22.23	3,853	46,238	23.34	4,046	48,547	24.42	4,233	50,794	25.63	4,443	53,310	26.83	4,651	55,806	28.13	4,876	58,510
Sr. Account Clerk	122	24.45	4,238	50,856	25.64	4,444	53,331	26.85	4,654	55,848	28.14	4,878	58,531	29.49	5,112	61,339	30.92	5,360	64,314
Sr. Accountant	139	36.67	6,356	76,274	38.44	6,663	79,955	40.32	6,989	83,866	42.29	7,330	87,963	44.34	7,686	92,227	46.50	8,060	96,720
Sr. Accounting Technician	129	28.89	5,008	60,091	30.27	5,247	62,962	31.73	5,500	65,998	33.27	5,767	69,202	34.87	6,044	72,530	36.54	6,334	76,003
Sr. Administrative Assistant	126	26.91	4,664	55,973	28.18	4,885	58,614	29.55	5,122	61,464	30.95	5,365	64,376	32.48	5,630	67,558	34.04	5,900	70,803
Sr. Building Inspector/Code Enf.	139	36.67	6,356	76,274	38.44	6,663	79,955	40.32	6,989	83,866	42.29	7,330	87,963	44.34	7,686	92,227	46.50	8,060	96,720
Sr. Building Inspector/Plan Checker	146	43.39	7,521	90,251	45.52	7,890	94,682	47.73	8,273	99,278	50.05	8,675	104,104	52.50	9,100	109,200	55.10	9,551	114,608
Sr. Engineering Technician	138	35.78	6,202	74,422	37.52	6,504	78,042	39.36	6,822	81,869	41.27	7,154	85,842	43.28	7,502	90,022	45.38	7,866	94,390
Sr. Engineering Technician/GIS Specialist	144	41.34	7,166	85,987	43.35	7,514	90,168	45.47	7,882	94,578	47.69	8,266	99,195	50.04	8,674	104,083	52.48	9,097	109,158
Sr. Environmental Inspector	139	36.67	6,356	76,274	38.44	6,663	79,955	40.32	6,989	83,866	42.29	7,330	87,963	44.34	7,686	92,227	46.50	8,060	96,720
Sr. Office Assistant	116	21.23	3,680	44,158	22.22	3,852	46,218	23.30	4,039	48,464	24.38	4,226	50,710	25.58	4,434	53,206	26.78	4,642	55,702
Sr. Planner	146	43.39	7,521	90,251	45.52	7,890	94,682	47.73	8,273	99,278	50.05	8,675	104,104	52.50	9,100	109,200	55.10	9,551	114,608
Sr. Public Works Inspector	139	36.67	6,356	76,274	38.44	6,663	79,955	40.32	6,989	83,866	42.29	7,330	87,963	44.34	7,686	92,227	46.50	8,060	96,720
Storekeeper	125	26.28	4,555	54,662	27.52	4,770	57,242	28.82	4,996	59,946	30.25	5,243	62,920	31.71	5,496	65,957	33.23	5,760	69,118
Water Loss Specialist	139	36.67	6,356	76,274	38.44	6,663	79,955	40.32	6,989	83,866	42.29	7,330	87,963	44.34	7,686	92,227	46.50	8,060	96,720
Water Quality Specialist	139	36.67	6,356	76,274	38.44	6,663	79,955	40.32	6,989	83,866	42.29	7,330	87,963	44.34	7,686	92,227	46.50	8,060	96,720

***Monthly and Annual Salary are only approximate rates based on the Hourly conversion.**

EXHIBIT A – PAY SCHEDULE – EFFECTIVE JUNE 22, 2024
TECHNICAL, OFFICE AND PROFESSIONALS ASSOCIATION

		Step 1			Step 2			Step 3			Step 4			Step 5			Step 6		
Position	Grade	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual
Account Clerk	117	22.82	3,956	47,466	23.91	4,144	49,733	25.03	4,339	52,062	26.25	4,550	54,600	27.52	4,770	57,242	28.83	4,997	59,966
Accountant	136	35.79	6,204	74,443	37.56	6,510	78,125	39.38	6,826	81,910	41.32	7,162	85,946	43.33	7,511	90,126	45.44	7,876	94,515
Accounting Technician	125	27.59	4,782	57,387	28.90	5,009	60,112	30.26	5,245	62,941	31.76	5,505	66,061	33.30	5,772	69,264	34.89	6,048	72,571
Administrative Assistant	123	26.28	4,555	54,662	27.57	4,779	57,346	28.88	5,006	60,070	30.25	5,243	62,920	31.74	5,502	66,019	33.27	5,767	69,202
Assistant Engineer	141	40.41	7,004	84,053	42.37	7,344	88,130	44.44	7,703	92,435	46.59	8,076	96,907	48.86	8,469	101,629	51.23	8,880	106,558
Assistant Planner	134	34.18	5,925	71,094	35.79	6,204	74,443	37.55	6,509	78,104	39.38	6,826	81,910	41.31	7,160	85,925	43.31	7,507	90,085
Associate Planner	141	40.41	7,004	84,053	42.37	7,344	88,130	44.44	7,703	92,435	46.59	8,076	96,907	48.86	8,469	101,629	51.23	8,880	106,558
Building Inspector	136	35.79	6,204	74,443	37.56	6,510	78,125	39.38	6,826	81,910	41.32	7,162	85,946	43.33	7,511	90,126	45.44	7,876	94,515
Building Inspector Technician	133	33.33	5,777	69,326	34.97	6,062	72,738	36.63	6,349	76,190	38.42	6,660	79,914	40.27	6,980	83,762	42.24	7,322	87,859
Buyer	126	28.26	4,898	58,781	29.59	5,129	61,547	31.03	5,379	64,542	32.50	5,633	67,600	34.10	5,911	70,928	35.74	6,195	74,339
Code Enforcement Officer	134	34.18	5,925	71,094	35.79	6,204	74,443	37.55	6,509	78,104	39.38	6,826	81,910	41.31	7,160	85,925	43.31	7,507	90,085
Code Enforcement Technician	121	25.06	4,344	52,125	26.28	4,555	54,662	27.53	4,772	57,262	28.86	5,002	60,029	30.23	5,240	62,878	31.72	5,498	65,978
Community Outreach Coordinator	123	26.28	4,555	54,662	27.57	4,779	57,346	28.88	5,006	60,070	30.25	5,243	62,920	31.74	5,502	66,019	33.27	5,767	69,202
Community Services Coordinator	131	31.79	5,510	66,123	33.34	5,779	69,347	34.98	6,063	72,758	36.63	6,349	76,190	38.42	6,660	79,914	40.27	6,980	83,762
Environmental Inspector	132	32.56	5,644	67,725	34.17	5,923	71,074	35.77	6,200	74,402	37.54	6,507	78,083	39.38	6,826	81,910	41.30	7,159	85,904
Executive Assistant	131	31.79	5,510	66,123	33.34	5,779	69,347	34.98	6,063	72,758	36.63	6,349	76,190	38.42	6,660	79,914	40.27	6,980	83,762
Homeless Outreach Coordinator	131	31.79	5,510	66,123	33.34	5,779	69,347	34.98	6,063	72,758	36.63	6,349	76,190	38.42	6,660	79,914	40.27	6,980	83,762
Housing and CDBG Analyst	141	40.41	7,004	84,053	42.37	7,344	88,130	44.44	7,703	92,435	46.59	8,076	96,907	48.86	8,469	101,629	51.23	8,880	106,558
Human Resources Analyst	141	40.41	7,004	84,053	42.37	7,344	88,130	44.44	7,703	92,435	46.59	8,076	96,907	48.86	8,469	101,629	51.23	8,880	106,558
Human Resources Specialist	132	32.56	5,644	67,725	34.17	5,923	71,074	35.77	6,200	74,402	37.54	6,507	78,083	39.38	6,826	81,910	41.30	7,159	85,904
Mailroom Aide	113	20.79	3,604	43,243	21.76	3,772	45,261	22.81	3,954	47,445	23.90	4,143	49,712	24.99	4,332	51,979	26.25	4,550	54,600
Management Analyst	141	40.41	7,004	84,053	42.37	7,344	88,130	44.44	7,703	92,435	46.59	8,076	96,907	48.86	8,469	101,629	51.23	8,880	106,558
Management Assistant	134	34.18	5,925	71,094	35.79	6,204	74,443	37.55	6,509	78,104	39.38	6,826	81,910	41.31	7,160	85,925	43.31	7,507	90,085
Marketing Assistant	114	21.26	3,685	44,221	22.27	3,860	46,322	23.33	4,044	48,526	24.45	4,238	50,856	25.59	4,436	53,227	26.85	4,654	55,848
Marketing Specialist	130	31.05	5,382	64,584	32.56	5,644	67,725	34.16	5,921	71,053	35.76	6,198	74,381	37.53	6,505	78,062	39.36	6,822	81,869
Office Assistant	114	21.26	3,685	44,221	22.27	3,860	46,322	23.33	4,044	48,526	24.45	4,238	50,856	25.59	4,436	53,227	26.85	4,654	55,848
Payroll Technician	129	30.33	5,257	63,086	31.78	5,509	66,102	33.32	5,776	69,306	34.93	6,055	72,654	36.61	6,346	76,149	38.37	6,651	79,810
Permit Technician	121	25.06	4,344	52,125	26.28	4,555	54,662	27.53	4,772	57,262	28.86	5,002	60,029	30.23	5,240	62,878	31.72	5,498	65,978
Public Works Inspector	136	35.80	6,205	74,464	37.56	6,510	78,125	39.38	6,826	81,910	41.32	7,162	85,946	43.33	7,511	90,126	45.44	7,876	94,515

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EXHIBIT A – PAY SCHEDULE – EFFECTIVE JUNE 22, 2024
TECHNICAL, OFFICE AND PROFESSIONALS ASSOCIATION

		Step 1			Step 2			Step 3			Step 4			Step 5			Step 6		
Position	Grade	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual	Hr.	Mo.	Annual
Secretary Clerk	118	23.34	4,046	48,547	24.51	4,248	50,981	25.64	4,444	53,331	26.91	4,664	55,973	28.17	4,883	58,594	29.54	5,120	61,443
Sr. Account Clerk	122	25.67	4,450	53,394	26.92	4,666	55,994	28.19	4,886	58,635	29.55	5,122	61,464	30.96	5,366	64,397	32.47	5,628	67,538
Sr. Accountant	139	38.50	6,673	80,080	40.36	6,996	83,949	42.34	7,339	88,067	40.40	7,003	84,032	46.56	8,070	96,845	48.83	8,464	101,566
Sr. Accounting Technician	129	30.33	5,257	63,086	31.78	5,509	66,102	33.32	5,776	69,306	34.93	6,055	72,654	36.61	6,346	76,149	38.37	6,651	79,810
Sr. Administrative Assistant	126	28.26	4,898	58,781	29.59	5,129	61,547	31.03	5,379	64,542	32.50	5,633	67,600	34.10	5,911	70,928	35.74	6,195	74,339
Sr. Building Inspector/Code Enf.	139	38.50	6,673	80,080	40.36	6,996	83,949	42.34	7,339	88,067	40.40	7,003	84,032	46.56	8,070	96,845	48.83	8,464	101,566
Sr. Building Inspector/Plan Checker	146	45.56	7,897	94,765	47.80	8,285	99,424	50.12	8,688	104,250	52.55	9,109	109,304	55.13	9,556	114,670	57.86	10,029	120,349
Sr. Engineering Technician	138	37.57	6,512	78,146	39.40	6,829	81,952	41.33	7,164	85,966	43.33	7,511	90,126	45.44	7,876	94,515	47.65	8,259	99,112
Sr. Engineering Technician/GIS Specialist	144	43.41	7,524	90,293	45.52	7,890	94,682	47.74	8,275	99,299	50.07	8,679	104,146	52.54	9,107	109,283	55.10	9,551	114,608
Sr. Environmental Inspector	139	38.50	6,673	80,080	40.36	6,996	83,949	42.34	7,339	88,067	40.40	7,003	84,032	46.56	8,070	96,845	48.83	8,464	101,566
Sr. Office Assistant	116	22.29	3,864	46,363	23.33	4,044	48,526	24.47	4,242	50,898	25.60	4,437	53,248	26.86	4,656	55,869	28.12	4,874	58,490
Sr. Planner	146	45.56	7,897	94,765	47.80	8,285	99,424	50.12	8,688	104,250	52.55	9,109	109,304	55.13	9,556	114,670	57.86	10,029	120,349
Sr. Public Works Inspector	139	38.50	6,673	80,080	40.36	6,996	83,949	42.34	7,339	88,067	40.40	7,003	84,032	46.56	8,070	96,845	48.83	8,464	101,566
Storekeeper	125	27.59	4,782	57,387	28.90	5,009	60,112	30.26	5,245	62,941	31.76	5,505	66,061	33.30	5,772	69,264	34.89	6,048	72,571
Water Loss Specialist	139	38.50	6,673	80,080	40.36	6,996	83,949	42.34	7,339	88,067	40.40	7,003	84,032	46.56	8,070	96,845	48.83	8,464	101,566
Water Quality Specialist	139	38.50	6,673	80,080	40.36	6,996	83,949	42.34	7,339	88,067	40.40	7,003	84,032	46.56	8,070	96,845	48.83	8,464	101,566

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Environmental Inspector

Department/Division:	Public Works/ Water Quality
Reports To:	Senior Management Analyst
Provides Direction To:	Not applicable
FLSA Exemption Status:	Non-exempt
Date Previously Adopted:	June 25, 2013
Date Adopted by City Council:	February 13, 2024

GENERAL PURPOSE

Under general supervision, conducts commercial, industrial business, restaurant, and environmental inspections related to the National Pollutant Discharge Elimination System (NPDES), the city's Local Implementation Plan (LIP), and the Fats, Oils and Grease (FOG) control programs; conducts public education seminars and completes other technical compliance records; and does related work as required.

DISTINGUISHING CHARACTERISTICS

The Environmental Inspector performs a variety of environmental inspections, interprets regulatory standards, and participates in the preparation of compliance records and reports. It is distinguished from the Senior Environmental Inspector, which requires more specialized knowledge of environmental regulations, codes, and compliance methods, performs the most complex or sensitive inspections, and has accountability for presenting the semi-annual and annual compliance reports.

ESSENTIAL FUNCTIONS

The duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the class.

1. Communicates with business and property owners to schedule compliance inspections; inspects industrial, commercial, and residential facilities for compliance with federal, state, and local codes and regulations.

2. Determines applicability of regulations to the actual inspection site, the timing and extent of follow-up inspections that are needed, and the level of property user compliance with permit conditions.

3. Educates property users as to NPDES and FOG program policies and regulations, as well as local codes and standards.

ESSENTIAL FUNCTIONS (continued)

4. Investigates and traces sources of illegal waste disposal entering into the wastewater collection system; inspects locations subject to the FOG Discharge Control Ordinance; initiates call-outs and recommends enforcement actions; assists with the collection and preservation of evidence.

5. Organizes, prepares, and disseminates public education materials and articles; conducts educational and training sessions related to stormwater compliance and environmental management to private sector organizations, industrial, and commercial facilities, non-profit organizations, schools, and homeowner associations.

6. Investigates potential violations of stormwater regulations by hearing complaints, visiting sites, and determining whether compliance problems exist; issues violation notices and correspondence; recommends remedial actions to mitigate violations.

7. Mobilizes work crews for non-hazardous and hazardous clean-up incidents related to illicit dumping and stormwater violations; organizes and participates in flood control clean-up activities; responds to FOG Program sanitary overflow incidents.

8. Enters, updates, and maintains information regarding compliance sites and inspection activities within databases.

9. Inspects properties for compliance with structural and non-structural Best Management Practices Reviews (BMPR) grading plans, new development and redevelopment plans, Water Quality Management Plans (WQMP), and the Drainage Area Management Plan (DAMP).

10. Inspects construction projects subject to erosion and sediment control BMPRs given referrals from the Public Works Inspectors.

11. Cleans and maintains source control inspection equipment.

12. Assists with the preparation of sections of the annual Program Evaluation Assessment (PEA) report on behalf of county and regional planning uses.

13. Attends and participates in co-permittee, planning, pre-construction, and pre-WQMP meetings with staff, contractors, developers, and regulatory representatives.

QUALIFICATIONS GUIDELINES

Knowledge of:

Federal, state, and local codes, regulations, and policies governing stormwater runoff, water quality, and industrial waste discharge, including FOG standards; principles of chemistry and biology related to laboratory testing standards; inspection and surveillance techniques; safety principles and practices related to pollution inspection; waste source control standards; public relations techniques; training principles; report writing techniques; English grammar, spelling, and punctuation; word processing, database, and spreadsheet software programs; effective customer service techniques.

Ability to:

Understand, interpret, and enforce environmental laws, codes, ordinances, rules, and regulations governing stormwater runoff, water quality, FOG management, and related hazardous waste discharge and control; research and maintain current knowledge of pertinent information and developments in the environmental and NPDES compliance functional areas; conduct training and orientation programs to communicate compliance standards; operate computer equipment and use word processing, spreadsheet, and testing software; establish and maintain effective working relationships with staff, management, property owners, business representatives, regional representatives, and the general public; prepare and present field inspection reports; maintain accurate records.

Education/Training/Experience:

High School graduation or G.E.D. equivalent is required, preferably supplemented by technical certification, college courses and/or training in environmental compliance, hazardous materials management, report writing, and field inspection practices. Two years of experience in local government inspection, inspections of commercial, industrial, municipal facilities, and construction sites, environmental science, sewer and storm drain maintenance programs, or a related field is required. Experience involving environmental inspections related to the implementation of National Pollutant Discharge Elimination System (NPDES) and enforcement of water quality standards is highly desirable.

Licenses, Certificates; Special Requirements:

Valid Class C California driver license, acceptable driving record, and evidence of insurance are required.

Must be able to obtain and maintain a Penal Code 832 certificate, Certified Stormwater Inspector (CSI) certification, and complete Hazardous Waste Operations and Emergency Response standard (HAZWOPR) training within one year of assignment to this classification.

PHYSICAL AND MENTAL DEMANDS

The physical and mental demands described here are representative of those that must be met by employees to successfully perform the essential functions of this class. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Physical Demands

While performing the duties of this class, the employee is regularly required to use hands to finger, handle, feel or operate objects, tools, or controls and reach with hands and arms. The employee is frequently required to talk, hear, stand, walk, sit, climb, balance, stoop, kneel, crouch, bend, squat, and occasionally crawl. The employee climbs stairs and ladders to access rooftops and elevated inspection areas. The employee lifts and carries inspection tools, records, or electronic devices that typically weigh less than 20 pounds. Specific vision abilities required by this class include close vision, color vision, depth perception, and the ability to adjust focus.

Mental Demands

While performing the duties of this class, the incumbent is regularly required to use written and oral communication skills; read and interpret blueprints, documents, and other types of information; use math and mathematical reasoning; interact with staff, management, environmental officials, and public and private representatives, including situations involving conflicts regarding code interpretation.

WORK ENVIRONMENT

The employee constantly works outdoors in conducting inspections and is exposed to variable weather conditions as well as heat, humidity, and moisture. The employee conducts inspections from elevated surfaces and in confined spaces. The employee is exposed to grease, oils, abandoned chemicals, vehicular fluids, contaminated absorbents, and hazardous waste. The employee is exposed to traffic, fumes, airborne particles, and the risk of shock during electrical inspections. The noise level is frequently loud at construction sites. Administrative and record keeping functions are typically completed within an office environment where the noise level is quiet or moderately quiet.

BUENA PARK POLICE DEPARTMENT 2024 - 2026 STRATEGIC PLAN

The strategic plan is a blueprint that reflects the Police Department's commitment to collaborative, community-centric policing. The plan aligns with the Six Pillars of 21st Century Policing, with the intention of fostering trust, transparency and a safer Buena Park.

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	NEW BUSINESS Item: 5B

Presented By	Prepared By
Frank Nunes, Police Chief	Frank Nunes, Police Chief

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Approve the Buena Park Police Department 2024 – 2026 Strategic Plan, including the Mission, Vision and Values Statements.

PREVIOUS CITY COUNCIL ACTION

No previous council action.

DISCUSSION

The Buena Park Police Department 2024 – 2026 Strategic Plan is a living document created from the insight and perspectives of all police personnel (e.g. "bottom-up approach"), Chief's Advisory Board (CAB) and the Community. The process for building the plan took nearly eight months. First, command staff met with every member of the department during hosted facilitated discussions. Employees shared what they believed the mission, vision and values should be. In addition to the mission, vision and values statements, employees were tasked to develop a plan to further the objectives of the President's Task Force on 21st Century Policing. In essence, they were responsible for creating best practices designed to help the Police Department promote effective crime disruption while building public trust and safeguarding officer well-being.

Once employee input was inventoried, the CAB took on the same task. Members of the board met in groups and were given the Department employees' insight and the objectives of the President's Task Force on 21st Century Policing. CAB members were asked to view the plan from the perspective of the community. The CAB's recommendations were also added to the inventory of ideas. Finally, a social media campaign solicited the community's participation in a survey of what they expected from their Police Department. The information gathered from all stakeholders was distributed to the team of supervisors/managers, who worked together to create the Buena Park Police Department 2024 – 2026 Strategic Plan.

The plan spans three calendar years, with short-term (2024), mid-term (2025) and long-term (2026) objectives and strategies. The foundation of the plan are the Six Pillars of 21st Century Policing:

- Building Trust and Legitimacy
- Policy and Oversight
- Technology and Social Media
- Community Policing and Crime Reduction
- Training and Education
- Officer/Employee Safety and Wellness

Upon completion of the strategic plan, the Department believes the community will be more connected to its Police Department and a safer city to live, work, and visit.

Finally, the new Mission, Vision, and Values statements are part of rebranding our image as the guardians of the community. All members of the Department took an oath and will dutifully protect the people of Buena Park with Professionalism, Accountability and Courage.

BUDGET IMPACT

There is no immediate budget impact; however, some initiatives in the plan will require City Council support to fund proposed new positions and programs.

Attachments

PD Strategeic Plan 2024-26 FINAL.pdf

2024
2026

BUENA PARK
POLICE DEPARTMENT

Strategic Plan



OUR MISSION

**TO DISRUPT CRIME, MAINTAIN ORDER,
SERVE THE PUBLIC TRUST
THROUGH PROFESSIONALISM,
ACCOUNTABILITY AND COURAGE**

OUR VISION

**PREPARING FOR THE FUTURE, WHILE PRESERVING
A TRADITION OF EXEMPLARY SERVICE,
INNOVATION AND LEADERSHIP**

OUR VALUES

SERVICE

**SELFLESS SERVICE TO OUR COMMUNITY AND ONE ANOTHER,
ENHANCING THE COMMON GOOD OF ALL WE PROTECT**

TEAMWORK

**WORKING TOGETHER TO SUPPORT AND HELP
ONE ANOTHER ACHIEVE COMMUNITY SAFETY**

OWNERSHIP

**STAYING COMMITTED TO OUR OATH AND TAKING
RESPONSIBILITY FOR EVERYTHING IN OUR CARE**

INTEGRITY

**ACT WITH MORAL COURAGE AND UPHOLD THE HIGHEST VALUES
AND PRINCIPLES OF THE PROFESSION**

COMPASSION

**SEEKING THE WELL-BEING OF OTHERS IN THE
PERFORMANCE OF OUR DUTIES**

A MESSAGE FROM CHIEF NUNES



I am excited to share the Buena Park Police Department 2024-2026 Strategic Plan, a blueprint that reflects our commitment to collaborative, community-centric policing. In aligning with the principles of the six pillars of 21st Century Policing, we are dedicated to fostering trust, transparency, and a safer future for us all.

Pillar 1: Building Trust and Legitimacy
Pillar 2: Policy and Oversight
Pillar 3: Technology and Social Media
Pillar 4: Community Policing and Crime Reduction
Pillar 5: Training and Education
Pillar 6: Officer/Employee Safety and Wellness

This strategic plan is built upon best practices, community surveys and employee workshops seeking input. As we move forward, continued input is crucial to the success of our initiatives. We look forward to building a safer, more resilient community together.

Thank you for your trust and partnership. We are committed to serving you through professionalism, accountability and courage.

Frank E. Nunes, Police Chief

PILLAR ONE

TRUST AND LEGITIMACY

In our commitment to openness, we pledge to:

- *Strengthen our community partnerships through dialogue and collaboration.*
- *Actively engage with residents to better understand their concerns and expectations.*
- *Foster an environment where transparency and accountability are paramount.*

OBJECTIVES & STRATEGIES









SHORT-TERM

- Mentoring, coaching and peer counseling metric integrated in performance evaluations
- Procedural justice training for organization
- Establish community liaison representatives based on community demographics
- Increase frequency of community meetings
- Recruit & hire employees that align with community demographics
  - Expand cadet/explorer program
  - Focus on hiring from community

MID-TERM

- Establish new community and teen academies
  - Teen outreach program
- Conduct Community surveys
- Create new full-time marketing & information specialist
  - Replace media relations unit with marketing team reporting directly to full-time marketing & information specialist

LONG-TERM

- Revitalize mentorship/leadership development program
- Achieve and maintain staffing levels within 5% of budgeted staffing levels

PILLAR TWO

POLICY & OVERSIGHT

To ensure fairness and accountability, we will:

- *Regularly review and update policies to reflect evolving community and employee needs.*
- *Maintain rigorous oversight mechanisms to address and rectify any deviations from our standards.*
- *Seek community input in the development and evaluation of our policies.*

OBJECTIVES & STRATEGIES

SHORT-TERM

- Refine performance evaluations to meet organizational values
- Refine statistical patrol reports to reflect organizational mission, vision and values
- Community education initiatives through social media
  - Department general orders & procedures
  - Critical incident/relevant incident videos
  - Community engagement efforts
- Update general orders related to protests & critical incident response
- Update automated license plate reader (ALPR) & community video camera general orders

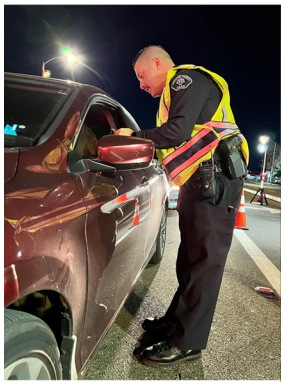
MID-TERM

- Integrate Lexipol policy into existing CALEA general orders and standard operating procedures (SOP)
- Update payroll system & expand payroll audits/accountability
- Expand CALEA accreditation to communications center

LONG-TERM

- Create professional staff manager position to oversee communications center, records bureau and PSO program
- Create analyst position for grant and contract writing/management
- Create oversight committee comprised of managers, supervisors, attorneys, subject matter experts and community members







PILLAR THREE

TECHNOLOGY & SOCIAL MEDIA

Embracing technological advancements, we aim to:

- *Implement cutting-edge tools to enhance our crime prevention and response capabilities.*
- *Utilize social media platforms to share information, promote awareness, and engage with the community.*
- *Safeguard privacy rights while leveraging technology for the greater good.*

OBJECTIVES & STRATEGIES

SHORT-TERM

Technology

Internal

- Turn all patrol vehicles into “mobile offices”
- Inventory all software & hardware and remove redundancies
- Review current systems & either expand or remove services, including artificial intelligence
  - Revamp department’s technology committee
- Create disaster recovery plan

External

- Expand city operated video camera system
- Gain support for ordinance to require ALPR/video camera requirement for new communities and large commercial projects
- Strategize with Orange County Sheriff’s Department to add personnel to the regional real-time crime center

Social Media

- Consistent, relevant updates of social media content
  - Improve response times for posting information
- In-house video production & content
  - Create new recruitment video highlighting service & human centric service associated with our department
- Expand use of different social media platforms to engage different communities, such as Tik Tok

MID-TERM

Technology

Internal

- Form a working group to research potential change in CAD/RMS system
- Maintain and upgrade existing technology to maintain technological relevance

External

- Community focus groups on video and intelligence gathering sharing technology to measure support
- Discuss with city staff & council to initiate city sponsored video and intelligence gathering system for the community
- Create full-time crime analyst assistant position to join OCSD real-time crime center

Social Media

- Use emerging technologies, such as Geofencing advertising, to increase recruitment reach, advertise and market the department

LONG-TERM

Technology

Internal

- Expand IT Unit by hiring additional IT Specialist to meet growing citywide technology demands
- based on mid-term objective of CAD/RMS research, replace existing CAD/RMS system with more secure and capable version

External

- Expand ALPR footprint both public and privately
- Creation of a security camera registry for community

Social Media

- Be a model for creative content for the Southern California region

PILLAR FOUR

COMMUNITY POLICING & CRIME REDUCTION

Our focus on community policing involves:

- *Developing tailored strategies to address specific crime challenges in collaboration with community members.*
- *Prioritizing proactive, community-based initiatives to disrupt crime and enhance public safety.*
- *Ensuring that our efforts align with the unique needs of each neighborhood within our community.*

OBJECTIVES & STRATEGIES



SHORT-TERM

- Educating the community
  - Electronic signboard messaging campaigns
  - Senior center training
  - Revitalize neighborhood watch program
  - Focused social media campaigns
- Area commanders work with field and support personnel to direct patrol resources to hot spots

MID-TERM

- Strengthen Area Commander Program
  - Address issues through quarterly meetings with retail, travel and community groups
  - Work with crime analyst to identify trends
- Re-establish hotel/motel group to work with Community Impact Team
- Create reorganization committee to focus department on community and crime trends

LONG-TERM

- Review education strategies and make necessary changes
  - Use crime analysis to update the type and method of current crime trends
- Review the frequency of community meetings and adjust based on need
- Strengthen relationships with community stakeholders
  - Maintain consistent messaging
  - Increase community knowledge and reduce non-police calls coming to the department
  - Update resource information
- Implement reorganization committee recommendations



PILLAR FIVE

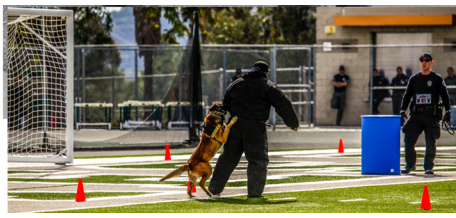
TRAINING & EDUCATION

To empower our employees and community members alike, we commit to:

- *Providing ongoing training that emphasizes de-escalation, cultural competence, and community engagement.*
- *Collaborating with educational institutions and community organizations to promote understanding and unity.*
- *Nurturing a learning culture within our department that values continuous improvement.*

OBJECTIVES & STRATEGIES







SHORT-TERM

- Comprehensive assessment of department's training programs
- Identify gaps in knowledge and skills based on the evolving demands of law enforcement
- Initiate community partnerships for input on training programs and align with community expectations
- Update existing training materials to include contemporary topics such as de-escalation, crisis intervention and community engagement
- Utilize POST Learning Portal for self-paced training for employee independent study

MID-TERM

- Develop an all-inclusive approach that combines technical, tactical and ethical training
- Incorporate mental health and emotional intelligence training for employees
- Incorporate technology-driven training tools to improve decision-making skills and crisis management
- Implement leadership training programs for officers and employees aspiring to leadership roles, focused on ethical leadership and team management
- Host more training courses at BPPD to gain free or reduced tuition and more seats at local training opportunities

LONG-TERM

- Foster partnerships with academic institutions to research best practices in 21st Century Policing
- Embed community-oriented training modules into curriculum to foster trust and collaboration with community
- Establish a leadership succession program that identifies and develops potential leaders for higher roles
- Continuously assess the effectiveness of training programs through feedback, data analysis and outcomes measurement
- Ongoing ethics training and discussions into all levels of law enforcement, emphasizing the importance of a strong moral compass

PILLAR SIX

OFFICER/EMPLOYEE SAFETY & WELLNESS

The well-being of our employees is of utmost importance, and we will:

- *Prioritize programs that support the physical and mental health of our personnel.*
- *Establish resources and support networks to address the unique challenges our employees may face.*
- *Promote a healthy work-life balance to ensure our officers are well-equipped to serve our community.*







OBJECTIVES & STRATEGIES

SHORT-TERM

- Create a wellness orientation for new employees
  - Introduction to peer support, chaplains, EAP, wellness coordinator
- Require all new officers to attend Ground Tactics Arrest Control (GTAC) training before completing field training program
- Reinforce the wearing of seatbelts at all times

MID-TERM

- Provide mental health and suicide prevention to all employees
- Offer First Aid and CPR training to all employees
- Implement safe driving program to educate all field employees

LONG-TERM

- Explore work schedule options that promote work-life balance, reduce sleep deprivation, and improve morale.
- Install bullet resistant glass at the front counter of police department
- Provide refresher training on safe driving and emergency vehicle operations for all field personnel

City of
BUENA PARK
Center of the Southland

2024
2026

Buena Park Police Department
6640 Beach Blvd.
Buena Park, CA 90622
714-562-3902

BUENA PARK POLICE
Professionalism, Accountability and Courage

CONSIDERATION OF A PURCHASE AND SALE AGREEMENT FOR 6711 BEACH BOULEVARD (BUENA PARK WOMAN'S CLUB)

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	NEW BUSINESS Item: 5C

Presented By	Prepared By
Matt Foulkes, Director of Community and Economic Development	Matt Foulkes, Director of Community and Economic Development

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Approve the Purchase and Sale Agreement (PSA) between the City of Buena Park and S. J. &P. ASSOCIATE, LLC, for the sale of the property located at 6711 Beach Boulevard (former Buena Park Woman's Club); 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.

PREVIOUS CITY COUNCIL ACTION

- In 2013, the property at 6711 Beach Boulevard was acquired by the City from the Buena Park Woman's Club.
- In 2016, the City Council held a study session to explore options to relocate and renovate the Woman's Club building. At that time, the estimated cost to relocate and renovate the building was $2.058-million and no further action was taken.
- In 2019, the City Council commissioned a study by Oldham Architects to conduct an analysis and make recommendations for improvements to the Woman's Club building to bring it up to minimum building code and accessibility standards. No further action was taken.
- In July 2022, the City Council held a study session to discuss options for the Woman's Club building. The direction provided was to market the property for 90 days for lease and report to the City Council on interest.
- In November 2022, the City Council received an update on the marketing efforts to lease the property. The conclusion from the leasing effort was that there were not any parties interested in leasing who could also afford to make the necessary improvements to the building to bring it up to minimum building code standards. The City Council provided direction to have the property appraised for sale.
- In March/April 2023, an appraisal was completed for the property and the City Council met in Closed Session to receive an update on the property appraisal.
- In August 2023, the City Council reviewed proposals for the purchase of the Buena Park Woman's Club property and directed staff to negotiate with the selected buyer.

DISCUSSION

After reviewing the proposals received for the purchase of the former Buena Park Woman's Club property, the adjacent property owner, S. J. & P. Associates, LLC (“Buyer”), was identified as the most desirable proposal. S.J. & P. Associates, LLC. have owned the adjacent retail center at 6681 Beach Boulevard since 2017, and are proposing to renovate/restore the Woman’s Club building for use as a bakery/café. This proposal was selected in part because of adjacent ownership and its ability to leverage the existing parking lot at 6681 Beach Boulevard for future customers at the Women's Club building as well as the complementary operating hours of the proposed bakery/café with the existing restaurant that operates primarily in the evenings after the bakery/café will be closed.

Pursuant to the Purchase and Sale Agreement (Attachment 1), the Buyer has agreed to purchase the property for $250,000, with an initial deposit of $25,000. This purchase price is $50,000 above the appraised value. Escrow will open within 10-days of the effective date of the Agreement and will close following the completion and recordation of specified documents, but in no case later than July 31, 2024, unless extended by mutual written agreement of the parties. At the request of the City, the Buyer has agreed to record a Conservation Easement that will protect the interior and exterior historical elements of the building in perpetuity. In addition to the Conservation Easement, the Buyer has agreed to a Declaration of Construction Covenants, Restoration Work and Schedule of Performance. These documents/agreements will provide the City assurance that adequate funds are available for the building restoration work proposed, that the construction activities commence immediately, and are completed in a timely manner.

In the event that the Buyer is unable to complete the building restoration according the schedule of performance, or for any reason defaults on the terms of the Purchase and Sale Agreement, the property automatically reverts to the City along with any of the construction plans, engineering studies or building improvements made to that point. It is important to note that financial inability or profitability of the Restoration shall not be an excuse for the Buyer’s delay or failure to perform, nor shall the failure to maintain the Historical Building, or practical difficulties in completing the Restoration Work or preserving the Historical Building, be an excuse for Buyer’s delay or failure to perform. Any future uses of the property, should the bakery/café close, would need to comply with the permitted uses in the Commercial General (CG) zoning.

BUDGET IMPACT

The purchase price specified in the Purchase and Sale Agreement is $250,000, which will be deposited into the City’s General Fund.

Attachments

Attachment 1 - DRAFT PURCHASE AND SALE AGREEMENT - 6711 BEACH BOULEVARD.pdf

AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY
6711 BEACH BOULEVARD, BUENA PARK, CALIFRONIA

This AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY (this "**Agreement**") is dated for reference as of February 13, 2024, and is entered into by and between the CITY OF BUENA PARK, a California municipal corporation ("**Seller**"), and S. J. & P. ASSOCIATE, LLC, a California limited liability corporation ("**Buyer**"). At times herein Seller and Buyer are individually referred to as a "**Party**" and jointly as the "**Parties**."

RECITALS

(A) Seller is owner of that certain parcel of real property located at 6711 Beach Boulevard, Buena Park, California (APN 276-291-24), as the legal description for such real property is set forth in **Exhibit "A"** hereto (the "**Property**"), together with all improvements located on the Property that include a building of historic significance as further described in **Exhibit "B"** hereto (the "**Historical Building**").

(B) Seller desires to sell the Property to a third party that possesses the intent and capacity to restore and rehabilitate the Historical Building and thereafter to preserve and maintain it as a historical resource for the community.

(C) Buyer desires to purchase the Property from Seller, and in connection therewith and as a portion of the consideration paid to Seller Buyer has agreed to: (1) complete the repair and restoration work to the Historical Building that is generally described in **Exhibit "C"** hereto (the "**Restoration Plan**") and; (2) grant to Seller a perpetual historical conservation easement for the Historical Building in the form attached hereto as **Exhibit "D"** ("**Conservation Easement**"); and Seller desires and intends to reserve the Conservation Easement as a condition of selling the Property to Buyer.

(D) The Parties desire to enter into this Agreement to define the terms and conditions by the Sellers will sell and Buyer will purchase the Property, and by which Buyer will subsequently rehabilitate, preserve, and maintain the Historical Building as a historical resource for the community and residents of the City of Buena Park.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

AGREEMENT

1. PURCHASE AND SALE. Seller agrees to sell the Property to Buyer, and Buyer agrees to purchase the Property from Seller, on the terms and subject to the conditions and covenants set forth in this Agreement. The "**Effective Date**" of this Agreement shall be the first date upon which the last of Seller and Buyer have executed this Agreement.

2. PURCHASE PRICE. The purchase price to be paid by Buyer to Seller in exchange for the Property shall be TWO HUNDRED AND FIFTY THOUSAND DOLLARS ($250,000.00) (the "**Purchase Price**"), which Purchase Price shall be paid by Buyer to Seller in the manner and on the terms specified in this Agreement. The Parties agree that the Purchase Price is equal to the fair market value of the Property in light of the covenants and commitments of Buyer herein, and that Seller has provided no discounts, offsets, or subsidies to Buyer in connection with this Agreement or the Restoration Work (as defined in Section 5.A).

A. Deposit. Within ten days of the Effective Date Buyer shall deliver funds by check, wire transfer or other means, in the amount of **TWENTY-FIVE THOUSAND DOLLARS and 00/100 CENTS ($25,000.00)** to the Title Company (defined in Section 3.B) to be deposited in a non-interest-bearing account and held as an earnest money deposit hereunder pursuant to the terms and provisions hereof (which earnest money deposit is herein called the "**Deposit**"). The Deposit shall be applied to the Purchase Price to be paid by Buyer at Closing.

B. Payment of Purchase Price. At Closing, Buyer shall pay to Seller through Escrow (defined in Section 3.B) the balance of the Purchase Price (*i.e.,* a sum equal to the Purchase Price less the Deposit) in cash, by cashier's or certified check, or wire transfer as acceptable to Seller.

3. ESCROW AND CONDTIONS TO CLOSING.

A. Escrow Instructions. This Agreement constitutes the joint basic escrow instructions of Seller and the Buyer for conveyance of the Property by Seller to the Buyer. The Parties shall execute, deliver and be bound by any reasonable or customary supplemental or additional escrow instructions ("**Additional Instructions**") of Title Company (defined in Section 3.B) or other instruments as may be reasonably required by Title Company in order to consummate the transaction contemplated by this Agreement; provided they do not conflict with, amend or supersede any portions of this Agreement unless expressly consented or agreed to in writing by Seller and Buyer. In the event of any conflict or any inconsistency between this Agreement and such Additional Instructions, this Agreement shall govern unless otherwise specifically agreed to in writing by the Parties.

B. Opening of Escrow. Within ten (10) business days of the Effective Date, Seller shall open an escrow ("**Escrow**") with First American Title Company ("**Title Company**," 18500 Von Karman Avenue, Suite 600, Irvine, CA 92612; Title Officer: Jeanne Gould, Senior Escrow Officer/Escrow Branch Manager (jagould@firstam.com) ("**Escrow Agent").** The actual date the Escrow is opened is referred to in this Agreement as the "**Opening**."

C. Close of Escrow. For purposes of this Agreement, "**Closing**" means: (1) the recordation in the Official Records of Orange County, California ("**Official Records**"), of the grant deed in the form attached hereto as **Exhibit "E"** conveying the Property to the Buyer (the "**Grant Deed**"); (2) recording of the Conservation Easement on the Property; (3) recording of the Declaration of Construction Covenants on the Property (defined in Section 5.J); and (4) the disbursement of funds and distribution or recording of any other documents by the Title Company as described in this Agreement. Unless extended by the prior mutual written agreement of the Parties, the Closing shall occur no later than July 31, 2024 ("**Outside Closing Date**") unless extended by mutual written agreement of the Parties.

D. Costs. Buyer shall pay the costs of the Title Policy, all transfer taxes and recording costs, and the costs associated with any extended coverage title policy (*i.e.,* extended ALTA coverage) any title endorsements requested by Buyer, and any cost for recording the Grant Deed. All other closing costs and costs of Escrow shall be divided between the Seller and Buyer equally. Title Company shall provide a preliminary closing statement to the Seller and Buyer prior to the Closing Date.

E. Tax Prorations. Seller shall be liable for and shall pay in full all real property taxes and assessments levied on or incurred by the Property prior to the Closing, provided that the Parties recognizes that Seller is a local government agency that is exempt from real property taxes and accordingly the Parties anticipate that no such taxes are due or owing prior to the Closing. Buyer shall

be solely and exclusively liable for any real property taxes or assessments levied on the Property on or after the Closing.

F. Certain Conditions to Closing

1) Surplus Land Act; Disclosure and Compliance. Seller discloses and Buyer acknowledges that the Property is owned by a local agency and is therefore subject to the California Surplus Lands Act (Gov't Code § 54220 *et seq*., the "**SLA**") which is administered by the California Department of Housing and Community Development ("**HCD**"). As required by the SLA, at least thirty (30)-days prior to the Closing, Seller shall provide HCD with notice in the manner and form required by law of this Agreement and Seller's intended sale of the Property to Buyer. Seller shall provide Buyer and Escrow copies of notices issued by Seller to comply with the SLA, as well as determinations made by HCD approving or rejecting this transaction within five (5) days of issuance or receipt. Notwithstanding the deadlines in this section, Seller shall provide of this Agreement to HCD as soon as is practical following the Effective Date.

(a) The Parties acknowledge that HCD has at least thirty (30) days after receiving notice to review and either approve or reject this transaction as compliant with the SLA; however, the timing and scope of HCD's review of this transaction is uncertain. The Parties agree that if, prior to the Closing, HCD issues a determination that this transaction violates the SLA, either Party may elect to terminate this Agreement for convenience pursuant to Section 10.A, or the Escrow may be terminated or otherwise extended by written agreement by the Parties.

(b) Seller's compliance with the SLA, as determined in Seller's exclusive discretion, shall be signified to the Parties by Seller's delivery of the Grant Deed to Escrow. Notwithstanding anything contrary contained in this Agreement, termination of this Agreement pursuant to this Section shall not be considered a breach by the terminating Party, nor shall Seller be considered or found to be in breach of this Agreement arising or resulting from a determination by HCD that Seller's has not complied with the SLA.

2) Environmental Clearance. Before approving and entering into this Agreement Seller has analyzed this Agreement as against the requirements of the California Environmental Quality Act ("**CEQA**") and found, based on the evidence in the administrative record before it, that approving this Agreement and the sale of the Property to the Buyer is exempt from the requirements of CEQA pursuant to Section 15061(b)(3)of the CEQA Guidelines because it can be seen with certainty that there is no possibility the activities contemplated by this Agreement will have a significant effect on the environment. The existing building will be retained and renovated for a new use, but no other changes to the site are proposed which could have a significant effect on the environment.

3) Conditions Precedent to Buyer's Obligation to Close. Seller shall have completed each of the following prior to or at the Closing as a condition precedent to Buyer's obligation to purchase the Property from Seller under this Agreement:

(a) Seller shall have taken all actions necessary and appropriate relative to enabling the Title Company to issue the Title Policy to Buyer, subject only to the Permitted Exceptions (defined below).

(b) At least two (2) days prior to the Closing, Seller shall have delivered to Escrow the following documents (which may be counterparts and shall be in recordable form as necessary):

1. An original of the Grant Deed for the Property, executed by Seller and acknowledged;

2. An original of the Conservation Easement, executed by Seller and acknowledged;

3. An original of the Declaration of Construction Covenants (defined in Section 5.J), executed by Seller and acknowledged;

4. An owner's affidavit in form and substance acceptable to the Title Company, if required; and

5. Such other documents and funds required of Seller under this Agreement or reasonably required by Title Company.

(c) All representations and warranties of the Seller hereunder that are true as of the Effective Date shall be and remain true as of the Closing and shall otherwise continue for the time periods set forth herein.

4) Conditions Precedent to Seller's Obligation to Close. Each of the following shall be conditions precedent to Seller's obligation to sell the Property to Buyer under this Agreement:

(a) Buyer shall have completed all of its obligations under this Agreement that are required to be completed prior to the Closing, and Seller shall be satisfied that all obligations under the SLA have been duly performed.

(b) Prior to the expiration of the applicable Contingency Period (defined in Section 6.A), Buyer shall have approved all due diligence matters associated with the Property or have waived any objections in writing;

(c) Buyer has provided to and Seller has approved, in the exercise of Seller's sole and absolute discretion, the scope of Restoration Work to be completed by Buyer and the Restoration Budget (described in Section 5.I), which shall be signified by the Seller's delivery of an executed Grant Deed to Escrow;

(d) Buyer has received all permits and other approvals from the City or Buena Park, in its governmental capacity ("**City**"), including but not limited to a building permit from City, and any other permits or approvals from other governmental agencies with jurisdiction over the Property, that are needed to complete the Restoration Work, and Seller shall otherwise be reasonably satisfied that Buyer is in a position to commence construction of the Restoration Work expeditiously after the Closing;

(e) Buyer has provided to Seller and Seller has approved, in the exercise of Seller's sole and discretion, satisfactory evidence of Buyer's capacity to pay for the Restoration Work in an amount at least equal to the Restoration Budget (as defined and further described in Section 5(C));

(f) Buyer shall have paid into Escrow the Deposit required by Section 2(A), and at least two (2) days prior to the Closing, Buyer shall have delivered to Escrow the balance of the Purchase Price required by Section 2(B);

(g) At least two (2) days prior to the Closing, Buyer shall have delivered to Escrow the following documents (which may be counterparts, in recordable form, as necessary):

1. An original countersigned copy of the Conservation Easement, executed by Buyer and acknowledged;

2. An original countersigned copy of the Declaration of Construction Covenants executed by Buyer and acknowledged; and

3. Buyer shall have delivered to Escrow all funds, payments and documents required of Buyer prior to the Closing pursuant to this Agreement.

(h) All representations and warranties of the Buyer hereunder that are true as of the Effective Date shall be and remain true as of the Closing and shall otherwise continue for the time periods set forth herein.

G. Title Company and Escrow Agent Responsibilities. Subject to satisfaction of the conditions precedent specified herein, at the Closing Title Company and Escrow Agent, as applicable, are authorized and instructed to:

1) Using the funds deposited by the Buyer representing the Purchase Price to cause the satisfaction and removal of all exceptions to title to the Property except for the Permitted Exceptions (defined below), provided that before such payments or charges are made, Title Company shall notify Seller of the terms necessary to satisfy and remove such monetary liens or encumbrances, and Seller shall approve the disbursement of necessary funds.

2) Pay, and charge Buyer and Seller, respectively, for any fees, charges and costs payable under this Agreement. Before such payments or charges are made, Title Company shall notify Buyer and Seller of the fees, charges and costs necessary to clear title and close the Escrow, all of which shall be reflected on the closing statement at Closing.

3) Record the Grant Deed, Declaration of Construction Covenants, Conservation Easement, and any other instruments as appropriate, delivered through Escrow.

4) Deliver to each Party copies of all tax withholding form(s).

5) Disburse such other funds and deliver such other documents to the Parties that are entitled thereto, or as directed by the Parties.

6) Cause the Title Policy or Extended Policy (as defined below), as applicable, to be issued.

7) Perform and take actions directed in any agreements or escrow instructions between the Parties, if applicable, to the extent not in conflict with this Agreement or otherwise approved by the Parties.

H. Notices. All communications from Title Company and Escrow Agent to Buyer or Seller shall be directed to the addresses and in the manner established in this Agreement for notices, demands and communications between the Buyer and Seller, except as may be otherwise directed by the Parties in writing.

4. TITLE MATTERS.

A. Condition of Title; Title Policy. It is a condition to the Closing for Buyer's benefit that the Title Company be committed to issue to Buyer, upon the Closing, a standard CLTA owner's policy of title insurance ("**Title Policy**") in an amount equal to the Purchase Price, showing the Property subject only to the Permitted Exceptions (defined below). Title Company will issue the Title Policy to Buyer upon Closing. Instead of the Title Policy being a standard CLTA owner's policy of title insurance, Buyer may instead elect to obtain an extended coverage ALTA owner's policy of title insurance ("**Extended Policy**") on the following conditions: (a) Buyer pays for all additional premiums and any other fees and costs attributable thereto (b) Buyer shall be solely responsible for the additional requirements for the issuance of the Extended Policy (such as an ALTA survey), and (c) such request (or the fulfillment thereof) does not delay the Closing.

B. Permitted Exceptions. The term "**Permitted Exceptions**" as used herein shall mean the following described conditions and exceptions to title or possession:

1) A lien to secure payment of general and special real property taxes and assessments that accrue from and after the Closing.

2) A lien of supplemental taxes assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code accruing on or after the Closing.

3) The Conservation Easement, Declaration of Construction Covenants, covenants and restrictions in the Grant Deed, and other documents or instruments required to be recorded by this Agreement.

4) Other exceptions to title disclosed by the Title Report (defined below) that have been approved in writing by Buyer prior to the end of the Contingency Period (defined below), which shall constitute Permitted Exceptions.

C. Title Report, Review and Approval.

1) Within thirty (30) calendar days following the Effective Date, Seller shall obtain and shall provide a copy to Buyer of a preliminary report from the Title Company, together with the underlying documents relating to the Schedule B exceptions set forth in such report (collectively, the "**Title Report**"). Buyer shall have until the end of the Contingency Period (defined below) to review and approve the Title Report and any ALTA survey ("**Survey**") obtained by Buyer. Buyer shall notify Seller in writing on or before the Contingency Date (defined in Section 6.A) of any disapproved matters in the Title Report and Survey. Any matters not so disapproved shall be a part of the Permitted Exceptions; however, Buyer hereby objects to any and all monetary encumbrances that may appear in the Title Report, all of which shall be removed therefrom by Seller at no cost to Buyer, and none of which shall be a Permitted Exception. Seller shall have thirty (30) days from the receipt of Buyer's

notice either to obtain at Seller's cost, as applicable, the issuance of an endorsement to the Title Report removing such disapproved matters or, if acceptable to Buyer, to obtain affirmative title insurance protection for such disapproved matters satisfactory to Buyer in Seller's sole discretion. If Seller fails either to provide for the removal of such exceptions or to obtain affirmative title insurance protection for such exceptions satisfactory to Buyer within such thirty (30)-day period, then at Buyer's option, Buyer may advance the cost of removing or satisfying the exception and deduct the cost from the Purchase Price paid by Buyer. If such notice is not timely given by the Buyer, then such disapproved matters shall constitute Permitted Exceptions.

2) If any endorsement or update issued to the Title Report or Survey contains new exceptions other than those in the initial Title Report or Survey, Buyer shall be entitled to object to any such exceptions by a written notice of objections to Seller on or before the date ten (10) days following Buyer's receipt of such endorsement or update. If Buyer fails to deliver to Seller a notice of objections to such new exceptions on or before such date, Buyer shall be deemed to have waived any objection to the new exceptions appearing on such endorsement or update, and thereafter all such new exceptions (or those not actually objected to) shall be deemed to be Permitted Exceptions. Seller shall have ten (10) days from the receipt of Buyer's notice either to obtain at Seller's sole cost, as applicable, the issuance of an endorsement to the Title Report or a revision to the Survey removing such exceptions or, if acceptable to Buyer, to obtain affirmative title insurance protection for such exceptions satisfactory to Buyer in Buyer's sole discretion. If Seller fails either to provide for the removal of such exceptions or to obtain affirmative title insurance protection for such exceptions satisfactory to Buyer in Buyer's sole discretion within such ten (10)-day period, then at Buyer's option, Buyer may advance the cost of removing or satisfying the exception and deduct the cost from the Purchase Price. If such notice is not timely given by the Buyer, then such disapproved matters shall constitute Permitted Exceptions.

3) Notwithstanding any contrary term or provision in this Agreement, the Closing will be extended as needed to comply with the requirements of this Section.

5. RESTORATION OF THE HISTORICAL BUILDING

A. Restoration Work. As a material inducement for Seller's agreement to sell the Property to Buyer, and as a portion of the consideration paid by Buyer to Seller, Buyer shall at its sole cost and expense complete or cause to be completed the repair, restoration, improvement, and construction work to the Historical Building and Property that is generally described in the Restoration Plan attached hereto this Agreement as **Exhibit "C";** provided that Buyer agrees to and shall complete the specific scope of work that is described in the final building permit(s) issued for by the City to Buyer for the general scope described in the Restoration Plan (the "**Restoration Work**").

1) Buyer's Submission of Work Applications. Within the time established in the Schedule of Performance (defined in Section 5.E) Buyer shall submit to the Seller complete building permit application (or applications) for the Restoration Work (the "**Work Applications**") on the form provided by the City.

2) Seller's Action on Work Applications. Seller shall promptly and in good faith review the Work Applications to ensure the proposed scope of work complies with the Restoration Plan and applicable laws. Exercising such reasonable discretion as to compliance with the Restoration Plan, and lawful discretion as to compliance with applicable laws, Seller will render timely a final determination to either deny, conditionally approve, or approve the Work Applications for the Restoration Work.

Buyer shall bear such costs as normally charged for the Work Applications and associated services from the Seller. The Buyer shall obtain all required permits and pay impact fees related to Restoration Work and shall pay all government processing fees related to thereto. All such fee shall be based on the published or applicable fees as of the date of the application for the permit.

B. Cost of Restoration. All costs for engineering, planning, designing, permits, Restoration Work or other approvals and improving the Property or Historic Building, whether imposed by Seller or another governmental entity with jurisdiction over the Property, shall be borne exclusively by Buyer. Buyer shall also bear all costs related to discharging the duties of the Buyer set forth in this Agreement, the Construction Declaration, or Conservation Easement.

C. Restoration Budget. At the same time Buyer submits to City the Work Applications, Buyer shall submit to seller an itemized budget for the scope of work described in the Work Applications ("**Restoration Budget**"), with the costs set forth in the Restoration Budget to be based on actual bids provided by contractors to perform the specified scope of work. Said contractors shall be properly licensed and qualified to perform the specified scope of work, and the budget shall include the contractors' identity, licenses, and proposed scope of work. The Restoration Budget and contractors' information shall be provided in the form and in sufficient detail reasonably acceptable to Seller, and shall include reasonable and good faith estimates for the costs included and the period of time for which the estimates are valid.

D. Seller and Other Government Permits. Before commencement of the Restoration Work or any other construction on the Property, the Buyer shall, at its own expense, secure or cause to be secured, any permits which may be required by the Seller or any other governmental agency affected by such construction, development or work. Seller shall cooperate and provide appropriate assistance to Buyer in securing these permits.

E. Schedule of Performance. Upon the Effective Date, Buyer shall immediately commence and diligently complete all planning and design work needed to submit completed Work Applications to Seller and comply with Buyer's obligations precedent to the Closing, and following the Closing, shall pursue without interruption until complete the Restoration Work with the completion of construction to be signified by a Certificate of Occupancy issued by the Seller for the Historic Building. Buyer shall complete all such planning, design, development, and construction work in strict compliance with the deadlines specified in **Exhibit "F"** ("**Schedule of Performance**"). The City Manager, in his/her sole and absolute discretion, may grant extension(s) of the Schedule of Performance set forth in this Agreement not exceeding nine (9) months in the aggregate, with any longer extensions of time requiring the approval of the City Council. Construction of the improvements and development of the Property as described in the final building permits may, at the sole election of Buyer, be completed in different phases; provided that such construction and development proceeds uninterrupted and is performed within the time specified in the Schedule of Performance.

F. Local, State and Federal Laws. Buyer shall own the Property and carry out the Restoration Work in conformity with all applicable laws, including all applicable federal, state or local laws, rules or standards; provided, however, Buyer and its contractors, successors, assigns and transferees, and lessees are not waiving their rights to contest any such laws, rules or standards. Buyer agrees to indemnify, hold harmless and defend the Seller, its officers, employees, contractors and agents against any claim, action, proceeding, liability, damages, expenses, attorney fees, expert fees or other costs arising out of Buyer's obligations under this Section, provided the foregoing indemnity shall not apply

to any of the foregoing matters to the extent caused by any willful or negligent conduct of the Seller or its agents, servants, employees or contractors.

G. Taxes, Assessments, Encumbrances and Liens. After Closing Buyer shall pay when due all real estate taxes and assessments on the Property levied subsequent to a conveyance of title to the Property. Buyer shall not place or allow to be placed on the Property or any part thereof, any mortgage, trust deed, encumbrance or lien unauthorized by this Agreement. Buyer shall remove or have removed any lien on any of the Property or portion thereof or assure the satisfaction thereof within a reasonable time, but in any event prior to a sale thereunder. Notwithstanding the foregoing, Buyer or a successor, transferee, assignee, or tenant contests the validity or grant of any recorded lien or tax assessment, and Buyer, successor, transferee, assignee or tenant shall notify the Seller that it intends to contest the same, and any payment due shall to clear the lien or assessment shall be made immediately upon final resolution of any such contest.

H. Rights of Access. For the purposes of assuring compliance with this Agreement, representatives of Seller shall have the reasonable right of access to the Property without charges or fees, at normal construction hours during the period of construction for the purposes of monitoring Buyer's compliance with this Agreement or to inspect the Restoration Work being performed.

I. Buyer's Financing for Restoration Work.

1) Capital Contribution. At least thirty (30) days prior to the Closing, and again two (2) days prior to Closing, Buyer shall provide documentary and verifiable evidence to Seller, in a form and substance of such evidence reasonably acceptable to Seller, that the sum of THREE HUNDRED AND FIFTY THOUSAND DOLLARS and 00/100 CENTS **($350,000.00)** has been deposited into a checking account owned and controlled by Buyer with a federally registered banking institution ("**Construction Account**"). Buyer covenants, represents, and agrees that any and all funds on deposit in the Construction Account shall, unless and until recording of the Release of Construction Covenants (defined in Section 5.J), be deemed to be held in a constructive trust by Buyer for the benefit of the Historic Building and the Parties' respective interests therein, and shall only be used by Buyer to pay actual costs of the Restoration Work. After the Closing, and until the Release of Construction Covenants, on the first day of each calendar month Buyer shall provide Seller with copies of account statements for the Construction Account showing all account activity within the recently-ended calendar month, together with supporting documentation showing that any funds withdrawn from the Construction Account were to used to pay Restoration Work costs.

2) Mortgage or Other Financing. In the event funds on deposit in the Construction Account are not equal to or greater than the Restoration Budget, Buyer shall exercise reasonable efforts to obtain sufficient additional equity capital and/or debt financing to pay for the entirety of the Restoration Work as defined in the Restoration Budget. If such additional financing is necessary, not later than thirty (30) days before the Closing, Buyer shall submit evidence of Buyer's financing to the City Manager for approval. Such evidence of financing shall include, as applicable, the following: (i) a signed letter of financing commitment from a financing institution with all conditions waived except for the Closing, and with funding of the loan to be concurrent with the Closing; or (ii) a copy of the loan documents (in substantially final form) to be obtained by Buyer from one or more financial institutions for the mortgage loan or loans for financing to improve the Property, with the loan to fund concurrent with the Closing; or (iii) written documentation and evidence, from the chief financial officer of Buyer (or such other person serving in the most comparable capacity for Buyer), reasonably satisfactory to Seller, that Buyer has sufficient liquid equity and funds for acquisition and construction

work, and that such funds have been committed to the Property for the Restoration Work, or will be committed concurrently with the Closing; or (iv) such other documentation reasonably satisfactory to the City Manager as evidence of other sources of capital sufficient to demonstrate that Buyer has adequate funds to cover the difference between the total acquisition of the Property and cost for the Restoration Work less financing authorized by those loans referred to in clauses (i and ii) hereinabove, and that such funds will be immediately available upon the Closing for finance the Restoration Work. The City Manager shall exercise reasonable discretion in either approving or disapproving Buyer's proposed financing, or the evidence of financial capability and commitments provided, within ten (10) business days after receipt of a complete submittal of financing documents in substantially their final form. If the City Manager disapproves any such financing or evidence thereof, the City Manager shall do so by delivery of written notice to Buyer stating the reasons for such disapproval. Upon receipt of the City Manager's disapproval, Buyer shall exercise commercially reasonable efforts to promptly obtain and submit new evidence of financing, and the Closing shall be extended thirty (30) days to allow Buyer an opportunity to do so. The City Manager's shall approve or disapprove any such new evidence of financing in the same manner, provided that if it rejects such financing it may provide notice of default to Buyer. If Seller disapproves of Buyer's financing or the evidence thereof, the Closing shall not occur until Seller has issued written approval of the same.

3) Property as Security. The provisions of this subsection shall govern Buyer's use of the Property as security for financing. No lien or other note shall be recorded on the Property to secure the Purchase Price or Restoration Funds, or a loan therefor, each of which shall be paid by Buyer at Closing with "cash in hand." Excepted as permitted by this Section, Buyer shall not use or allow the Property to be used as security for any financing before a Release of Construction Covenants (as defined in Section 5.J) has been recorded.

a) Priority of Liens. If Buyer finances any portion of the Restoration Work, and if any portion of such financing consists of third-party loans to be secured on the Property, Buyer shall close said financing at the Closing. The mortgage, deed of trust, or other form of conveyance required for Buyer's financing, including any extension, modification, renewal, or refinancing of any such mortgage, deed of trust, or other form of conveyance for financing, is referred to herein as a "**Deed of Trust.**" Any such Deeds of Trust shall be subordinate and junior to the Conservation Easement.

b) No Encumbrances Except Mortgages, Deeds of Trust, Sales and Leases Back or Other Financing for Development. Deeds of Trust reasonably required for financing construction of the Restoration Work are permitted before the Release of Construction Covenants, but only if the purpose of securing loans and use of proceeds is restricted for completing the Restoration Work as set forth in this Agreement. Buyer shall notify the Seller in advance of any such Deed of Trust if Buyer proposes to enter into the same before issuance of a Release of Construction Covenants.

c) Construction Financing. Before a Release of Construction Covenants, Buyer shall not enter into any such mortgage, Deed of Trust, sale or lease back or other form of conveyance for financing without the prior written approval of Seller which approval Seller agrees to give if any such conveyance for financing is given to a responsible financial or lending institution or other acceptable person or entity with demonstrated financial capacity. Such lender must be approved in writing by the Seller, which approval shall not be unreasonably withheld or delayed.

d) Holder Not Obligated to Construct Improvements. The holder of any mortgage, Deed of Trust, or other conveyance authorized by this Agreement shall in no way be obligated by the provisions of this Agreement to construct or complete the Rehabilitation Work or to guarantee such

construction or completion. Nothing in this Agreement shall be deemed to construe, permit, or authorize any such holder to devote the Property or any part thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement.

e) Notice of Default to Mortgage, Deed of Trust or Other Security Interest Holders; Right to Cure. Whenever Seller shall deliver any notice or demand to Buyer, with respect to any breach or default by Buyer following the Closing, Seller shall, at the same time, deliver to each holder of record of any financing instrument authorized by this Agreement who has requested in writing said notices from the Seller, a copy of such notice or demand. Each such holder shall (insofar as the rights of Seller are concerned) have the right, at its option after the receipt of the notice or Buyer's cure period, if any, to cure or remedy any such default if the right to cure is provided under the terms of the security interest. The time for a holder to cure shall be extended, if the holder has undertaken steps to cure, in which case such time will be extended for as long as holder reasonably needs, providing the holder is acting diligently. Nothing contained in this Agreement shall be deemed to permit or authorize such holder to undertake or continue the construction or completion of the Restoration Work (beyond the extent necessary to conserve or protect the improvements or construction already made) without first having expressly assumed Buyer's remaining obligations to Seller by written agreement satisfactory to the Seller. In that event, the holder must agree to complete, in the manner provided in this Agreement, the Restoration Work to which the lien or title of such holder relates, and submit satisfactory evidence to Seller that it possesses the qualifications and financial resources necessary to perform such obligations. Any such holder properly completing such improvements shall be entitled, upon written request made to Seller, to a Release of Construction Covenants from the Seller.

f) Failure of Holder to Complete Improvements. In any case of an uncured default by Buyer in completion of construction of improvements under this Agreement, if the holder of any mortgage, deed of trust or other security interest creating a lien or encumbrance upon the Property or any party thereof has not thereafter timely exercised the option to construct, or if it has exercised the option and has not thereafter proceeded with construction in the manner required by this Agreement, the Seller may purchase the mortgage, deed of trust or other security interest by payment to the holder of the amount of the unpaid debt. If the ownership of the Property or any part has been vested in the holder, the Seller, if it so desires, shall be entitled to a conveyance of the Property, or any part of the Property, from the holder to the Seller upon payment to the holder of an amount equal to the sum of the following:

1. Unpaid Deed of Trust, mortgage, deed of trust or other security interest debt at the time title became vested in the holder (less all appropriate credits, including those resulting from collection by lender and application of rentals and income received during foreclosure proceedings).

2. All reasonable expenses with respect to foreclosure.

3. The net expenses, if any (exclusive of overhead), incurred by the holder as a direct result of the Seller approved subsequent management of the Restoration Work or part thereof.

g) Right of Seller to Cure Mortgage, Deed of Trust or Other Security Interest Default. In the event of an uncured default by Buyer or breach of a mortgage, deed of trust or other security interest, prior to recordation of a Release of Construction Covenants on the Property, and the holder of any such security interest has not exercised its option to complete the Restoration Work, after another advance written demand to Buyer and the holder of such security interest, that the default must be cured within an additional thirty (30) days, the Seller may cure the default prior to completion of any foreclosure. In such event, the Seller shall be entitled to reimbursement from Buyer of all costs and expenses incurred by the Seller in curing the default. The Seller shall also be entitled to a lien upon the Property to the extent of such costs and disbursements. Any such lien shall be subject to mortgages, deeds of trust or other security instruments executed for the sole purpose of obtaining funds to purchase and improve the Property as authorized herein.

h) Rights of Seller to Satisfy Other Liens on the Property After Title Passes. After the conveyance of title of the Property to Buyer, and after Buyer has had reasonable time to challenge, cure or satisfy any liens or encumbrances on the Property, or any part thereof, the Seller shall have the right to satisfy any such liens or encumbrances, provided however, that nothing in this Agreement shall require Buyer to pay or make provision for the payment of any tax, assessment, lien or charge as long as the Buyer shall in good faith contest the validity or amount thereof, and provided such delay in payment shall not subject the Property, or part thereof, to forfeiture or sale.

i) Estoppel. Seller shall from time to time, within fifteen (15) days following the receipt of a request by Buyer or the holder of any Deed of Trust or other security interest affecting the Property, deliver to Buyer or such holder a written statement executed by Seller in form and substance reasonably satisfactory to Buyer and such holder, (i) stating that this Agreement is in full force and effect and has not been modified or amended (or if modified or amended, setting forth all modifications and amendments), (ii) stating whether or not to the best knowledge of Seller, Buyer is in default under this Agreement and if Buyer is in default, setting forth the specific nature of all such defaults, and (iii) as to any other matters reasonably requested by Buyer or such holder. Seller acknowledges that any statement delivered pursuant to this Section may be relied upon by any purchaser or owner of all or a portion of the Property and/or any improvements thereon or by the holder of such deed of trust or security interest or by any assignee of such holder or anyone claiming by, under or through such holder.

J. Declaration of Construction Covenants and Seller Option to Repurchase. At the time of execution of the Agreement, the Seller and Buyer shall also sign the Declaration of Construction Covenants and Seller Option to Repurchase in the form attached in **Exhibit "G"** ("**Declaration of Construction Covenants**"). Escrow shall record the Declaration of Construction Covenants on the Property at the Closing. Following Buyer's completion of the Restoration Work, and after Seller's issuance of a Certificate of Occupancy for the Historic Building, Seller shall, at Buyer's request, execute and provide to Buyer a standard form release and reconveyance of the Declaration of Construction Covenants, which Buyer may record on the Property ("**Release of Construction Covenants**"). The terms and conditions included in the Declaration of Construction Covenants shall survive the Closing.

6. SUITABILITY AND CONDITION OF PROPERTY.

A. Contingency Period. It is a condition precedent to the Closing for Buyer's benefit that Buyer has determined, on or before the date that is sixty (60) days after the Effective Date (such date herein referred to as the "**Contingency Date**" and the period from the Effective Date to the Contingency Date herein referred to as the "**Contingency Period**"), that the Property and Historical Building are

suitable for Buyer's intended use, as determined by Buyer in its sole discretion. Seller shall deliver copies of all non-privileged documents in Seller's possession relating to the Property or Historical Building to Buyer within twenty (20) business days after the Opening. Prior to the Contingency Date, Buyer shall determine whether the Property and Historical Building are suitable. In the event Buyer determines the Property or Historical Building is not suitable, then Buyer may terminate this Agreement unless Seller remedies the concern at its cost to the Buyer's satisfaction.

B. Inspections, Testing and Right of Entry. Prior to Closing, Buyer may conduct, at Buyer's sole expense, such inspections and testing of the Property, including the Historical Building or other improvements thereon, as Buyer may desire or deem appropriate, in Buyer's sole discretion, to determine the suitability of the Property for Buyer's intended use. All such inspections and testing of this Historical Building shall be noninvasive except as approved by Seller in writing, and the Buyer shall not cause any damage to the Property or any improvements thereon, and shall, in the event escrow fails to close, return the Property, including the Historical Building and improvements thereon, to its condition prior to Buyer's inspections and testing; reasonable wear and tear excepted. Seller hereby grants to Buyer and its authorized employees, representatives, agents and contractors, permission and a license to enter upon the Property at all reasonable times prior to the Closing for the purpose of conducting such inspections and testing. Buyer shall indemnify, protect, defend (with legal counsel reasonably acceptable to Seller) and hold Seller harmless from and against any and all claims, liabilities, damages, costs and expenses arising from, related to or caused by, Buyer's entry upon the Property or the performance of any inspection or test conducted by or at the request of Buyer or its contractors or agents. The provisions in this section supersede any previous agreements between Buyer and Seller concerning access to the Property.

7. ENVIRONMENTAL RELEASE AND INDEMNITY.

A. Environmental Release. Buyer, for itself and its successors and assigns, unconditionally releases Seller from and against any and all liability to Buyer, both known and unknown, present and future, for Environmental Damages to Buyer arising out of any violation of Environmental Requirements or the presence of Hazardous Material on, under or about the Property (the "**Environmental Release**"), except to the extent of a breach by Seller of its representations and warranties set forth in this Agreement. With respect to the Environmental Release, Buyer, after consultant with legal counsel and will full knowledge of the consequences of its actions, waives the provisions of California Government Code Section 1542, which provides:

> "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that if known by him or her, would have materially affected his or her settlement with the debtor or released party."

_____ Buyer's Initials

B. Environmental Indemnity.

1) General. Except for a breach of Seller's representations or warranties under this Agreement, Buyer shall defend, indemnify, and hold Seller harmless from and against all Environmental Damages arising from the presence of any Hazardous Materials at, in, on, or under the Property, or migrating off the Property (including groundwater), including without limitation: (a) all claims, lawsuits, demands, obligations, investigations, damages (including but not limited to diminution in value of property and related stigma damages, lost profits and consequential damages),

penalties, fines or actions by any federal, state, or local governmental agency (collectively, "**Government Claims**") based on Buyer's or Seller's failure to remediate the Property; (b) all claims, lawsuits, demands, obligations, investigations, damages (including but not limited to diminution in value of property and related stigma damages, lost profits and consequential damages), penalties, fines or actions by owners and operators of adjacent and nearby properties or any other persons (collectively, "**Third Party Claims**"); (c) all claims, lawsuits, demands, liabilities, damages, losses, or judgements for personal injury or for injury to real or personal property; all claims, lawsuits, demands, obligations, investigations, damages, penalties, fines or actions by subsequent owners and operators of the Property or any lenders providing financing with respect to the Property arising from any underlying Government Claims, Third Party Claims, or other claims under (c) above.

2) Defense of Claims. Provided that Buyer accepts tender of any reasonable expense or reasonable claim by Seller without any reservation, Buyer shall have the right, in consultation with Seller, to control on behalf of Seller any and all negotiations, settlement discussions, investigations, testing, defenses, trials, actions, proceedings, hearings, additional remediation obligations, and other resolutions with all Agencies and third parties arising out of, incidental to, or in connection with Buyer's performance of Buyer's obligations under this Section. If Buyer does not accept a tender of any reasonable expense or reasonable claim by Seller without reservation, (except for a breach of Seller's representation on warranties under this Agreement, Seller shall be entitled to engage in all such matters described in the preceding sentence on its own account, and shall be entitled to recover from Buyer the costs of engaging in such matters (including consultants' fees and reasonable attorneys' fees), provided Buyer's denial of liability is adjudicated to be in violation of the terms hereof. Without limiting Buyer's rights as described above, Buyer shall undertake reasonable consultation with Seller with respect to matters materially involving the Property or Seller.

C. Definitions. For purposes of Section 7 of this Agreement, the following terms have the meanings indicated.

1) **"**Environmental Damages" means all claims, judgments, damages, losses, penalties, fines, liabilities (including strict liability), encumbrances, liens, costs, and expenses of investigation and defense of any claim, whether or not such claim is ultimately defeated, and of any good faith settlement of judgment, of whatever kind or nature, contingent or otherwise, matured or unmatured, foreseeable or unforeseeable, including without limitation reasonable attorneys' fees and disbursements and consultants' fees, any of which are incurred at any time as a result of the existence of Hazardous Material, prior to the Closing, upon, about, beneath the Property or migrating or threatening to migrate to or from the Property, or the existence of a violation of Environmental Requirements pertaining to the Property, regardless of whether the existence of such Hazardous Material or the violation of Environmental Requirements arose prior to the present ownership or operation of the Property, and including without limitation:

a) Damages for personal injury, or injury to property or natural resources occurring upon or off the Property, foreseeable or unforeseeable, including, without limitation, lost profits, consequential damages, the cost of demolition and rebuilding of any improvements on real property, interest and penalties;

b) Fees incurred for the services of attorneys, consultants, contractors, experts, laboratories and all other costs incurred in connection with the investigation or remediation of such Hazardous Materials or violation of Environmental Requirements including, but not limited to, the preparation of any feasibility studies or reports or the performance of any cleanup, remediation,

removal, response, abatement, containment, closure, restoration or monitoring work required by any federal, state or local government agency or economic use of the Property or any other property in a manner consistent with its current use or otherwise expended in connection with such conditions, and including without limitation any attorneys' fees, costs and expenses incurred in enforcing this agreement or collecting any sums due hereunder;

c) Liability to any third person or governmental agency to indemnify such person or agency for costs expended in connection with the items referenced in subparagraph (ii) herein; and

d) Diminution in the value of the Property, and damages for the loss of business and restriction on the use of or adverse impact on the marketing of rentable or usable space or of any amenity of the Property.

2) "Environmental Requirements" means all applicable present and future statutes regulations, rules, ordinances, codes, licenses, permits, orders, approvals, plans, authorizations, concessions, franchises, and similar items, of all governmental agencies, departments, commissions, boards, bureaus, or instrumentalities of the United States, states and political subdivisions thereof and all applicable judicial, administrative, and regulatory decrees, judgments, and orders relating to the protection of human health or the environment, including, without limitation:

a) All requirements, including but not limited to those pertaining to reporting, licensing, permitting, investigation, and remediation of emissions, discharges, releases, or threatened releases of Hazardous Materials, chemical substances, pollutants, contaminants, or hazardous or toxic substances, materials or wastes whether solid, liquid, or gaseous in nature, into the air, surface water, groundwater, or land, or relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling of chemical substances, pollutants, contaminants, or hazardous or toxic substances, materials or wastes, whether solid, liquid, or gaseous in nature; and

b) All requirements pertaining to the protection of the health and safety of employees or the public.

3) "Hazardous Material" means any substance:

a) the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or common law; or

b) which is or becomes defined as a "hazardous waste," "hazardous substances," pollutant or contaminant under any federal, state or local statute, regulation, rule or ordinance or amendments thereto including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601 *et seq.);* and/or the Resource Conservation and Recovery Act (42 U.S.C. Section 6901 *et seq.);* or

c) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the State of California or any political subdivision thereof; or

d) the presence of which on the Property poses or threatens to pose a hazard to the health or safety of persons on or about the Property; or

e) which contains petroleum, petroleum products or other hydrocarbon substances; or

f) which contains polychlorinated biphenyls (PCB's), asbestos, urea formaldehyde foam insulation or radon gas.

D. Commitments Survive Closing. The waivers, releases, and obligations of the Parties in this section shall survive the Closing.

8. BUYER'S ACKNOWLEDGMENT AND GENERAL RELEASE.

A. "AS-IS" Sale. Buyer acknowledges and agrees that Buyer is purchasing the Property, the Historical Building, and all other improvements in its "AS-IS" condition, without representation or warranty, express or implied, except as set forth in this Agreement or in the Grant Deed; provided, however, that the foregoing shall not relieve Seller from its obligations under applicable law to disclose material facts about the Property known to Seller.

B. Waivers and Releases. Except with respect the obligations set forth herein, upon the Closing the Parties hereby waive to the maximum legal extent any and all claims, remedies and causes of action for damages, liabilities, losses or injuries related to Buyer's acquisition of the Property or Seller's sale of the Property, whether known or unknown, foreseeable or unforeseeable. Each Party, on behalf of itself and its successors and assigns, hereby fully releases the other Party and each of their respective successors, agents, representatives and assigns from all claims and causes of action by reason of any damage which has been sustained, or may be sustained, as a result of Buyer's purchase of the Property or Seller's sale of the Property.

C. California Civil Code Section 1542. The waivers and releases as between the Parties shall include a waiver of the protections of Civil Code Section 1542. Each Party hereby acknowledges that it has either consulted with legal counsel, or had an opportunity to consult with legal counsel regarding, and represents and warrants that it is familiar with the provisions of, California Civil Code Section 1542, which provides:

> "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that if known by him or her, would have materially affected his or her settlement with the debtor or released party."

Each Party acknowledges that with respect to the sale of the Property to Buyer, each Party may have sustained damage, loss, costs or expenses which are presently unknown and unsuspected, and such damage, loss, costs or expenses which may have been sustained, may give rise to additional damage, loss, costs or expenses in the future. Nevertheless, each Party hereby acknowledges, represents and warrants that this Agreement has been negotiated and agreed upon in light of that situation, and hereby waives, to the maximum legal extent, any rights accruing to it under Section 1542 or other statute or judicial decision of similar effect.

Seller's Initials _____ _____Buyer's Initials

D. Commitments Survive Closing. The waivers, releases, and obligations of the Parties in this section shall survive the Closing.

9. REPRESENTATIONS. Seller and Buyer acknowledge that neither the Party is relying upon any representations or warranties other than those set out in this Agreement, and that the representations and warranties set out in this Agreement constitute all of the representations and warranties of the Parties in regard to this transaction.

A. Seller's Representations. Seller represents and warrants to Buyer as follows: (1) Except as otherwise provided in this Agreement, there are no physical or legal facts, circumstances, problems or governmental actions known to Seller with respect to the Property which, if disclosed to Buyer, would materially or adversely impact decisions regarding acquisition and development of the Property; (2) Seller has no knowledge of any violations of governmental codes, ordinances, regulations or orders with respect to the Property; (3) Seller has duly authorized, executed and delivered this Agreement and Seller has or will authorize, execute and deliver, within the times set forth therefore in the Schedule of Performance any and all other agreements and documents required to be authorized, executed and delivered by Seller in order to carry out, give effect to and consummate the transaction contemplated by this Agreement; and (4) Each of the foregoing items (1) through (3) shall be deemed to be an on-going representation and warranty and shall survive in perpetuity. Seller shall advise Buyer in writing, if there is any change pertaining to any matters set forth or referenced in the foregoing items (1) through (3).

B. Buyer's Representations. Buyer represents and warrants to Seller as follows: (1) Immediately following the approval of this Agreement by Seller, Buyer will commence work on the Work Applications and will diligently pursue the Restoration Work to completion in accordance with the Schedule of Performance; (2) Buyer has duly authorized, executed and delivered this Agreement and Buyer has or will authorize, execute and deliver, within the times set forth therefore in the Schedule of Performance any and all other agreements and documents required to be authorized, executed and delivered by Buyer in order to carry out, give effect to and consummate the transaction contemplated by this Agreement; (3) Neither this Agreement nor anything provided to be done hereunder by Buyer violates or shall violate any contract, agreement, or instrument to which Buyer is a party; (4); This Agreement is a valid and binding agreement enforceable against Buyer in accordance with its terms, subject to laws relating to bankruptcy and creditor's rights and generally applicable equitable principles; (5) There is no suit, legal action, administrative arbitration or other proceeding or governmental investigation process which has been served upon Buyer or, which to Buyer's best knowledge, is otherwise pending or threatened against Buyer in which any party is making or has made a claim or defense that, if sustained, would materially and adversely affect the performance of Buyer under this Agreement or materially and adversely interfere with the ability of Buyer to consummate the transactions contemplated herein; (6) Buyer possesses adequate financial resources and capacity, necessary franchises, and has the skill and experience to acquire the Property and complete the Restoration Work that is contemplated by this Agreement; (7) Buyer is entering into this Agreement with the purpose and intent to complete the Restoration Work and thereafter keep and abide by the Conservation Easement, and not for speculation in land holding or land banking or with the intention of demolishing the Historical Building through either action or inaction; (8) Buyer recognizes the fact that the qualifications and identity of Buyer are of particular concern to Seller and that it is because of such qualifications and identity that Seller is entering into this Agreement with Buyer; and (9) Each of the foregoing items (1) through (8) shall be deemed to be an on-going representation and warranty. Buyer shall advise the Seller in writing if there is any change pertaining to any matters set forth or referenced in the foregoing items (1) through (8).

10. TERMINATION, DEFAULTS AND REMEDIES.

A. Termination for Convenience. In the event this Agreement and Escrow is terminated by either Party for convenience on the grounds permitted in this Agreement, then the Party so terminating shall pay all Title Company termination fees and charges, if any (collectively, "**Termination Costs**") and the Deposit shall be returned to Buyer minus any Termination Costs due by Buyer. Upon such termination, all obligations and liabilities of the Parties under this Agreement, excepting for the obligation of Party so terminating to pay Termination Costs as provided herein, shall cease and terminate.

B. Enforcement of Buyer Breach; Seller Remedies

1) Breach Prior to Closing. In the event the Buyer breaches any obligation hereunder which Buyer is to perform prior to the Closing, and fails to cure such breach within 14 days after receipt of written notice from Seller, then, in addition to pursuing any other rights or remedies which Seller may have at law or in equity, Seller may terminate this Agreement and Escrow by giving notice, in writing, of such termination to Buyer and Title Company. In such event, the Deposit shall be paid to Seller as liquidated damages for Buyer's failure to purchase the Property, as Seller's sole and exclusive remedy, and Buyer shall be liable for Termination Costs which shall be paid directly by Buyer into Escrow with Seller retaining the entire Deposit.

IF CLOSING FAILS TO OCCUR SOLELY BECAUSE OF BUYER'S DEFAULT, SELLER WILL BE DAMAGED AND WILL BE ENTITLED TO COMPENSATION FOR THOSE DAMAGES, BUT SUCH DAMAGES WILL BE EXTREMELY DIFFICULT AND IMPRACTICAL TO ASCERTAIN. BUYER DESIRES TO LIMIT THE AMOUNT OF DAMAGES FOR WHICH BUYER MIGHT BE LIABLE SHOULD BUYER BREACH THIS AGREEMENT. BOTH BUYER AND SELLER WISH TO AVOID THE COSTS AND LENGTHY DELAYS THAT WOULD RESULT IF SELLER FILED A LAWSUIT TO COLLECT ITS DAMAGES FOR A BREACH OF THIS AGREEMENT. IF CLOSING FAILS TO OCCUR BECAUSE OF BUYER'S DEFAULT, THEN THE DEPOSIT SHALL BE DEEMED TO CONSTITUTE A REASONABLE AND FINAL ESTIMATE OF SELLER'S DAMAGES AND SHALL BE RETAINED BY SELLER AS LIQUIDATED DAMAGES AS SELLER'S SOLE AND EXCLUSIVE REMEDY FOR BREACHES OF THIS AGREEMENT. SELLER AND BUYER ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE PROVISIONS OF THIS SECTION AND BY THEIR INITIALS IMMEDIATELY BELOW AGREE TO BE BOUND BY ITS TERMS.

THE PARTIES ACKNOWLEDGE THAT THE PAYMENT OF SUCH LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 OR 3369, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THIS SECTION SHALL APPLY ONLY TO BREACHES OF THIS AGREEMENT, AND SHALL NOT OPERATE TO LIMIT OR OTHERWISE RESTRICT THE PARTIES' RIGHTS AND REMEDIES RELATING TO THE DISPUTE.

_____ _____

BUYER'S INITIALS SELLER'S INITIALS

2) Breach After Closing and Prior to Certificate of Occupancy for Historical Building; Seller Option to Repurchase. In the event Buyer, after Closing and prior to Seller's issuance of a certificate of occupancy of the Historic Building, breaches any obligation under this Agreement, the Grant Deed, Conservation Easement, or the Declaration of Construction Covenants, specifically including but not limited to failing to commence, diligently pursue without interruption, and complete the Restoration Work by the deadline established in the Schedule of Performance, and Buyer fails to cure such breach within thirty (30) days after receipt of written notice from Seller, or if the cure takes longer than thirty (30) days, if Buyer fails to commence to cure such breach and diligently pursue without interruption until remedied, then, in addition to pursuing any other rights or remedies which Seller may have at law or in equity, Seller may, at Seller's option, exercise Seller's right to repurchase the Property set forth in the Declaration of Construction Covenants by giving notice, in writing, of such election to Buyer in the manner specified therein.

C. Seller's Breach. In the event Seller breaches any material obligation hereunder which Seller is to perform prior to the Closing, and fails to cure such breach within 14 business days after receipt of written notice from Buyer, then, as Buyer's exclusive remedies for a breach by Seller of this Agreement, Buyer may, at Buyer's option, (i) terminate this Agreement and the Escrow by giving notice, in writing, of such termination to Seller and Title Company, or (ii) initiate an action for specific performance of this Agreement. Should Buyer elect to terminate this Agreement and the Escrow due to Seller's uncured breach as provided herein, then the Deposit and any other amounts deposited by Buyer on account of the Purchase Price shall be returned to Buyer, and upon such termination, all obligations and liabilities of the Parties under this Agreement, excepting for Seller's obligation to pay Termination Costs as provided herein, shall cease and terminate.

D. Return of Funds and Documents; Release of Liability as to Title Company. In the event Title Company terminates this Escrow as a result of having received notice, in writing, from Buyer or Seller of its election to terminate the Escrow as provided herein, then Title Company shall terminate the Escrow and return all funds, less Termination Costs as appropriate, as set forth in this Section 10. Any documents in the possession of the Title Company shall be returned to the Party who deposited those documents into Escrow. Further, the Parties hereby release Escrow Holder, and shall hold Escrow Holder free and harmless, from all liabilities associated with such termination excepting for Escrow Holder's obligations to return funds and documents as provided herein.

11. INDEMNITY. Buyer shall indemnify, hold harmless and defend Seller (with legal counsel of Seller's choice), its agents, officers, and employees from any claim, action, proceeding or damages against Seller, its agents, officers, or employees to attack, set aside, void, or annul this Agreement, approval by Seller of this Agreement, or Seller's approval of issuance of any permits or other approvals for the Restoration Work. Buyer's obligations under this section shall survive the Closing.

12. NOTICES AND DEMANDS. All notices or other communications required or permitted between the Parties hereunder shall be in writing, and shall be (i) personally delivered, (ii) sent by United States registered or certified mail, postage prepaid, return receipt requested or (iii) sent by nationally recognized overnight courier service (e.g., Federal Express or United Parcel Service),

addressed to the Party to whom the notice is given at the addresses provided below, subject to the right of any Party to designate a different complete address for itself by notice similarly given. Any notice so given by registered or certified United States mail shall be deemed to have been given on the third business day after the same is deposited in the United States mail. Any notice not so given by registered or certified mail, such as notices delivered by personal delivery or courier service, shall be deemed given upon receipt, rejection or refusal of the same by the Party to whom the notice is given. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to constitute receipt of the notice or other communication sent.

To Seller:	City of Buena Park Buena Park City Hall ATTN: City Manager 6650 Beach Boulevard Buena Park CA 90622
With Copy To:	Christopher G. Cardinale, City Attorney ALVAREZ-GLASMAN & COLVIN 13181 Crossroads Pwky North – Suite 400 City of Industry, CA 91746 Email: ccardinale@agclawfirm.com
To Buyer:	S.J.&P. ASSOCIATE, LLC ATTN: Juli Y. Kang, Manager 12215 Via Santa Marta Sylmar, CA 91214

13. MISCELLANEOUS.

A. Prohibition Against Transfer, Change in Ownership, Management and Control of Buyer. The qualifications and identity of Buyer and Buyer's intended use of the Property are of particular concern to the Seller. It is because of those qualifications, identity, and purpose that Seller has entered into this Agreement with Buyer. No voluntary successor in interest of Buyer shall acquire any rights or powers under this Agreement, except as expressly set forth herein, and Buyer shall not assign this Agreement or any part thereof without the prior written approval of the Seller, which approval may be withheld in the sole and absolute discretion of the Seller. This covenant shall survive the Closing and expire upon Release of the Declaration of Construction Covenants.

B. Conflicts of Interest. No member, official or employee of Seller shall have any personal interest, direct or indirect, in this Agreement, nor shall any member, official or employee participate in any decision relating to the Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. No member, official or employee of the Seller shall be personally liable to Buyer, or any successor in interest, in the event of any default or breach by the Seller, or for any amount which may become due to the Buyer or successor or on any obligations under the terms of this Agreement. The Buyer warrants that it has not paid or given, and will not pay or give, any third person any money, campaign contribution, or other consideration for obtaining this Agreement, nor provided any gift, contribution, income, or other benefit to an official or employee of the Seller that creates a conflict of interest under California law, except to the extent such conflict was disclosed on the record and avoided (e.g. through the non-participation of the recipient official) in the manner required by law.

C. Brokers and Sales Commissions. Seller has not engaged any real estate broker or agent with respect to this Agreement. If Buyer does engage a real estate broker or agent in connection with marketing or soliciting interest in the Property, Buyer shall be responsible for all fees, commissions, costs and expenses of any broker, and shall indemnify, protect, defend and hold harmless Seller and its successors hereunder from and against any and all claims, liabilities, obligations, losses, damages, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and litigation expenses, arising from or in connection with any sales or brokerage commissions, finder's fees or other commissions which are (or are claimed to be) payable in connection with the transaction which is the subject of this Agreement by reason of the actions (or alleged actions) of Buyer.

D. Survival of Covenants. Except as otherwise expressly provided herein, the covenants, representations and warranties of both Buyer and Seller set forth in this Agreement, the Grant Deed, Declaration of Construction Covenants, and Conservation Easement shall survive their recordation and the Closing.

E. Required Actions of Buyer and Seller. Buyer and Seller agree to execute such instruments and documents and to diligently undertake such actions as may be reasonably required in order to consummate the purchase and sale herein contemplated and shall use commercially reasonable efforts to accomplish the Closing in accordance with the provisions hereof.

F. Time of Essence. Time is of the essence of each and every term, condition, obligation and provision hereof in which time is a factor. If the date for performance of any obligation hereunder or the last day of any time period provided for herein shall fall on a Saturday, Sunday or legal holiday, then said date for performance or time period shall expire on the first day thereafter which is not a Saturday, Sunday or legal holiday.

G. Counterparts. This Agreement may be executed in multiple counterparts and delivered as originals, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

H. Captions. Any captions to, or headings of, the paragraphs or subparagraphs of this Agreement are solely for the convenience of the Parties, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

I. No Obligations to Third Parties. The execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the Parties to, any person or entity other than the Parties and, to the extent this Agreement constitutes escrow instructions, the Title Company.

J. Exhibits and Attachments. The Exhibits attached hereto are hereby incorporated herein by this reference.

K. Waiver. The waiver or failure to enforce any provision of this Agreement shall not operate as a waiver of any future breach of any such provision or any other provision hereof.

L. Applicable Law. All questions with respect to this Agreement, and the rights and liabilities of the Parties and venue hereto, shall be governed by the laws of the State of California. Any and all legal actions sought to enforce the terms and provisions of the Agreement shall be brought in the superior court of the County of Orange.

M. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the Parties hereto.

N. Severability. If any term or provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

O. Construction. This Agreement will be liberally construed to effectuate the intention of the Parties with respect to the transaction described herein. In determining the meaning of, or resolving any ambiguity with respect to, any word, phrase or provision of this Agreement, neither this Agreement nor any uncertainty or ambiguity herein will be construed or resolved against either Party (including the Party primarily responsible for drafting and preparation of this Agreement), under any rule of construction or otherwise, it being expressly understood and agreed that the Parties have participated equally or have had equal opportunity to participate in the drafting thereof.

P. Legal Fees. Each Party shall be responsible for payment of its own attorney's fees with respect to negotiation and preparation of this Agreement and processing of the Escrow. However, if either Party to this Agreement shall breach its representations or warranties hereunder or shall fail to fulfill or perform any of its covenants or obligations in this Agreement and a legal action is commenced, the non-prevailing party shall pay the costs of litigation, including, without limitation, reasonable attorneys' fees and expert witness fees, that may be incurred to enforce the terms, covenants, conditions and provisions of this Agreement, or to prove that no breach or misrepresentation occurred.

Q. Fees and Other Expenses. Except as otherwise provided herein, each of the Parties shall pay its own fees and expenses in connection with this Agreement and satisfying their respective conditions or obligations precedent to the Closing.

R. Entire Agreement. This Agreement supersedes any prior agreements, negotiations and communications, oral or written, and contains the entire agreement between Buyer and Seller as to the subject matter hereof. No subsequent agreement, representation, or promise made by either Party hereto, or by or to an employee, officer, agent or representative of either Party, shall be of any effect unless it is in writing and executed by the Party to be bound thereby.

S. Amendments to this Agreement. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by each of the Parties hereto.

T. No Partnership, Third Person. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between Seller and Buyer except as specifically provided herein. No term or provision of this Agreement is intended to benefit any person, partnership, corporation or other.

[signature page follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement by and through their duly authorized representatives as of the date of the last of their signatures below.

BUYER:

S. J. & P. ASSOCIATE, LLC

By: _____
Juli Y. Kang,
Manager

SELLER:

CITY OF BUENA PARK, a California municipal corporation

By: _____
Aaron France,
City Manager

APPROVED AS TO FORM:

By: _____
Christopher G. Cardinale,
City Attorney

ALL PURPOSE ACKNOWLEDGMENT (BUYER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

ALL PURPOSE ACKNOWLEDGMENT (SELLER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

Purchase and Sale Agreement - Exhibit "A"
LEGAL DESCRIPTION OF THE PROPERTY

Real property in the City of Buena Park, County Orange, State of California, descried as follows:

LOTS 7 AND 8 IN BLOCK 1, OF E.E. THURMAN'S ADDITION TO BUENA PARK, CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 276-291-24

Purchase and Sale Agreement - Exhibit "B"
DESCRIPTION OF HISTORICAL BUILDING

BUILDING HISTORY: The Buena Park Women's Club was established in 1889 and became a member of the General Federation of Women's Club in 1919. The Women's Club building was constructed at its current location in 1931 with funds raised by members. The original use of the building was a place of community gathering for women to socialize and provide community events. In more recent years, as the Women's Club participation waned the building was leased out for use by other organizations and private functions and the proceeds were donated to charity. In 2013 the building was donated to the city of Buena Park.

CURRENT BUILDING INFORMATION: The Property sits at the North East corner of Beach Boulevard and 11th Street, and the front of the building, with the main entry, faces Beach Boulevard. The rear of the building sits along an alley with an approximately 22-foot deep paved area for loading.

The building consists of approximately 3,395 square feet of total interior space which includes a main assembly room (1,886 square foot) that can be partitioned off to create a smaller separate room (630 square foot). At the rear of the main room is a raised stage (432 square feet). Off the south side of the main room is a kitchen area (318 square feet) that consists of cabinets, a sink, counter space, pantry and a service counter to the main room. Also, off the main room are two single use restrooms (total 282 square feet). Off the south side of the stage are two restrooms that have a floor height equal to that of the main room (total 194 square feet).

The interior of the main room has a vaulted ceiling with a peak at 20-feet above floor level. Across the width of the main room and over the stage area are large exposed roof trusses. The area of the main roof that can be partitioned off along the East front end of the building has a flat ceiling at about 14-feet high above the floor. The other accessory areas have 8-foot ceilings. Interior finishes include wood plank floor in the main room with plaster walls and ceiling, wood plank flooring at the stage, vinyl flooring in the kitchen with tile countertops and backsplash, and tile flooring in the restrooms. The interior doors are wood and exterior doors and windows are wood frame with single pane glazing.

The exterior of the building is a Spanish Revival architectural style and consists of textured plaster walls and red barrel tile roof. Some features include a thickened wall arched entry porch with an arched front window. Other windows and door contain divided glazing. The condition of the building is in moderate disrepair and does not contain modern mechanical, electrical, or plumbing.

HISTORICAL SIGNIFICANCE: Due to the historic nature, the prominence of the building within the Buena Park community, and the Spanish Revival architecture, the following historic elements shall be preserved in any improvements done to the building:

Exterior:	**Interior:**
☐ Maintain textured exterior plaster finish ☐ Maintain clay terracotta barrel tile roofing ☐ Maintain thickened arch wall entry area and heavy wood entry door. ☐ Maintain wood framed windows/doors with divided glazing. Windows/doors may be upgraded to a current product that provides better energy efficiency. ☐ Maintain white plaster color with red tile roofing. ☐ Maintain or replace the front façade arched window.	☐ In main space maintain open ceiling up to exposed trusses. ☐ Maintain painted plaster walls, no use of wall treatments such a wallpaper. Special wall treatments specific to a use may be considered.

Purchase and Sale Agreement - Exhibit "C"
RESTORATION PLAN

REQUIRED IMPROVEMENTS. The Restoration Work shall include the following improvements, in addition to those required by the City as a condition precedent to building permit issuance, or required by virtue of Buyer's intended use of the Property and Historic Building:

(a) **Accessibility Access:** The building does not currently have an accessible path of travel from the public right-of-way to any entry point due to the lack of a ramp to provide accessible access to an entry point that sits about 18-inches above grade. An ADA-complaint ramp shall be provided in an appropriate location with options being at the main entry facing Beach Boulevard, at the south entry in the "entry court" that faces 11th street, or along the north side of the building in the side yard area.

(b) **Parking / Accessible Parking:** The building does not have any striped parking stalls, and ADA-complaint parking shall be provided. There is an area at the rear of the building that is currently striped as a loading zone and could be restriped as parking. This area may fit one van accessible parking stall, and three additional regular stalls for a total of four parking stalls accessed off the adjacent alley.

(c) **Ingress / Egress Improvements:** At the required entry and exit points of the building improvements shall be made to meet current code requirements. This includes proper thresholds & door hardware. Door hardware may vary depending on the proposed use of the building.

(d) **Restroom Improvements:** The two single use restrooms shall be improved to meet current accessibility codes. Improvements include removing the dedicated toilet room and reconfiguring the restroom space to meet a single use ADA compliant space. This work could be done without additional floor space being required. The total number of restroom fixtures required is dependent on the building occupancy classification and use of the building.

(e) **Kitchen Area:** In general, no upgrades are required, but upgrades may be considered if the space is to become more functional. If a full-service restaurant or extensive kitchen use is desired, extensive improvements would be required to provide for a commercial food service space.

(f) **Stage Area:** The stairs to the stage area do not meet code requirements for accessibility or egress. If the stage is to be considered usable space, at minimum the stairs at each side of the stage must be reconstructed to meet code requirements for stairs.

(g) **Stage Side Rooms:** These rooms consist of a storage area and toilet room. If to be considered usable space these rooms must have code compliant stairs down into them and the toilet room should be removed.

(h) **HVAC Improvements:** The space should be retrofitted with new HVAC equipment & ducting for heating and cooling. A split HVAC system would be appropriate. Space within the existing building can be dedicated for a new forced air unit with space at exterior for a dedicated condensing unit. New ductwork should be provided through-out the space.

(i) **Electrical Improvements:** The building electrical panel is outdated and should be upgraded to a minimum 200-amp panel. The wiring and outlets should also be inspected, and any deficiencies should be corrected to meet current code. New lighting using LED lamps should be installed with

additional lights added based on the specific use of the building. New exterior lighting should be added at all ingress/egress points.

(j) **Roof Repair:** The roof shall be evaluated by the licensed contractor to determine the extent of the roof repair required. The terracotta barrel tile roofing must be preserved to the extent possible as part of any roof repair or replacement. Any replacement roofing shall match the style and material of the existing roof.

(k) **General Maintenance Repairs**: General interior and exterior maintenance repairs should made as needed including but not limited to flat work repair, stucco repair, gutter repair, wood rot repair, painting, plaster repair, flooring repair & refinishing, upgraded finishes and fixtures.

(l) **Landscaping:** New planting should be provided at existing planting areas along the East front yard and west side and courtyard of the building. The existing tree in the front yard area may be removed if it is determined that the tree is causing structural damage to the building foundation. An irrigation system should be installed for any new planting areas.

(m) **Exterior Stairs (Building Rear):** Renovate exterior stairs at rear of building to meet code.

(n) **Insulation:** Provide appropriate insulation at walls and roof if no other insulation exists.

HISTORICAL PRESERVATION REQUIREMENTS. The Restoration Work shall, as applicable, preserve or shall be completed in consideration of the following historical elements regardless of Buyer's use of the Property or Building:

(a) **No Destruction of Building; preservation of historical elements:** No portion of the building shall be demolished or destroyed, except to the extent expressly authorized in a building permit issued by the City for Rehabilitation Work, and in all such cases the historical elements, features, and/or characteristics of the building shall be retained, or recreated to the extent the original form is unsalvageable or requires replacement.

(b) Exterior Requirements:

1) Maintain textured exterior plaster finish
2) Maintain clay terracotta barrel tile roofing
3) Maintain thickened arch wall entry area and heavy wood entry door.
4) Maintain wood framed windows/doors with divided glazing. Windows/doors may be upgraded to a current product that provides better energy efficiency provided the exterior has a wood-look finish.
5) Maintain white or off-white plaster color with red tile roofing.
6) Maintain or replace the front façade arched window.

(c) Interior Requirements:

1) The ceiling in the main space shall remain open and the heavy timber trusses shall remain exposed.
2) Painted plaster walls shall be maintained, and there shall be no use of wall treatments such a wallpaper. Special wall treatments specific to a use may be considered.
3) Wood flooring shall be maintained.

Purchase and Sale Agreement - Exhibit "D"

CONSERVATION EASEMENT

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO, AND MAIL TAX STATEMENTS TO: City of Buena Park Attn: DIRECTOR OF COMMUNITY DEVELOPMENT 6650 Beach Boulevard Buena Park, CA 90622 Assessor's Parcel No.: 276-291-24	

This CONSERVATION EASEMENT ("Conservation Easement") is entered into as of this ___ day of _____, 2024 ("Effective Date"), by and between the CITY OF BUENA PARK, a California municipal corporation ("City," or at times herein "Holder"), and S. J. & P. ASSOCIATE, LLC, a California limited liability corporation ("Developer," or times herein "Owner"), with reference to the following facts:

RECITALS

A. By way of that certain Agreement for the Purchase and Sale of Real Property dated _____, 2024 (the "Purchase Agreement," a copy of which may be obtained from "City Offices," as defined in Section 2(a) below), City agreed to sell to Developer and Developer agreed to purchase from City that certain real property located at 6711 Beach Boulevard, Buena Park, California (APN 276-291-24) and legally described in Exhibit "A" hereto, together with all improvements existing thereon (the "Property"). Title to the Property was transferred by City to Developer by that certain grant deed recorded by Instrument No. _____ in Official Records for the County of Orange ("Grant Deed") on _____, 2024 ("Sale Date").

B. The Property is improved with a building of historical significance to City, its residents, and the broader community that is commonly known as the Buena Park Woman's Club Building (hereinafter the "Historical Building" as further defined in Section 2(a) below), and in the Grant Deed the City expressly reserved a conservation easement for the Property pursuant to Section 815 *et seq*. of the California Civil Code for purposes of preserving in perpetuity the historical value of the Historical Building.

C. As a portion of the consideration paid by Developer to City in exchange for the Property, Developer agreed to grant to City a conservation easement pursuant to Section 815 *et seq*. of the California Civil Code for purposes of preserving in perpetuity the historical value of the Historical Building.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, and intending to be legally bound, City and Developer (individually hereinafter at times a "Party" and jointly the "Parties") agree as follows:

1. PURPOSE. The purposes of this Conservation Easement are to ensure the Historical Building and the "Historical Features" (as defined in Section 2(b) below) thereof will be retained forever in the original, restored, or enhanced historical condition, as applicable and discussed further herein, and to

prevent any use of the Property or Historical Building that will impair or interfere with its historical value. Holder and Owner intend for this Conservation Easement to confine the use of the Property and Historical Building to uses or activities that are consistent with this purpose.

2. HISTORICAL BUILDING AND FEATURES.

(c) *Historical Building*. The Historical Building was built in 1931 and comprises 3,395 square feet of total interior space, featuring wood finishing and vaulted ceilings with exposed wood trusses, and exteriors consistent with the Spanish Revival architectural stylings and arched front windows, textured plaster walls, and red barrel wall tiles. The background, history, historical significance, and historical features of the Historical Building are more fully described in that certain report prepared by Oldham Architects titled *City of Buena Park Woman's Club Building Use and Improvement Analysis* dated October 4, 2019 ("Report"), a copy of which is on file in the Offices of the Buena Park Community Development Department located inside Buena Park City Hall at 6650 Beach Boulevard, Buena Park, California ("City Offices"), and the contents of which are incorporated fully herein by this reference.

(d) *Historical Features*. The following exterior and interior features of the Historical Building are particularly significant and are more fully described in the Report ("Historical Features"):

(1) *Exterior*. The exterior Historical Features of the Historical Building are: textured plaster finish on exterior walls; clay terracotta barrel tile roofing; thickened arch wall entry area; heavy wood entry door; wood framed windows and doors with divided glazing (provided that windows / doors may be upgraded to energy efficient product with wood-finish appearance); white or off-white plaster color with red tile roofing; retain and preserve (or replace if destroyed) front façade arched window.

(2) *Interior.* The interior Historical Features of the Historical Building are: vaulted ceilings and exposed wood tresses in the main space (approx. 1,886 square feet); wood-plank flooring; painted plaster walls; wall treatments (such as wallpaper) are prohibited absent special approval from Holder.

3. PROHIBITED USES. Any activity on or use of the Property or Historical Building that is inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following uses and activities by Owner, Owner's agents, and third-parties are expressly prohibited:

(a) No portion of the Historical Building shall be demolished or destroyed, and no portion of the Historical Building shall be improved, replaced, repaired, modified, or altered unless the scope of work is: consistent with the purposes of this Conservation Easement; approved by Holder in writing; and is authorized in a building permit issued by City, in its regulatory capacity. In all such cases the Historical Features of the Historical Building shall be maintained, preserved, or retained in the original historical form, or enhanced by rehabilitation or reproduction to the original historical form the extent the original is unsalvageable with reference to industry-standard historical preservation practices.

(b) The Historical Building and Historical Features shall not be permitted to spoil or fall into a state of disrepair due to the failure to perform any ordinary or extraordinary maintenance or repairs.

(c) Any use or activity that violates, conflicts, or fails to comply with any federal, state, or local laws, regulations, or policies, including but not limited to local land use plans or zoning codes, applicable to Owner, the Property, the Historical Building, or the use or activity in question, is prohibited.

4. OWNER DUTIES. To accomplish the purposes of this Conservation Easement, Owner and its successors and assigns shall:

(a) Undertake all actions reasonably necessary to prevent uses or activities which may degrade or harm the Historical Building or Historical Features or that are otherwise inconsistent with this Conservation Easement.

(b) Undertake all actions reasonably necessary to effectuate and carry out the purposes of this Conservation Easement, including but not limiting to maintaining, preserving, or retaining in the Historical Features in their original, restored, or reproduced historical form, as applicable, and timely perform any ordinary and extraordinary maintenance or repairs that are necessary to protect and preserve the Historical Building and Historical Features.

(c) Undertake all reasonably necessary actions to perfect and defend Holder's rights under this Conservation Easement

(d) Use, manage and maintain the Property in compliance with applicable federal, state, and local laws, regulations and policies, including but not limited to local land use, zoning, and building codes.

(e) Pay before delinquency all taxes, assessments (general and special), fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "Taxes"), including any Taxes imposed upon, or incurred as a result of this Conservation Easement, and furnish Holder with satisfactory evidence of payment upon request.

(f) Keep the Property free from any liens (other than a security interest that is expressly subordinated to this Conservation Easement), including those arising out of any obligations incurred by Owner for any labor or materials furnished or alleged to have been furnished to or for Owner at or for use on the Property.

(g) Bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property and Historical Building. Owner agrees that Holder shall have no duty or responsibility for the operation, upkeep or maintenance of the Property or Historical Building, the monitoring of its condition, or the protection of Owner, the public, or any third parties from risks relating to conditions on the Property.

(h) Be solely responsible for obtaining any applicable governmental permits and approvals required for any activity or use permitted by this Conservation Easement; including permits and approvals required from City, acting in its regulatory capacity.

(i) Maintain exterior areas of the Property which are subject to public view (*e.g.*: all improvements, paving, walkways, landscaping, and ornamentation) in good repair and in a neat, clean and orderly condition, ordinary wear and tear excepted. Such maintenance obligations include, without limitation: (i) maintaining windows, roofing, structural elements, and painted exterior surface areas in a clean and presentable manner; (ii) removing graffiti within 72 hours of becoming aware of its application; (iii) keeping common areas free of accumulated debris, appliances, inoperable motor vehicles or motor vehicle parts, or storage of lumber, building materials or equipment not regularly in use on the Property; (iv) maintaining, replacing and renewing landscaping in a reasonable condition free of weed and debris; and (v) using parking areas on the Property exclusively for the parking of motor vehicles.

(j) Maintain insurance providing coverage for the Property and all improvements on or to the Property against loss, damage, or destruction by fire and other hazards encompassed under the broadest

form of property insurance coverage then customarily used for like properties in the County of Orange, excluding earthquake coverage, in an amount equal to one hundred percent (100%) of the replacement value (without deduction for depreciation) of all improvements (excluding excavations and foundations) and in any event sufficient to avoid co-insurance and with no co-insurance penalty provision, with "ordinance or law" coverage. To the extent customary for like properties in the County of Orange at the time, such insurance shall include coverage for explosion of steam and pressure boilers and similar apparatus located on the Property; an "increased cost of construction" endorsement; and an endorsement covering demolition and cost of debris removal, all subject to policy sublimits. Property insurance shall also include rental or business interruption insurance in an amount, at least, equal to the average annual gross income from the Property for the preceding three (3) calendar years and providing for a 12-month extended period of indemnity.

5. *OWNER'S RESERVED RIGHTS.* Owner reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from their ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the following rights are expressly reserved:

(a) Lawful uses of the Property that are permitted by local land use plans, zoning codes, and regulations.

(b) The right to restore damage to the Property or Historical Building that may be caused by fire, flood, storm, earth movements, or acts beyond Owner's control.

(c) The right to maintain all existing structures or improvements lawfully erected and maintained upon the Property.

(d) The right to perform all acts and obligations necessary to carry out the rights, limitations, and obligations of this Conservation Easement.

6. HOLDER'S RIGHTS. To accomplish the purpose of this Conservation Easement, the following rights are reserved by Holder, or otherwise conveyed to Holder by Owner:

(a) To preserve and protect the Historical Building and Historical Features.

(b) To enter upon the Property and the interior areas of the Historical Building at reasonable times in order to monitor Owner's compliance with and otherwise enforce the terms of this Conservation Easement, or for the purpose of study and to make academic observations; provided that such entry shall be upon prior reasonable notice to Owner, and Holder shall not unreasonably interfere with Owner's use and quiet enjoyment of the Property.

(c) To allow, at such times as the Owner shall deem reasonable and appropriate, the visiting or viewing of the Property and Historical Building by the public and by public educational institutions (under such circumstances and according to such rules as Holder shall from time to time establish and modify and are acceptable to Owner).

(d) To prevent any activity on or use of the Property or Historical Building that is inconsistent with the purpose of this Conservation Easement and to require the restoration of the Historical Features or the Historical Building that may be damaged by any inconsistent activity or use.

(e) To place signs on the Property which identify the land as being protected by this Easement or providing public information about the Historical Building. The number, location, and design of the signs are subject to Owner's reasonable approval.

(f) To enforce the terms and conditions of this Conservation Easement through any lawful means, including but not limited to injunctive relief, whether temporary or permeant, or an action for specific performance, or as described in Section 6 hereof.

6. REMEDIES AND ENFORCEMENT.

(a) Enforcement. If Holder determines that a violation of this Conservation Easement has occurred or is threatened, Holder shall give written notice to Owner of such violation and demand in writing the cure of such violation ("Notice of Violation"). If Owner fails to cure the violation within thirty (30) days after receipt of a Notice of Violation, or if the cure reasonably requires more than thirty (30) days to complete and Owner fails to begin the cure within the thirty (30)- day period or fails to continue diligently to complete the cure, Holder may bring an action at law or in equity in a court of competent jurisdiction for any or all of the following: to recover damages for any injury to the Conservation Easement or to the historical interests being protected thereby or for the violation of the terms hereof (in assessing such damages there may be taken into account, in addition to the cost of corrective action, restoration and other usual rules of the law of damages, the loss of scenic, aesthetic, or historical value to the Historical Building and/or Historical Features); to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies; to pursue any other legal or equitable relief, including but not limited to, the restoration of the Historical Building to the condition in which it existed prior to any violation or injury; or to otherwise enforce this Conservation Easement.

(b) If Holder, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate injury to the historical value of the Property, Holder may pursue its remedies under this Conservation Easement without prior notice to Owner or without waiting for the period provided for cure to expire. Holder's rights under this section apply equally to actual or threatened violations of this Conservation Easement. Owner agrees that Holder's remedies at law for any violation of this Conservation Easement are inadequate and that Holder shall be entitled to the injunctive relief described in this section, both prohibitive and mandatory, in addition to such other relief to which Holder may be entitled, including specific performance of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Holder's remedies described in this section shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity, including but not limited to the remedies set forth in California Civil Code Section 815, *et seq*. The failure of Holder to discover a violation or to take immediate legal action shall not bar Holder from taking such action at a later time.

(c) *Costs of Enforcement*. All costs incurred by Holder, where Holder is the prevailing party, in enforcing the terms of this Conservation Easement against Owner, including, but not limited to, costs of suit and attorneys' and experts' fees, and any costs of restoration necessitated by negligence or breach of this Conservation Easement, shall be borne by Owner.

(d) *Holder's Discretion*. Enforcement of the terms of this Conservation Easement by Holder shall be at the discretion of Holder, and any forbearance by Holder to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement shall not be deemed or construed to be a waiver of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any rights of Holder under this Conservation Easement. No delay or

omission by Holder in the exercise of any right or remedy shall impair such right or remedy or be construed as a waiver.

(e) *Acts Beyond Owner's Control*. Nothing contained in this Conservation Easement shall be construed to entitle Holder to bring any action against Owner for any injury to or change in the Historical Building resulting from (i) any natural cause beyond Owner's control, including, without limitation, fire not caused by Owner, flood, storm, and earth movement, or any prudent action taken by Owner under emergency conditions to prevent, abate, or mitigate significant injury to the Historical Building resulting from such causes; or (ii) acts by Holder or its employees.

(f) *Standing to Enforce*. All rights and remedies conveyed to Grantee under this Conservation Easement shall extend to and are enforceable by Holder, and independently by City if different from Holder. These enforcement rights are in addition to, and do not limit, the rights of enforcement under applicable law. If at any time in the future Owner uses, allows the use, or threatens to use or allow use of, the Property for any purpose that is inconsistent with or in violation of this Conservation Easement then City (by and through its City Attorney), in addition to Holder, shall have standing as an interested party in any proceeding affecting this Conservation Easement.

(g) *Extinguishment*. If circumstances arise in the future that render the preservation of the Historical Building or other purposes of this Conservation Easement impossible to accomplish, this Conservation Easement can only be terminated or extinguished, in whole or in part, by judicial proceedings in a court of competent jurisdiction or with the written consent of Owner, Holder, and City acting by and though the Buena Park City Council.

7. HOLD HARMLESS. Owner shall hold harmless, protect and indemnify Holder, and City if different than Holder, and the directors, officers, employees, agents, contractors, and representatives and the heirs, personal representatives, successors and assigns of each of them (each an "Indemnified Party" and collectively, "Indemnified Parties") from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation reasonable attorneys' fees and experts' fees), causes of action, claims, demands, orders, liens or judgments (each a "Claim" and, collectively, "Claims"), arising from or in any way connected with: (i) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, regardless of cause, except that this indemnification shall be inapplicable to any Claim due solely to the negligence of Holder or any of its employees; and (iii) the existence or administration of this Conservation Easement. If any action or proceeding is brought against any of the Indemnified Parties by reason of any such Claim, Owner shall, at the election of and upon written notice from Holder, defend such action or proceeding by counsel reasonably acceptable to the Indemnified Party.

8. TRANSFER OF CONSERVATION EASEMENT OR PROPERTY.

(a) *Conservation Easement*. This Conservation Easement may be assigned or transferred by Holder upon written approval of City, which approval shall not be unreasonably withheld or delayed, but Holder shall give Owner and City at least sixty (60) days prior written notice of the proposed assignment or transfer. City and Holder may assign or transfer its rights under this Conservation Easement only to an entity or organization: (i) authorized to acquire and hold conservation easements pursuant to California Civil Code Section 815.3 and Government Code Section 65965 (and any successor or other provision(s) then applicable), or the laws of the United States; and (ii) otherwise reasonably acceptable to City. Holder shall require the assignee to record the assignment in the County of Orange. The failure of Holder to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforcement in any way.

(b) *Property*. Owner agrees to incorporate the terms of this Conservation Easement by reference in any deed or other legal instrument by which Owner divests itself of any interest in all or any portion of the Property, including, without limitation, a leasehold interest. Owner further agrees to give written notice to Holder (and City if different than Holder) of the intent to transfer any interest at least sixty (60) days prior to the date of such transfer. Holder (or City if different than Holder) shall have the right to prevent any transfers in which prospective subsequent claimants or transferees are not given notice of the terms, covenants, conditions and restrictions of this Conservation Easement (including the exhibits and documents incorporated by reference in it). The failure of Owner to perform any act provided in this section shall not impair the validity of this Conservation Easement or limit its enforceability in any way.

9. MERGER. The doctrine of merger shall not operate to extinguish this Conservation Easement if the Conservation Easement and Property become vested in the same party. If, despite this intent, the doctrine of merger applies to extinguish the Conservation Easement then, UNLESS Owner and Holder (and City if different from Holder) otherwise agree in writing, a replacement conservation easement or restrictive covenant containing the same protections embodied in this Conservation Easement shall be recorded against the Property.

10. MISCELLANEOUS

(a) *Recording*. Holder shall record this Conservation Easement in the Official Records of the County of Orange, and may re-record it at any time as Holder deems necessary to preserve its rights in this Conservation Easement.

(b) *Third-Party Beneficiary*. Owner and Holder acknowledge that City and its residents are third party beneficiaries of this Conservation Easement with the right of access to the Property and the right to enforce all of the obligations of Owner and all other rights and remedies of the Holder under this Conservation Easement.

(c) *Additional Interests*. Owner shall not grant any additional easements, rights of way or other interests in the Property (other than a security interest that is expressly subordinated to this Conservation Easement), nor shall Owner grant, transfer, abandon or relinquish (each a "Transfer") any mineral, air, or water right or any water associated with the Property, without first obtaining the written consent of Holder (and City if different than Holder). Such consent may be withheld if Holder (or City if different than Holder) determine(s) that the proposed interest or Transfer is inconsistent with the purposes of this Conservation Easement or will impair or interfere with the historical value of the Historical Building. This subsection shall not prohibit transfer of a fee or leasehold interest in the Property that is subject to this Conservation Easement. Owner shall provide a copy of any recorded or unrecorded grant or Transfer document to the Holder and City.

(d) *Nature of easement*.

(1) This Conservation Easement shall run with the land in perpetuity and shall be binding on Owner and all successive owners of the Property or any part thereof. This Conservation Easement shall not be deemed unenforceable by reason of lack of privity of contract or lack of benefit to any particular land or property. Owner and Holder hereby declare their understanding and intent that the burden of the covenants set forth herein touch and concern the land in that Owner's legal interest in the Property is affected by the covenants hereunder.

(2) This Conservation Easement shall not be deemed to be personal in nature and shall constitute an interest in real property notwithstanding the fact that it places restrictions on the Property.

(3) Holder reserved this Conservation Easement by way of the Grant Deed and accordingly it shall be interpreted broadly in favor of Holder as directed by Section 1069 of the California Civil Code. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

(4) This Conservation Easement is intended to be an enforceable restriction, for purposes of Section 402.1 of the California Revenue and Taxation Code.

(5) Owner and Holder hereby declare their specific intent that the covenants, reservations and restrictions set forth herein are part of a plan for the promotion and preservation of historical assets within the territorial jurisdiction(s) of the City of Buena Park, California, and that each shall be deemed covenants running with the land and shall pass to and be binding upon the Property and each successor-in-interest of the Owner in the Property in perpetuity. Owner and Holder further declare their intent that covenants benefit, touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the intended beneficiaries of such covenants, by furthering historic conservation goals and objectives of the City of Buena Park, and by allowing the Property to be made available for acquisition by Owner while preserving its historical value.

(6) Owner hereby expressly assumes the duty and obligation to perform each of the covenants and to honor each of the reservations and restrictions set forth in this Conservation Easement. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any interest therein shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations, and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

(e) *Amendments*. This Conservation Easement may be amended only by mutual written agreement of Owner and Holder (and City if different from Holder, by and through the Buena Park City Council), which approval shall not be unreasonably withheld or delayed; provided any such amendment shall be consistent with the purposes of this Conservation Easement and California law governing conservation easements, and shall not affect its perpetual duration. Any such amendment shall be recorded in Orange County Official Records, and Holder shall promptly provide a conformed copy of the recorded amendment to the Owner and Holder (and City if different from Holder).

(f) *No Waiver*. Any waiver by Holder of any term or provision of this Conservation Easement must be in writing. No waiver shall be implied from any delay or failure by Holder to take action on any breach or default hereunder or to pursue any remedy allowed under this Easement or applicable law. No failure or delay by Holder at any time to require strict performance by Owner of any provision of this Conservation Easement or to exercise any election contained herein or any right, power or remedy hereunder shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

(g) *Notices*. Except for any notice, demand or communication required under applicable law to be given in another matter, all notices, demands and communications to be sent pursuant to this Easement shall be made in writing, and sent to the parties at their respective addresses specified below or to such other address as a party may designate by written notice delivered to the other parties in accordance with this subsection. All notices demands or communications shall be shall be sent by personal delivery, by reputable overnight delivery service (which provides a delivery receipt), or by certified or registered mail, return receipt requested, postage prepaid. Any notice, demand or communication shall be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed in the manner herein specified, on the delivery date or date delivery is refused by the addressee, as shown on the return receipt.

Either party may change its address at any time by giving written notice of such change to Owner or Holder (or City if different than Holder) as the case may be, in the manner provided herein, at least ten (10) days prior to the date such change is desired to be effective:

IF TO OWNER: S.J.&P. ASSOCIATE, LLC
ATTN: Juli Y. Kang, Manager
12215 Via Santa Marta
Sylmar, CA 91214

IF HOLDER (OR CITY): City of Buena Park
Buena Park City Hall
ATTN: City Manager
6650 Beach Boulevard
Buena Park CA 90622

(h) *Governing Law; Venue*. This Declaration shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Orange County, California.

(i) *Severability; Broad Construction*. If any provision of this Easement is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF BUENA PARK, a California municipal corporation

By: _____
Aaron France,
City Manager

S. J. & P. ASSOCIATE, LLC

By: _____
Juli Y. Kang,
Manager

ALL PURPOSE ACKNOWLEDGMENT (SELLER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

ALL PURPOSE ACKNOWLEDGMENT (SELLER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

CONSERVATION EASEMENT - EXHIBIT A
Legal Description of Property

Real property in the City of Buena Park, County Orange, State of California, descried as follows:

LOTS 7 AND 8 IN BLOCK 1, OF E.E. THURMAN'S ADDITION TO BUENA PARK, CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 276-291-24

CERTIFICATE OF ACCEPTANCE
(Conservation Easement)

This is to certify that the interest in real property conveyed by the Conservation Easement, dated _____, by and between the CITY OF BUENA PARK, a California municipal corporation ("City" or "Holder"), and S. J. & P. ASSOCIATE, LLC, a California limited liability corporation ("Developer" or "Owner"), is hereby accepted by the undersigned officer on behalf of the Holder pursuant to Resolution No. ___ of the Buena Park City Council approved on _____, 2024.

GRANTEE:

CITY OF BUENA PARK

_____

By: Aaron France
Title: City Manager
Date: _____

Purchase and Sale Agreement - Exhibit "E"
GRANT DEED

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO: City of Buena Park [TO BE ADDED] APN:	

(Space Above this Line For Recorder's Use)

GRANT DEED AND RESERVATION OF EASEMENT

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the CITY OF BUENA PARK, a California municipal corporation ("Grantor"), hereby GRANTS to S. J. & P. ASSOCIATE, LLC, a California limited liability corporation ("Grantee"), that certain real property at 6711 Beach Boulevard in the city of Buena Park, County of Orange, State of California, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference together with all right, title and interest of Grantor in and to all buildings and improvements located thereon ("Property").

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO A RESERVATION BY GRANTOR, unto and for the benefit of the City of Buena Park, its residents, and the broader public benefit, of a CONSERVATION EASEMENT within the meaning of Section 815.1 of the California Civil Code for purposes of assuring the historical preservation of certain improvements on the Property, the terms and conditions of such conservation easement which are specifically set forth in that certain conservation easement agreement between Grantor, as the "City," and Grantee, as the "Developer," dated as of _____, 2024, and recorded on the Property on the same date as this grant deed ("Conservation Easement"). The terms and conditions of the Conservation Easement are incorporated fully herein and shall run with the land in perpetuity, and shall be binding on successive owners of the Property. A copy of the Easement Agreement is available for inspection and copying at Grantor's offices located 6650 Beach Blvd., Second Floor, Buena Park, California 90622.

IN ADDITION, THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:

2) Non-delinquent general and special real property taxes, assessments and supplemental assessments, if any, for the current fiscal year;

3) All covenants, conditions, restrictions, encumbrances, agreements, reservations, rights, rights-of-way, dedications, offers of dedication, easements and other matters of record, apparent, visible from an inspection of the Property, and/or which an accurate survey of the Property would disclose, or known to Grantee.

4) The following covenants against discrimination:

   a) Grantee covenants and agrees that Grantee shall not discriminate against or segregate any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section

12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Grantee establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the Property herein conveyed. The foregoing covenant shall run with the land in perpetuity or the longest period permitted by law.

(b) Notwithstanding paragraph (a), with respect to familial status, paragraph (a) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (a).

(c) All deeds, leases or contracts made or entered into by the Grantee, its successors or assigns, as to any portion of the Property shall contain therein the following language:

(1) In deeds:

"(A) Grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed, nor shall the grantee or any person claiming under or through the grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the property herein conveyed. The foregoing covenant shall run with the land.

(B) Notwithstanding paragraph (A), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (A) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (A)."

(2) In leases:

"(A) Lessee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are

defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased nor shall the lessee or any person claiming under or through the lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.

(B) Notwithstanding paragraph (A), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (A) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (A)."

(3) In contracts with respect to the sale, lease, sublease, transfer, use, or occupancy, of the Property:

"(A) There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) and (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955 and Section 12955.2 of the Government Code in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land.

(B) Notwithstanding paragraph (A), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (A) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (A)."

IN WITNESS WHEREOF, Grantor has executed this Grant Deed on this ___ day of _____, 2024, at Buena Park, California.

CITY OF BUENA PARK, a California municipal corporation

By: _____
Aaron France, City Manager

ALL PURPOSE ACKNOWLEDGMENT (SELLER)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF ORANGE)

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

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

WITNESS my hand and official seal.

Signature _____

(Seal)

Grant Deed - EXHIBIT A

Legal Description of Property

Real property in the City of Buena Park, County Orange, State of California, descried as follows:

LOTS 7 AND 8 IN BLOCK 1, OF E.E. THURMAN'S ADDITION TO BUENA PARK, CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 276-291-24

Purchase and Sale Agreement - Exhibit "F"

SCHEDULE OF PERFORMANCE

	Item To Be Performed	**Time to Perform / Deadline**	**Agreement Reference**
1.	Execution of Purchase & Sale Agreement ("PSA") to trigger Effective Date	N/A	§ 1
2.	Opening Escrow	10 business days after Effective Date	§ 3.B
3.	Seller provides property records to Buyer	20 days after Opening	§ 6.A
4.	Seller provides title report to Buyer	30 days after Effective Date	§ 4.C
5.	Expiration of Buyer's Contingency Period	60 days after Effective Date	§ 6.A
6.	Buyer's submission of Work Applications (i.e. building permit for Restoration Work)	90 days after Opening	§ 5.A(1)
7.	Buyer's submission of Restoration Budget	90 days after Opening	§ 5.C
8.	Seller provides Surplus Land Act notice to HCD	30 days prior to Closing	§ 3.F(1)
9.	Buyer's provides evidence of Capital Contribution	30 days prior to Closing	§ 5.I(1)
10.	Buyer's Evidence of Gap Financing (if necessary)	30 days prior to Closing	§ 5.I(2)
11.	Seller's Closing Docs to Escrow	2 days prior to Closing	§ 3.F.(3)
12.	Buyers' Closing Docs / Purchase Price Balance to Escrow	2 days prior to Closing	§ 3.F(4)(f)-(g)
13.	Closing	June 30, 2024	§ 3.C
14.	Deadline for completing Restoration Work	Construction shall continue uninterrupted until complete as signified by City's issuance of a final certificate of occupancy for the Historical Building. Specific deadlines for completion of specific tasks may be specified in the building permits issued by the City for Restoration Work. Disagreements about specified deadlines shall be resolved with reference to industry standards and in collaboration with Buyer's general contractor.	§ 5.E

Purchase and Sale Agreement - Exhibit "G"

DECLARATION OF LAND USE COVENANTS AND RESTRICTIONS

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO, AND MAIL TAX STATEMENTS TO: City of Buena Park Attn: DIRECTOR OF COMMUNITY DEVELOPMENT 6650 Beach Boulevard Buena Park, CA 90622 Assessor's Parcel No.: 276-291-24	

This Agreement and Declaration of Land Use Covenants and Restrictions ("Declaration") is entered into as of this ___ day of _____, 202__, by and between the CITY OF BUENA PARK, a California municipal corporation ("Seller"), and S. J. & P. ASSOCIATE, LLC, a California limited liability corporation ("Buyer"), with reference to the following facts:

RECITALS

D. Seller and Buyer have entered into that certain Agreement for the Purchase and Sale of Real Property dated _____, 2023 ("Purchase Agreement"), pursuant to which, and subject to the terms and conditions stated therein, Seller agreed to sell to Buyer and Buyer agreed to purchase from Seller that certain real property located at 6711 Beach Boulevard, Buena Park, California (Orange County Assessor Parcel No. 276-291-24 and legally described in Exhibit "A" hereto, the "Property").

E. As a material inducement and part of the consideration for Seller's agreement to sell the Property to Buyer, and as a condition to the Closing of Escrow under the Purchase Agreement, Buyer and Seller agree to the terms and conditions of this Declaration.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, and intending to be legally bound, Seller and Buyer (individually hereinafter at times a "Party" and jointly the "Parties") agree as follows:

1. DEFINITIONS. All capitalized terms not defined herein shall have the meaning set forth in the Purchase Agreement.

2. NOTICE TO INTERESTED PARTIES OF CONSTRUCTION COVENANTS. The Purchase Agreement, a copy of which is available for inspection and copying at the Seller's offices located 6650 Beach Blvd., Second Floor, Buena Park, California 910622, contains certain development covenants running with title to the Property, including but not limited to those set forth below (all section references are to the Agreement), with all such development covenants being expressly into this Declaration even if not listed below:

Section 5.A. of the Purchase Agreement provides in part:

A. Restoration Work. As a material inducement for Seller's agreement to sell the Property to Buyer, and as a portion of the consideration paid by Buyer to Seller, Buyer shall at its sole cost and expense complete or cause to be completed the repair, restoration, improvement, and construction work to the Historical Building and Property that is generally described in the Restoration Plan attached hereto this Agreement as **Exhibit "C";** provided that Buyer agrees to and shall complete the specific scope of work that is described in the final building permit(s) issued for by the City to Buyer for the general scope described in the Restoration Plan (the "**Restoration Work**").

Section 5.B. of the Purchase Agreement provides:

B. Cost of Development. All costs for engineering, planning, designing, permits, Restoration Work or other approvals and improving the Property or Historic Building, whether imposed by Seller or another governmental entity with jurisdiction over the Property, shall be borne exclusively by Buyer. Buyer shall also bear all costs related to discharging the duties of the Buyer set forth in this Agreement, the Construction Declaration, or Conservation Easement.

Section 5.E. of the Purchase Agreement provides:

D. Schedule of Performance. Upon the Effective Date, Buyer shall immediately commence and diligently complete all planning and design work needed to submit completed Work Applications to Seller and comply with Buyer's obligations precedent to the Closing, and following the Closing, shall pursue without interruption until complete the Restoration Work with the completion of construction to be signified by a Certificate of Occupancy issued by the Seller for the Historic Building. Buyer shall complete all such planning, design, development, and construction work in strict compliance with the deadlines specified in **Exhibit "F"** ("**Schedule of Performance**"). The City Manager, in his/her sole and absolute discretion, may grant extension(s) of the Schedule of Performance set forth in this Agreement not exceeding six (6) months in the aggregate, with any longer extensions of time requiring the approval of the City Council. Construction of the improvements and development of the Property as described in the final building permits may, at the sole election of Buyer, be completed in different phases; provided that such construction and development proceeds uninterrupted and is performed within the time specified in the Schedule of Performance.

Section 5.H of the Purchase Agreement provides:

H. Rights of Access. For the purposes of assuring compliance with this Agreement, representatives of Seller shall have the reasonable right of access to the Property without charges or fees, at normal construction hours during the period of construction for the purposes of monitoring Buyer's compliance with this Agreement or to inspect the Restoration Work being performed.

Section 5.I(3) of the Purchase Agreement provides:

3) Property as Security. The provisions of this subsection shall govern Buyer's use of the Property as security for financing. No lien or other note shall be recorded on the Property to secure the Purchase Price or Rehabilitation Funds, or a loan therefor, each of which shall be

paid by Buyer at Closing with "cash in hand." Excepted as permitted by this Section, Buyer shall not use or allow the Property to be used as security for any financing before a Release of Construction Covenants (as defined in Section 5.J) has been recorded.

a) Priority of Liens. If Buyer finances all or any portion of the Restoration Work, and if any portion of such financing consists of third-party loans to be secured on the Property, Buyer shall close said financing at the Closing. The mortgage, deed of trust, or other form of conveyance required for Buyer's financing, including any extension, modification, renewal, or refinancing of any such mortgage, deed of trust, or other form of conveyance for financing, is referred to herein as a "**Deed of Trust."** Any such Deeds of Trust shall be subordinate and junior to the Conservation Easement.

b) No Encumbrances Except Mortgages, Deeds of Trust, Sales and Leases Back or Other Financing for Development**.** Deeds of Trust reasonably required for financing construction of the Restoration Work are permitted before the Release of Construction Covenants, but only if the purpose of securing loans and use of proceeds is restricted for completing the Restoration Work or otherwise improving the Property as set forth in this Agreement. Buyer shall notify the Seller in advance of any such Deed of Trust if Buyer proposes to enter into the same before issuance of a Release of Construction Covenants.

c) Construction Financing. Before a Release of Construction Covenants, Buyer shall not enter into any such mortgage, Deed of Trust, sale or lease back or other form of conveyance for financing without the prior written approval of Seller which approval Seller agrees to give if any such conveyance for financing is given to a responsible financial or lending institution or other acceptable person or entity with demonstrated financial capacity. Such lender must be approved in writing by the Seller, which approval shall not be unreasonably withheld or delayed.

d) Holder Not Obligated to Construct Improvements. The holder of any mortgage, Deed of Trust, or other conveyance authorized by this Agreement shall in no way be obligated by the provisions of this Agreement to construct or complete the Rehabilitation Work or to guarantee such construction or completion. Nothing in this Agreement shall be deemed to construe, permit, or authorize any such holder to devote the Property or any part thereof to any uses, or to construct any improvements thereon, other than those uses or improvements provided for or authorized by this Agreement.

e) Notice of Default to Mortgage, Deed of Trust or Other Security Interest Holders; Right to Cure. Whenever Seller shall deliver any notice or demand to Buyer, with respect to any breach or default by Buyer following the Closing, Seller shall, at the same time, deliver to each holder of record of any financing instrument authorized by this Agreement who has requested in writing said notices from the Seller, a copy of such notice or demand. Each such holder shall (insofar as the rights of Seller are concerned) have the right, at its option after the receipt of the notice or Buyer's cure period, if any, to cure or remedy any such default if the right to cure is provided under the terms of the security interest. The time for a holder to cure shall be extended, if the holder has undertaken steps to cure, in which case such time will be extended for as long as holder reasonably needs, providing the holder is acting diligently. Nothing contained in this Agreement shall be deemed to permit or authorize such holder to undertake or continue the construction or completion of the Restoration Work (beyond the extent necessary to conserve or protect the improvements or construction already made)

without first having expressly assumed Buyer's remaining obligations to Seller by written agreement satisfactory to the Seller. In that event, the holder must agree to complete, in the manner provided in this Agreement, the Restoration Work to which the lien or title of such holder relates, and submit satisfactory evidence to Seller that it possesses the qualifications and financial resources necessary to perform such obligations. Any such holder properly completing such improvements shall be entitled, upon written request made to Seller, to a Release of Construction Covenants from the Seller.

f) Failure of Holder to Complete Improvements**.** In any case of an uncured default by Buyer in completion of construction of improvements under this Agreement, if the holder of any mortgage, deed of trust or other security interest creating a lien or encumbrance upon the Property or any party thereof has not thereafter timely exercised the option to construct, or if it has exercised the option and has not thereafter proceeded with construction in the manner required by this Agreement, the Seller may purchase the mortgage, deed of trust or other security interest by payment to the holder of the amount of the unpaid debt. If the ownership of the Property or any part has been vested in the holder, the Seller, if it so desires, shall be entitled to a conveyance of the Property, or any part of the Property, from the holder to the Seller upon payment to the holder of an amount equal to the sum of the following:

1. Unpaid Deed of Trust, mortgage, deed of trust or other security interest debt at the time title became vested in the holder (less all appropriate credits, including those resulting from collection by lender and application of rentals and income received during foreclosure proceedings).

2. All reasonable expenses with respect to foreclosure.

3. The net expenses, if any (exclusive of overhead), incurred by the holder as a direct result of the Seller approved subsequent management of the Restoration Work or part thereof.

g) Right of Seller to Cure Mortgage, Deed of Trust or Other Security Interest Default. In the event of an uncured default by Buyer or breach of a mortgage, deed of trust or other security interest, prior to recordation of a Release of Construction Covenants on the Property, and the holder of any such security interest has not exercised its option to complete the Restoration Work, after another advance written demand to Buyer and the holder of such security interest, that the default must be cured within an additional thirty (30) days, the Seller may cure the default prior to completion of any foreclosure. In such event, the Seller shall be entitled to reimbursement from Buyer of all costs and expenses incurred by the Seller in curing the default. The Seller shall also be entitled to a lien upon the Property to the extent of such costs and disbursements. Any such lien shall be subject to mortgages, deeds of trust or other security instruments executed for the sole purpose of obtaining funds to purchase and improve the Property as authorized herein.

h) Rights of Seller to Satisfy Other Liens on the Property After Title Passes. After the conveyance of title of the Property to Buyer, and after Buyer has had reasonable time to challenge, cure or satisfy any liens or encumbrances on the Property, or any part thereof, the Seller shall have the right to satisfy any such liens or encumbrances, provided however, that nothing in this Agreement shall require Buyer to pay or make provision for the payment of any tax, assessment, lien or charge as long as the Buyer shall in good faith contest the validity or

amount thereof, and provided such delay in payment shall not subject the Property, or part thereof, to forfeiture or sale.

i) Estoppel. Seller shall from time to time, within fifteen (15) days following the receipt of a request by Buyer or the holder of any Deed of Trust or other security interest affecting the Property, deliver to Buyer or such holder a written statement executed by Seller in form and substance reasonably satisfactory to Buyer and such holder, (i) stating that this Agreement is in full force and effect and has not been modified or amended (or if modified or amended, setting forth all modifications and amendments), (ii) stating whether or not to the best knowledge of Seller, Buyer is in default under this Agreement and if Buyer is in default, setting forth the specific nature of all such defaults, and (iii) as to any other matters reasonably requested by Buyer or such holder. Seller acknowledges that any statement delivered pursuant to this Section may be relied upon by any purchaser or owner of all or a portion of the Property and/or any improvements thereon or by the holder of such deed of trust or security interest or by any assignee of such holder or anyone claiming by, under or through such holder.

Section 9.B of the Purchase Agreement provides:

B. Buyer's Representations. Buyer represents and warrants to Seller as follows: (1) Immediately following the approval of this Agreement by Seller, Buyer will commence work on the Work Applications and will diligently pursue the Restoration Work to completion in accordance with the Schedule of Performance; (2) Buyer has duly authorized, executed and delivered this Agreement and Buyer has or will authorize, execute and deliver, within the times set forth therefore in the Schedule of Performance any and all other agreements and documents required to be authorized, executed and delivered by Buyer in order to carry out, give effect to and consummate the transaction contemplated by this Agreement; (3) Neither this Agreement nor anything provided to be done hereunder by Buyer violates or shall violate any contract, agreement, or instrument to which Buyer is a party; (4); This Agreement is a valid and binding agreement enforceable against Buyer in accordance with its terms, subject to laws relating to bankruptcy and creditor's rights and generally applicable equitable principles; (5) There is no suit, legal action, administrative arbitration or other proceeding or governmental investigation process which has been served upon Buyer or, which to Buyer's best knowledge, is otherwise pending or threatened against Buyer in which any party is making or has made a claim or defense that, if sustained, would materially and adversely affect the performance of Buyer under this Agreement or materially and adversely interfere with the ability of Buyer to consummate the transactions contemplated herein; (6) Buyer possesses adequate financial resources and capacity, necessary franchises, and has the skill and experience to acquire the Property and complete the Restoration Work that is contemplated by this Agreement; (7) Buyer is entering into this Agreement with the purpose and intent to complete the Restoration Work and thereafter keep and abide by the Conservation Easement, and not for speculation in land holding or land banking or with the intention of demolishing the Historical Building through either action or inaction; (8) Buyer recognizes the fact that the qualifications and identity of Buyer are of particular concern to Seller and that it is because of such qualifications and identity that Seller is entering into this Agreement with Buyer; and (9) Each of the foregoing items (1) through (8) shall be deemed to be an on-going representation and warranty. Buyer shall advise the Seller in writing if there is any change pertaining to any matters set forth or referenced in the foregoing items (1) through (8).

3. BUYER'S BREACH; SELLER'S RIGHT OF RENTRY / REVERTER. In the event Buyer fails to use or own the Property in material compliance with the terms and conditions of the Agreement, including but not limited to foregoing development covenants, or fails to diligently commence and thereafter continuously pursue the Restoration Work without interruption until in accordance with deadlines set forth in the Scheduled of Performance, then Buyer shall be deemed in breach and material default of this Declaration ("Default").

(a) Upon a Default by Buyer prior to final issuance of the certificate of occupancy for the Project, and upon written notice to Buyer referencing this Declaration and the failure to cure said Default by Buyer, then title to and possession of the Property together with any then-existing improvements to the Property shall, at Seller's option, automatically revest in and revert to Seller (the "Notice"). Buyer agrees that in the event of its failure to cure such breach at set forth herein Buyer shall furnish or otherwise cooperate in the transfer to Seller of all construction plans including engineering studies, deputy inspector reports, or any other design information pertaining to the construction of the proposed or then-existing improvements. Seller's Notice shall specify the Default by Buyer that triggered Seller's exercise of its rights under this section, and Seller may exercise its rights under this Section only if Buyer continues in default for a period of sixty (60) calendar days following such Notice or, if the nature of the Default cannot be cured with said sixty (60) day period, only if Buyer fails to immediately commence and continuously prosecute said curing of the Default to Seller's reasonable satisfaction.

(b) Upon the Seller's exercise of its rights pursuant to this Section 3, the Buyer, or its successors or assigns, shall convey title to the Property and all improvements thereon to the Seller by quitclaim deed and without charge, payment, reimbursement, or consideration of any kind being paid by Seller to Buyer in exchange for said quitclaim deed and title to the Property. Such conveyance shall be duly acknowledged by the Buyer and a notary in a manner suitable for recordation. Seller may enforce its rights pursuant to this Section by means of injunctive relief, specific performance, or forfeiture of title action filed in any court of competent jurisdiction.

(c) Financial inability or profitability of the Restoration Work not be deemed an excuse for Buyer's delay or failure to perform, nor shall the failure to maintain or spoilation of the Historical Building, or practical difficulties in completing the Restoration Work or preserving the Historical Building, be an excuse for Buyer's delay or failure to perform with Buyer having duly inspected and satisfied itself that the Historical Building may be restored and preserved as of the Closing Date.

4. TERM OF DECLARATION. This Declaration and Seller's rights and remedies set forth herein shall expire and terminate upon the issuance of a final certificate of occupancy for the Project. Following the issuance of such final certificate of occupancy and if requested by Buyer, Seller shall execute a standard form release and reconveyance to remove this Declaration from title.

5. MISCELLANEOUS

(a) Recording. This Declaration shall be recorded as a condition of and at the Closing of Escrow for Buyer's purchase of the Property from Seller, and shall be recorded junior only to the grant deed by which Buyer takes title, provided that the Seller shall execute, in a form acceptable to the City Attorney, a standard form subordination agreement making this Declaration subordinate and

junior to a Deed of Trust securing construction financing from a federally registered institutional lender.

(b) Amendments. This Declaration may be amended or modified only by a written instrument signed by both Parties and recorded in the Official Records of Orange County.

(c) No Waiver. Any waiver by Seller of any term or provision of this Declaration must be in writing. No waiver shall be implied from any delay or failure by Seller to take action on any breach or default hereunder or to pursue any remedy allowed under this Declaration or applicable law. No failure or delay by Seller at any time to require strict performance by Buyer of any provision of the Agreement or this Declaration or to exercise any election contained herein or any right, power or remedy hereunder shall be construed as a waiver of any other provision or any succeeding breach of the same or any other provision hereof or a relinquishment for the future of such election.

(d) Notices. Except for any notice, demand or communication required under applicable law to be given in another matter, all notices, demands and communications to be sent pursuant to this Declaration shall be made in writing, and sent to the parties at their respective addresses specified below or to such other address as a party may designate by written notice delivered to the other parties in accordance with this Section. All notices demands or communications shall be shall be sent by personal delivery, by reputable overnight delivery service (which provides a delivery receipt), or by certified or registered mail, return receipt requested, postage prepaid. Any notice, demand or communication shall be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed in the manner herein specified, on the delivery date or date delivery is refused by the addressee, as shown on the return receipt. Either party may change its address at any time by giving written notice of such change to Seller or Buyer as the case may be, in the manner provided herein, at least ten (10) days prior to the date such change is desired to be effective. Any notice to be delivered to Seller shall be addressed to:

IF TO SELLER: City of Buena Park
Buena Park City Hall
ATTN: City Manager
6650 Beach Boulevard
Buena Park CA 90622

IF THE BUYER: S.J.&P. ASSOCIATE, LLC
ATTN: Juli Y Kang, Manager
12215 Via Santa Marta
Sylmar, CA 91214

(e) Action by Seller. Except as may be otherwise specifically provided herein or limited by law, whenever any approval, notice, direction, consent or request by Seller is required or permitted under this Declaration, such action shall be in writing, and such action may be given, made or taken by the City Manager or by any person who shall have been designated by the City Manager, without further approval by the City Council.

(f) Governing Law; Venue. This Declaration shall be construed in accordance with the laws of the State of California without regard to principles of conflicts of law. Any action to enforce or interpret this Agreement shall be filed and heard in the Superior Court of Orange County, California.

(g) Attorneys' Fees and Costs. If any legal or administrative action is brought to interpret or enforce the terms of this Declaration, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in such action.

(h) Severability. If any provision of this Declaration is held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not be affected or impaired thereby.

IN WITNESS WHEREOF, the Parties have executed this Agreement and Declaration of Restrictive Covenants as of the date first written above.

CITY OF BUENA PARK, a California municipal corporation

By: _____
Aaron France,
City Manager

S. J. & P. ASSOCIATE, LLC

By: _____
Juli Y. Kang,
Manager

Declaration of Construction Covenants - EXHIBIT A

Legal Description of Property

Real property in the City of Buena Park, County Orange, State of California, descried as follows:

LOTS 7 AND 8 IN BLOCK 1, OF E.E. THURMAN'S ADDITION TO BUENA PARK, CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 276-291-24

City of Buena Park

City Council Regular Meeting Agenda Report

AUTHORIZATION TO ACCEPT THE FINAL INSURANCE PAYMENT FOR THE HURLBUT BARN FIRE CLAIM WITH TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	NEW BUSINESS Item: 5D

Presented By	Prepared By
Eddie Fenton, Assistant City Manager/Director of Human Resources	Eddie Fenton, Assistant City Manager/Director of Human Resources

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Authorize acceptance of the final insurance settlement payment in the amount of $120,000 to be paid to the City of Buena Park; 2) Approve the Full Release of Claim with Travelers Property Casualty Company of America relating to loss by fire upon the Hurlbut Barn; and, 3) Authorize the Assistant City Manager/Director of Human Resources to execute any necessary documents.

PREVIOUS CITY COUNCIL ACTION

None.

DISCUSSION

On the evening of Thursday, November 23, 2023, a fire originating inside the bay of the Hurlbut Barn destroyed most of the building and surrounding structures. Immediately, the City filed a claim and began working with insurance adjusters as well as fully cooperated with the investigation into the cause of the fire. After an extensive and comprehensive investigation, the cause and origin of the fire was undetermined. After a couple of months of claim review, a Statement of Loss was submitted in the sum of $641,351.27 (actual cash value, less $25,000 deductible) due to the loss of the barn.

Public Works Department staff immediately solicited quotes to demolish the barn due to the unsafe condition that remained. After reviewing several quotes, staff estimated the cost to demolish the barn and related structures to be approximately $120,000. Instead of accepting the full actual cash value of the barn, staff recommends that City Council authorize settlement in the amount of the cost of the demolition, not to exceed $120,000. With this final payment of $120,000, this insurance claim will be fully resolved.

BUDGET IMPACT

Final insurance payment in the amount of $120,000 will be deposited into the Economic Development Fund to reimburse the City for costs related to the cleanup and demolition of the Hurlbut Barn site.

Attachments

FTN2182 Hurlbut Barn Statement of Loss 1-16-24.pdf

Statement of Loss

Insured: CALIFORNIA INSURANCE POOL
Policy #: KTJCMB 0L597228
Underwriting Co: TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA
Claim #: FTN2182001H
Eff. Dates: 7/1/2023 TO 7/1/2024
Date of Loss: 11/22/2023
Loss Location: 7860 WESTERN AVENUE, BUENA PARK, CA 90620

Completed By: **Bern Bounsom**
Date: **1/16/2024**

Coverage: Building

Policy Limit: 750,000,000.00
Deductible: 25,000.00
Sub Limits:
Coinsurance %:

	Insured Submitted	Travelers Calculated				
Item Description	**Claimed/Incurred**	**RCV**	**Deprec. Amount**	**ACV**	**PAYABLE**	**Comments/Source**
Xactimate Estimate	Claimed	$ 683,760.88	$42,409.61	$641,351.27	$641,351.27	ACV Settlement Only
Totals	**$0.00**	**$683,760.88**	**$42,409.61**	**$641,351.27**	**$641,351.27**	

Replacement Cost Claim	**$683,760.88**	**Current Claim Payable**	**$641,351.27**
<Less Deductible & Non Recoverable Dep. > -	**$67,409.61**	**<Less Deductible> -**	**25,000.00**
Maximum Claim Payable	**$616,351.27**	**<Less Payments> -**	**$0.00**
		Net Loss and Payable	**$616,351.27**

Statement of Loss

Insured: CALIFORNIA INSURANCE POOL
Policy #: KTJCMB 0L597228
Underwriting Co: TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA
Claim #: FTN2182001H
Eff. Dates: 7/1/2023 TO 7/1/2024
Date of Loss: 11/22/2023
Loss Location: 7860 WESTERN AVENUE, BUENA PARK, CA 90620

Completed By: **Bern Bounsom**
Date: **1/16/2024**

Coverage: Business Personal Property

Policy Limit: 25,000,000.00
Deductible:

Sub Limits:

Coinsurance %:

Item Description	Insured Submitted	Travelers Calculated				Comments/Source
	Claimed/Incurred	RCV	Deprec. Amount	ACV	PAYABLE	
		0.00	0.00	0.00		
Totals	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Replacement Cost Claim	**$0.00**	**Current Claim Payable**	**$0.00**
<Less Deductible > -	**$0.00**	**<Less Deductible> -**	**$0.00**
Maximum Claim Payable	**$0.00**	**<Less Payments> -**	**$0.00**
		Net Loss and Payable	**$0.00**

Statement of Loss

Insured: CALIFORNIA INSURANCE POOL
Policy #: KTJCMB 0L597228
Underwriting Co: TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA
Claim #: FTN2182001H
Eff. Dates: 7/1/2023 TO 7/1/2024
Date of Loss: 11/22/2023
Loss Location: 7860 WESTERN AVENUE, BUENA PARK, CA 90620

Completed By: **Bern Bounsom**
Date: **1/16/2024**

Coverage: Business Income & Extra Expense

Policy Limit: Sub Limits: Coinsurance %:
Deductible: Period of Restoration:

Item Description		Insured Submitted	Travelers Calculated			Comments/Source
		Claimed/Incurred	Loss	Waiting Period	PAYABLE	
Totals		**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Current Claim Payable	**$0.00**
<Less Deductible> -	**$0.00**
<Less Payments> -	**$0.00**
Net Loss and Payable	**$0.00**

RESOLUTION AUTHORIZING THE USE OF INFORMAL BIDDING PROCEDURES AND APPROVE CONTRACT WITH TIM GREENLEAF ENGINEERING, INC. FOR THE DEMOLITION OF SEVERAL CITY-OWNED PROPERTIES ALONG BEACH BOULEVARD

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	NEW BUSINESS Item: 5E

Presented By	Prepared By
Mina Mikhael, P.E., Director of Public Works/City Engineer	Mina Mikhael, Director of Public Works/City Engineer

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Adopt a Resolution authorizing the use of informal bidding procedures to identify contractors to complete the subject work; 2) Approve a contract with Tim Greenleaf Engineering, Inc. for the demolition of several city-owned properties along Beach Boulevard; 3) Authorize the City Manager and City Attorney to make any necessary, non-monetary changes to the contract; 4) Authorize the City Manager and City Clerk to execute the contract; 5) Determine that dispensing with the competitive bidding pursuant to Municipal Code Section 3.28.110 is in the best interest of the City due to safety and public nuisance-like conditions; and, 6) Authorize a budget appropriation in the amount of $240,000 from the undesignated Economic Development Fund balance.

DISCUSSION

There are three city-owned properties along Beach Boulevard, north of La Palma Avenue. Properties 7711 and 7733 Beach Boulevard are located on the west side of Beach Boulevard, approximately 260 feet south of El Captain Way. These properties formerly comprised of The Movieland Wax Museum and Starbucks Coffee. Both these businesses closed down permanently and are in the process of redevelopment. In 2015, the city approved plans to convert the Movieland property into a Butterfly Palladium. The following year, the main Movieland Wax Museum building was torn down to make way for retail space. As of 2019, the construction on the retail space has been stalled. These buildings remain vacant despite the businesses closing down. However, the buildings were well-secured and the fire water system remained operational at all times to provide the necessary water needed to fight any potential fires. In the recent past, transients have been breaking into the buildings, camping inside, taking showers and creating safety concerns. This has become a recurrent problem leading to public nuisance-like conditions.

The property on 7860 Western Avenue is located off of Western Avenue, west of Beach Boulevard. This property, known as the Hurlbut Barn, was the workshop for thrill-ride pioneer Bud Hurlbut, the man who designed several attractions for Knott's Berry Farm. Knott's sold the the property to the City more than a decade ago. It has remained uninhabited and well-secured by the City. However, there have been recurrent incidences of transients breaking into the property to camp. On one recent occasion, a fire broke out in the building. The Orange County Fire Authority firefighters battled the blaze that destroyed the vacant two-story barn and burnt down one-third of the property which remains in a general state of disrepair.

In response to these incidents and in the best interest of public safety, staff explored options for the immediate demolition of the improvements on all three properties by reaching out to demolition contractors to obtain quotes for the subject work. For the properties 7711 and 7733 Beach Boulevard, Tim Greenleaf Engineering, Inc. ("Contractor" responded with a quote of $108,501.48 to perform the work that would include demolishing the existing Starbucks building in addition to demolition and removal of the foundation, and demolishing/removing the existing concrete masonry unit (CMU) building. Similarly, for the property at 7860 Western Avenue, the Contractor responded with a quote of $104,132.82 to perform the work that included asbestos abatement, demolition/disposal of existing fire damaged structure, and demolition and removal of existing slab/foundation. This Contractor possesses the required license and has completed similar projects for other cities and is ready and able to perform the work upon issuance of a notice to proceed by the City.

Because the total cost of the work exceeds $100,000, Section 3.28.110 the Buena Park Municipal Code generally provides for the Contractor to be selected through a formal bidding process and awarded to the lowest, responsible bidder. However, that same section allows the City Council to adopt a resolution authorizing the Director of Public Works to use alternative project delivery and bid procedures for a particular project. Staff respectfully recommends and requests that the City Council adopt such a Resolution allowing the Public Works Director to select and award the contract by the informal bidding procedures specified in Section 3.28.100 of the Municipal Code. As noted above, staff has already solicited informal bids from area contractors and believes that the proposal from Tim Greenleaf Engineering is the most competitive. The total cost of the project is reasonable based on staff's expertise and the other proposals received, and delays associated with formal bidding procedures would allow the nuisance-like conditions on the properties to continue.

Staff recommends the City Council adopt the Resolution attached waiving formal bidding and proceed with awarding the contract to Tim Greenleaf Engineering, Inc. in the amount of $212, 634.30 with contingency funds in the amount of $27,365.70.

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

BUDGET IMPACT

The total cost of the project is in the amount of $240,000, as shown below:

Construction Contract: $212,634.30
Construction Contingency: $27,365.70
Total Project Cost: $240,000

The project will be funded 50% by the the Economic Development Fund (12-6240-632110) and 50% by Insurance proceedings. Staff recommends a budget appropriation in the amount of $240,000 from the undesignated Economic Development Fund balance (12-6240-632110). A total of $120,000 will be reimbursed from insurance proceeds once received.

Attachments

Resolution Waiving Formal Bidding.pdf

Est_16773_from_Tim_Greenleaf_Engineering_Inc._15320.pdf

Est_16774_from_Tim_Greenleaf_Engineering_Inc._15320.pdf

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF BUENA PARK, CALIFORNIA, WAIVING FORMAL BIDDING AND APPROVING THE SELECTION OF A DEMOLITION CONTRACTOR BY ALTERNATIVE BIDDING PROCEDURES

WHEREAS, the City owns certain parcels of real property located at 711-7733 Beach Boulevard and 7860 Beach Boulevard, City of Buena Park, California, each of which are improved with buildings, structures, and other improvements that are either partially constructed, have been damaged by fire or weather, and/or are in a general state of disrepair and structural unsoundness such that they present safety hazard and a passive and attractive public nuisance;

WHEREAS, the City Council finds and declares that there is a present need to demolish these improvements on the subject properties, and that the public interest is best served by avoiding delays associated with the formal bidding process specified in Section 3.28.110 of the Buena Park Municipal Code for awarding of a contract to complete the work; and

WHEREAS, pursuant Section 3.28.110(E) of the Buena Park Municipal Code the City Council finds it necessary and appropriate to authorize the use of alternative bidding procedures to identify a contractor to complete the work.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL FOR THE CITY OF BUENA PARK AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporated as substantive findings into this resolution.

SECTION 2. The City Council hereby authorizes the use of informal bidding procedures set forth in Section 3.28.100 of the Buena Park Municipal Code to identify and award a contract to complete demolition of the subject properties. The Director of Public Works is authorized and directed to solicit informal proposals from contractors to perform the subject work and to present the proposed project cost and contract award for the City Council's consideration and approval.

SECTION 3. This Resolution shall become effective immediately, and the City Clerk shall certify to its approval.

PASSED, APPROVED and **ADOPTED** this ___th day of February __, 2024.

AYES: CITY COUNCILMEMBERS:

NOES: CITY COUNCILMEMBERS:

ABSENT: CITY COUNCILMEMBERS:

ABSTAIN: CITY COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing resolution was duly and regularly passed and adopted at a regular meeting of the City Council for the City of Buena Park held on the ____ day of February 2024.

_____
City Clerk

Tim Greenleaf Engineering, Inc.
Office 714-847-2700 Fax 714-847-2733
License #789510
18685 Main St., Suite A-371
Huntington Beach, Ca 92648

ESTIMATE

Date
1/22/2024

Contractor
City of Buena Park

Project Location
7860 Western Ave Buena Park, CA Area A - Barn

Description	Total
This bid includes prevailing wage rates and city insurance requirements	
Tim Greenleaf Engineering proposes to furnish all labor, supervision, material, tools, equipment, rentals and disposal to perform the following work in a good workmanlike and substantial manner. Tim Greenleaf Engineering to perform work in compliance with all City, State, and Federal Regulations. No work to be performed until all utilities have been disconnected and removed by owner. All resulting debris will be disposed of at a class 3 landfill or transported to a recycle facility. Tim Greenleaf Engineering retains all salvage rights. Proposal is good for 45 days. Price is based on self-hauling of materials generated from this site. Demolition is to be performed with one mobilization unless otherwise noted.	
Provide procedure 5 asbestos report	
Asbestos abatement as per report provided by SCS Engineers	
Abatement of asbestos containing vinyl floor tile and associated mastic (not to exceed 1,250 sf) Abatement of asbestos containing roof mastic (not to exceed 20 sf)	14,850.00
Demolition and disposal of existing single story fire damaged structures small trees adjacent to building, clean and vacant slab foundation.	53,337.00
Concrete, asphalt, foundation and large trees to remain	
Demo and remove existing slab and foundation	33,904.00
Bond 2%	2,041.82

Total $104,132.82

Contractor/Owner _____

Tim Greenleaf Eng. _____

Tim Greenleaf Engineering, Inc.
Office 714-847-2700 Fax 714-847-2733
License #789510
18685 Main St., Suite A-371
Huntington Beach, Ca 92648

ESTIMATE

Date
1/22/2024

Contractor
City of Buena Park

Project Location
7711 Beach Blvd, Buena Park, CA 90620 Area B - Optional

Description	Total
* Bid includes prevailing wage rates and city insurance requirements *	
Area A Demo and remove offsite existing CMU walls and vertical structure.	74,187.00
Area B Demo and remove existing building including slab, foundation.	32,187.00
Bond 2%	2,127.48
ADD ALT #1 Demo and remove new foundation to 6 feet below existing grade. $37,197.00	
ADD ALT #2 Clear and grub all vegetation and trees. Demo and remove existing sidewalk and all concrete. $41,887.00	

Total $108,501.48

Contractor/Owner _____

Tim Greenleaf Eng. _____

APPROVE A BUDGET AMENDMENT TO INCREASE FUNDING FOR THE SISTER CITY PROGRAM AND EXPLORE A FRIENDSHIP CITY RELATIONSHIP WITH ANSAN, SOUTH KOREA

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	NEW BUSINESS Item: 5F

Presented By	Prepared By
Eddie Fenton, Assistant City Manager	Eddie Fenton, Assistant City Manager/Director of Human Resources

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

Approve a budget amendment in the amount of $15,000 from the undesignated General Fund reserve balance to allocate additional funding for the Sister City and Friendship City trip to South Korea.

PREVIOUS CITY COUNCIL ACTION

At the January 9, 2024, study session, the City Council directed staff to move forward with planning a Sister City and Friendship City visit to South Korea in March 2024.

DISCUSSION

On January 9, 2024, the City Council received a report about an invitation to visit Seoungbuk-Gu, South Korea, in March 2024. The City Council approved the dates of March 16 – 23, 2024, as the next trip for the delegation from Buena Park to visit South Korea. The City Council also approved a delegation that would include the Mayor, Vice Mayor, Assistant City Manager, Director of Government and Community Relations/City Clerk, approximately eight high school students from Buena Park High School, two Buena Park High School administrators/chaperones, and members of the Buena Park Sister City Foundation. There is approximately $15,000 budgeted in the FY 23-24 General Fund budget for this purpose. However, this amount is inadequate to support two reciprocal visits to and from South Korea. In the past, the visiting City was responsible for airfare to the host City. Once there, the host City typically provides all other accommodations for the delegation, which includes hotel, meals, and transportation. The City last hosted a delegation from Seongbuk-Gu in March 2023. Due to expenses incurred during the last delegation visit and future cost estimates for reciprocal visits, staff recommends increasing the budget to $30,000 to accommodate both hosting and visiting each year.

In addition, the City was approached by the City of Ansan, South Korea, about forming a Friendship City relationship. A Friendship City is a less formal and more flexible relationship between two cities. Both sister cities and friendship cities may be similar in terms of cultural exchange and cooperation, but the level of commitment and formality is typically lower. Both programs aim to foster positive connections and understanding between communities.

Ansan is a city in the Gyeonggi Province of South Korea. It lies south of Seoul, near the Yellow Sea, and is part of the Seoul National Capital Area. The population of Ansan is over 728,000. Ansan is an industrial and economic city where about 11,300 companies are running in Ansan’s Smart Hub, which is an industrial complex. This investment in technology makes Ansan the leading reformer in Industry 4.0, which is the latest phase in the digitalization of the manufacturing sector that integrate digital technologies into the manufacturing and industrial processes. In addition, Ansan is a city of culture and vibrant art rooted in the pride of its ancestors.

With City Council direction and approval, the Mayor, Vice Mayor, and Director of Community and Government Relations/City Clerk desire to travel on March 13, 2024, in order to visit Ansan and meet with Ansan representatives to discuss pursuing and potentially forming a Friendship City. City staff may focus discussions on mutual interests, such as business investment, technology advancements, tourism, and educational exchanges. Furthermore, staff would like to meet with Seongbuk-gu and Ansan representatives about a joint project in the recently proposed Friendship Park (currently Smith-Murphy Park) that may include a Korean pagoda and other Korean traditional cultural, art, and educational pieces.

BUDGET IMPACT

The Sister City and Friendship City Program typically consists of two trips: one to Buena Park and the other to South Korea. To continue with the program, the current funding levels of $15,000 annually will not be sufficient. Historically, Buena Park has provided a modest amount of time and financial resources, while the Sister City has placed a higher priority on the relationship and higher level of attention and economic investment into the relationship. This relationship creates a situation where reciprocation is expected and difficult to avoid. Therefore, staff recommends that the City Council appropriate funds in the amount of $15,000 from the undesignated General Fund reserve to allocate additional funding for the Sister City/Friendship City programs for expenses related to meetings, meals, airfare, transportation, and cultural gift exchanges.

RESOLUTION AND ORDINANCES ADOPTING THE GENERAL PLAN AMENDMENT NO. GP-24-1, ZONE CHANGE NO. Z-24-2, SPECIFIC PLAN AMENDMENT NO. SPC-24-1, TEXT AMENDMENT NO. C-24-1 AND NEGATIVE DECLARATION NO. MND-24-1 TO IMPLEMENT THE HOUSING INCENTIVE OVERLAY ZONES AND ADOPT OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

UPDATING THE GENERAL PLAN LAND USE MAP, ZONING MAP, SPECIFIC PLANS, AND CREATING OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING HOUSING INCENTIVE OVERLAYS TO IMPLEMENT HOUSING ELEMENT PROGRAMS NO. 11, 12, AND 16

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	PUBLIC HEARING Item: 6A

Presented By	Prepared By
Swati Meshram, PhD. AICP, Planning Manager	Swati Meshram, Planning Manager

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Based on the analysis provided in this agenda report and the facts and findings provided in the attached Resolution and Ordinances, staff recommends that the City Council adopt the attached Resolutions and Ordinances approving General Plan Amendment (GP-24-1), Zone Change (Z-24-2), Specific Plan Amendment (SPC-24-1), Text Amendment (C-24-1) and Negative Declaration (MND-24-1).

PREVIOUS CITY COUNCIL ACTION

The 6th Cycle Housing Element Update (HEU) was approved by the City Council on January 25, 2022.

DISCUSSION

On November 18, 2022, the City received a letter from the California Department of Housing and Community Development (HCD) finding that the adopted HEU met most of the statutory requirements for certification. However, HCD would not formally certify the Housing Element until the City completed the General Plan Land Use Map and Zoning Map amendments to address the shortfall of housing sites to accommodate the Regional Housing Needs Allocation (RHNA) pursuant to Assembly Bill 1398.

To obtain HCD certification, and as part of the implementation strategy for several Housing Element Programs, the City initiated General Plan and Zoning Code updates that will occur in two phases. The first phase, and the subject of the above-referenced applications, are to amend the General Plan Land Use Map and Zoning Map for those properties identified in the sites inventory of the HEU; create five new Housing Incentive Overlay zones (HIO) and associated development standards, and update the existing Housing Opportunities Overlay (HOO) zone to increase permitted density. The second phase, scheduled for later this year, will update the Zoning Code related to Single-Family and Multi-Family Residential Zones and

create objective development standards for the other mixed-use zones referenced in the Land Use and Community Design Element of the General Plan.

To accommodate the City's assigned RHNA allocation, the 2021-2029 Housing Element identified 410 parcels, mostly within commercial corridors of the City, where there is an opportunity to redevelop properties with denser residential or mixed-use developments. While the City Council approved the Housing Element sites inventory and the densities allowed on those parcels in 2022, additional actions are required to amend the Community Design and Land Use Element, Zoning Code and Specific Plans to implement the overlay zones and densities described in the HEU. The RHNA sites inventory identified at total of 410 parcels. Ninety-five (95) parcels do not require a General Plan land use change, zone change, or HIO designation as they are currently underutilized residential lots that are either vacant or developed at a density less than the maximum density permitted. Of the remaining 315 parcels, 60 parcels are currently designated with the Housing Opportunities Overlay (HOO) within the General Plan. The base density of the HOO will increase from the current 30 dwelling units per acre ("du/ac") to the proposed 50 du/ac. The remaining 255 parcels are proposed for the HIO, Zone Change, and General Plan Land Use designation amendments, specifically:

- Amend the General Plan Land Use Map to include five (5) new Housing Incentive Overlay zones.
    a. The Mixed-Use Overlay 45 designation (MUO-45) will apply to 107 parcels.
    b. The Mixed-Use Overlay 60 designation (MUO-60) will apply to 112 parcels.
    c. The Mixed-Use Overlay 100 designation (MUO-100) will apply to 13 parcels.
    d. The Hotel/Motel Conversion Overlay designation will apply to 3 parcels.
    e. The Religious Congregational and Fraternal Overlay designation will apply to 17 parcels.
- Two parcels will have a General Plan Land Use designation change from Medium Density Residential and Open Space to High-Density Residential. The Housing Opportunities Overlay will be applied to 1 parcel. The allowable density in the Housing Opportunities Overlay will increase from 30 du/ac to the proposed 50 du/ac.
- Amended the Zoning Map to include six (6) new Housing Incentive Overlays and change the zoning of one parcel will from Open Space to RM-20.
- Amend the Auto Center Specific Plan (ACSP) to include Mixed Use Overlay-45 du/ac and Mixed Use Overlay-60 du/ac on specified parcels.
- Amend the Entertainment Corridor Specific Plan (ECSP) to include Mixed Use Overlay-45 du/ac on specified parcels.
- Adopt new Objective Design and Development Standards (ODDS) to regulate development within the Housing Incentive Overlay (HIO) zones.

General Plan Land Use Map, Zoning Map and Specific Plan Map amendments

The proposed map amendments are required for the 2021-2029 Housing Element Update certification by HCD, and are consistent with the adopted Housing Element implementation strategies (Programs 8, 11, and 16) because they will implement the land use designation and zoning for the parcels identified in the Site's Inventory analysis at the densities stated. The proposed densities and minimum affordability requirements are also consistent with those identified in Program 11 (Adequate Sites to Accommodate the RHNA) and Monitoring of No Net Loss, of the Housing Element Update. Attachments 1 and 2 depict the existing General Plan Land Use Map and Zoning Map and Attachments 3 and 4 depict the proposed General Plan Land Use Map and Zoning Map.

Objective Design and Development Standards (ODDS)

New zoning standards are needed to regulate the development that will occur pursuant to the newly created overlay zones. The proposed Objective Design and Development Standards will establish basic development standards, such as:

- Building Envelope: Lot Size, Height, Lot Coverage, Setbacks and Step backs
- Site Design & Massing: Transitions from Adjacent Properties, Maximum Building Length, Orientation, Parking Type and Location
- Building Design & Articulation: Building Frontage Types, Ground Floor, Entries, Façade/Plane Break, Roof Forms, Open Space, and Building Type

- Building & Landscape Details: Materials, Color, Awnings, Screening and Fencing, Exterior Lighting, Signage, and Landscaping
- Architectural Styles: Craftsman, Spanish Colonial, Farmhouse, Tuscan, Mediterranean and Modern

To facilitate expedited review and to comply with state laws, all proposed development standards must be 'objective' meaning that they are written in a way so as to remove subjective judgement or discretion by the City, developer or applicant. The removal of subjectivity also means that no public hearing is required for projects that comply with the HIO and ODDS. Other notable aspects of the ODDS include:

- The ODDS only applies to development activity that is proposing to take advantage of the uses and densities permitted in the Overlay Zone. The parcel may still be developed (or redeveloped) pursuant to the parcels underlying zoning if the development is not relying on the overlays for said development.
- A mix of uses is allowed and encouraged, specifically neighborhood serving commercial uses and live/work as this reduces vehicle miles traveled.
- Housing Incentive Overlay zones have a minimum density of 20 du/ac, a minimum site area of 0.5 acres, and must accommodate at least 16 units on the site.
- Minimum parking requirements for residential uses will not apply to sites located within one-half mile of a major transit stop, as defined in Section 21155 of the Public Resource Code.
- Developments taking advantage of the HIO for a proposed development shall provide a percentage of the proposed housing units as deed-restricted (55 years for rental units and equity sharing agreement for 45 years on for-sale units) affordable housing according to one of the following:
    i. At least 8% of the proposed housing units are restricted to very-low-income residents.
    ii. At least 20% of housing units are restricted to low-income residents.
    iii. At least 40% of housing units are restricted to moderate-income residents.
    iv. The developer may request that the project include affordable units that are targeted to a mix of income levels (moderate, low and very-low), as long as at least 20% of housing units are restricted to low-income residents.
- To help maintain privacy for existing single-story homes adjacent to proposed residential and mixed-use developments, several standards are proposed, such as:
    i. The maximum building height adjacent to an existing residential use or zone is limited to 4-stories or 45-feet.
    ii. A decorative masonry wall 6-feet in height is required to be constructed along any common property line between any adjoining property containing a single-family use.
    iii. A row of trees at least 10-feet in width shall be located adjacent to all buildings that abut a single-family or industrial property.
    iv. Standards in place for daylight plane encroachment on lots adjacent to an existing single-family or multifamily residential dwelling of two stories or less.
    iv. Windows facing residences within 15-feet of the property line shall be arranged, or designed to not create views into adjacent residences.
    v. An additional 10-foot building setback is required when the parcel is adjacent to any single-family residential zone.

As proposed, ODDS complies with and implements the following Housing Element programs:

- **Program 8:** (Affordable Housing Incentives), because affordable housing density bonuses will be consistent with the State Density Bonus law for all the additional affordable housing units provided beyond those affordable units minimally required.
- **Program 11:** (Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss), because the ODDS create development standards to regulate the future development within the sites, overlays, and densities identified within this program.
- **Program 12:** (Provision of Adequate Sites By-Right Approval for Projects with 20 Percent Affordable Units), because it provides a path for by-right approval for projects with 20 percent affordable unit requirement.

- **Program 14:** (Special Needs Housing), because it establishes transitional and supportive housing a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, as well as allows supportive housing as a use by right in all zones where multi-family and mixed uses are permitted (in compliance with AB 2162). Additionally, removes minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop in accordance with state law.
- **Program 16:** (Streamline Entitlement and Permit Processing), because it develops objective design standards for multifamily and mixed-use residential developments in compliance with state law; develops an administrative procedure for request to modify design and development standards as necessary to ensure feasibility of densities identified in the sites inventory.
- **Program 17:** (Lot Consolidation), because it provides lot consolidation incentives to facilitate mixed-use development.

Community Outreach

In addition to the extensive community outreach conducted as part of the 2021-2029 Housing Element Update, the following additional engagement strategies were utilized for the proposed General Plan and Zoning Code amendments:

A Community Survey was conducted from early May to late June 2022, that included 74 responses from a diverse mix of community members, including homeowners, renters, business owners, and property owners.

The City hosted one virtual community workshop in May 2022, in tandem with the survey to engage community members. The workshop introduced the project, setting the stage for future collaborative discussions.

The City conducted seven (7) group stakeholder interviews in late May 2022. Stakeholder interviews were organized into groups including: realtors, developers, community-based organizations, property owners, Knott's Berry Farm representatives, and City staff.

A joint City Council/Planning Commission study session was held in May 2022. This session provided a comprehensive overview of the project, and more importantly, allowed for direct feedback on crucial development standards. The discussions covered key aspects such as building height, vision clearance for corner buildings, parking, landscape design, building aesthetics, and environmental concerns.

A public review draft was made available to the public and various agencies on December 20, 2023.

Planning Commission conducted a public hearing on January 24, 2024.

Environmental Assessment

As required by state law, the City prepared an Initial Study Negative Declaration (IS/ND) for approval of the General Plan Land Use Map, Zoning Map, Specific Plan map amendments, and the Objective Design and Development Standards for the Housing Incentive Overlays. The IS/ND concluded that no significant unavoidable environmental impacts would occur as a result of the proposed project. The IS/ND was made available for public review and comment pursuant to California Code of Regulations. The City accepted responses and comments for 30 days, starting on December 20, 2023 to January 22, 2024. Two comments were received from the California Department of Transporation (Caltrans) and the Orange County Transit Authority (OCTA). Response letters were prepared and included in the final draft of the IS/ND. The Phase two amendments to the Land Use and Community Design Element and Residential Zoning Code will be analyzed in a forthcoming Focused Environmental Impact Report (FEIR) with accompanying technical studies that analyze any potential impacts to the environment. Development projects proposed prior to the FEIR may be required to complete a stand-alone CEQA analysis specific to the project proposed.

PUBLIC HEARING NOTICE

Notice of public hearing was posted at City Hall, the Buena Park Library, and Ehlers Event Center on February 1, 2024. A notice of the public hearing was also published in the *Buena Park-Anaheim Independent* on February 2, 2024.

BUDGET IMPACT

There is no budget impact associated with this item.

Attachments

1 Existing General Plan Land Use Map

2 Existing Zoning Map

3 Proposed General Plan Land Use Map

4 Proposed Zoning Map

6 Objective Design and Development Standards and Architectural Styles Objective Design Standards

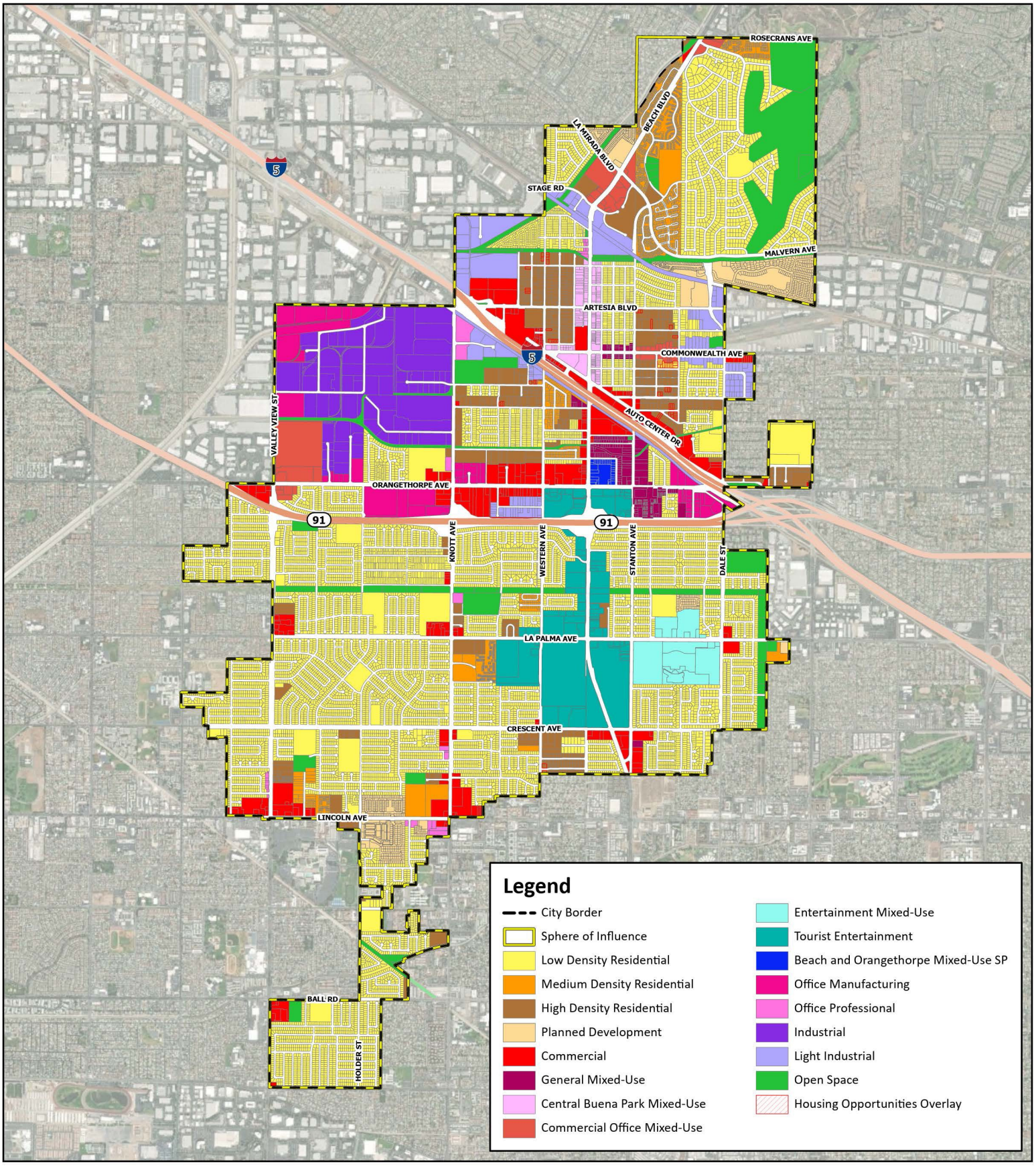
7 Initial Study and Negative Declaration

8 City Council Resolution General Plan Amendment with exhibits GP-24-1

10 City Council Ordinance Specific Plan Amendment SPC-24-1

11 City Council Ordinance Text Amendment C-24-1

12 City Council Resolution Negative Declaration MND-24-1

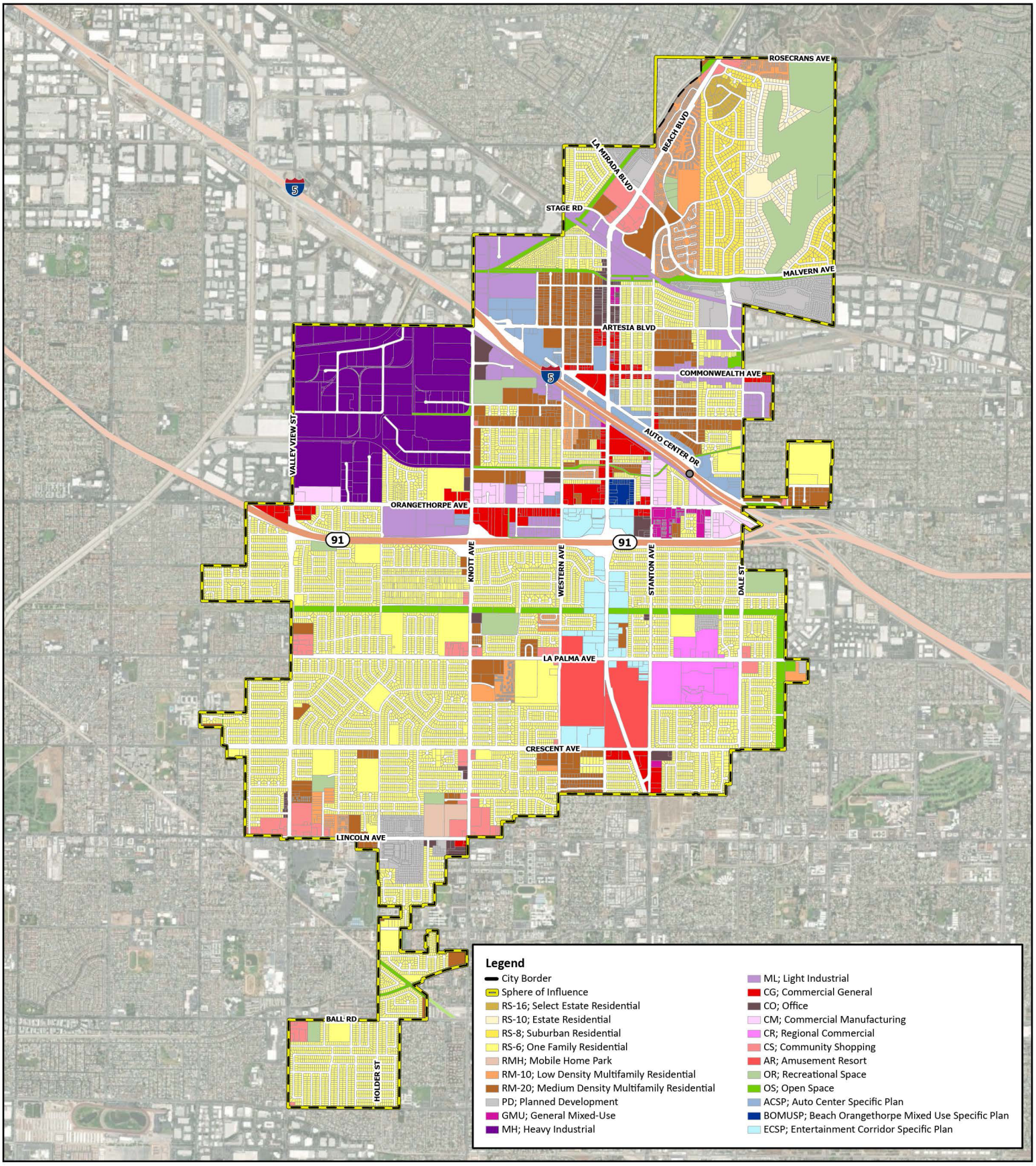


CASC Engineering and Consulting
www.cascinc.com

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Earthstar Geographics

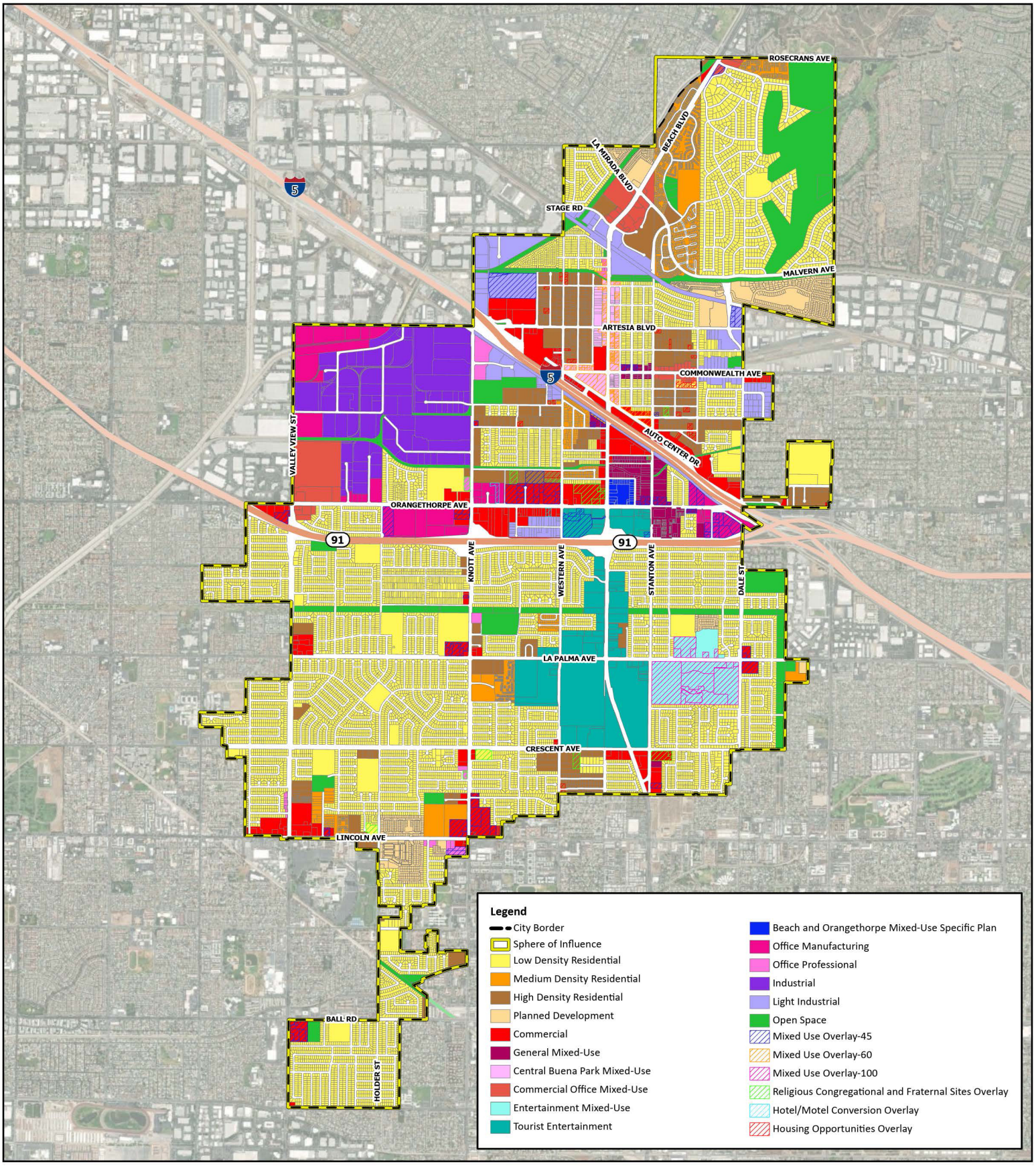


CASC Engineering and Consulting
www.cascinc.com

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0 0.5 1 2 Miles

Earthstar Geographics

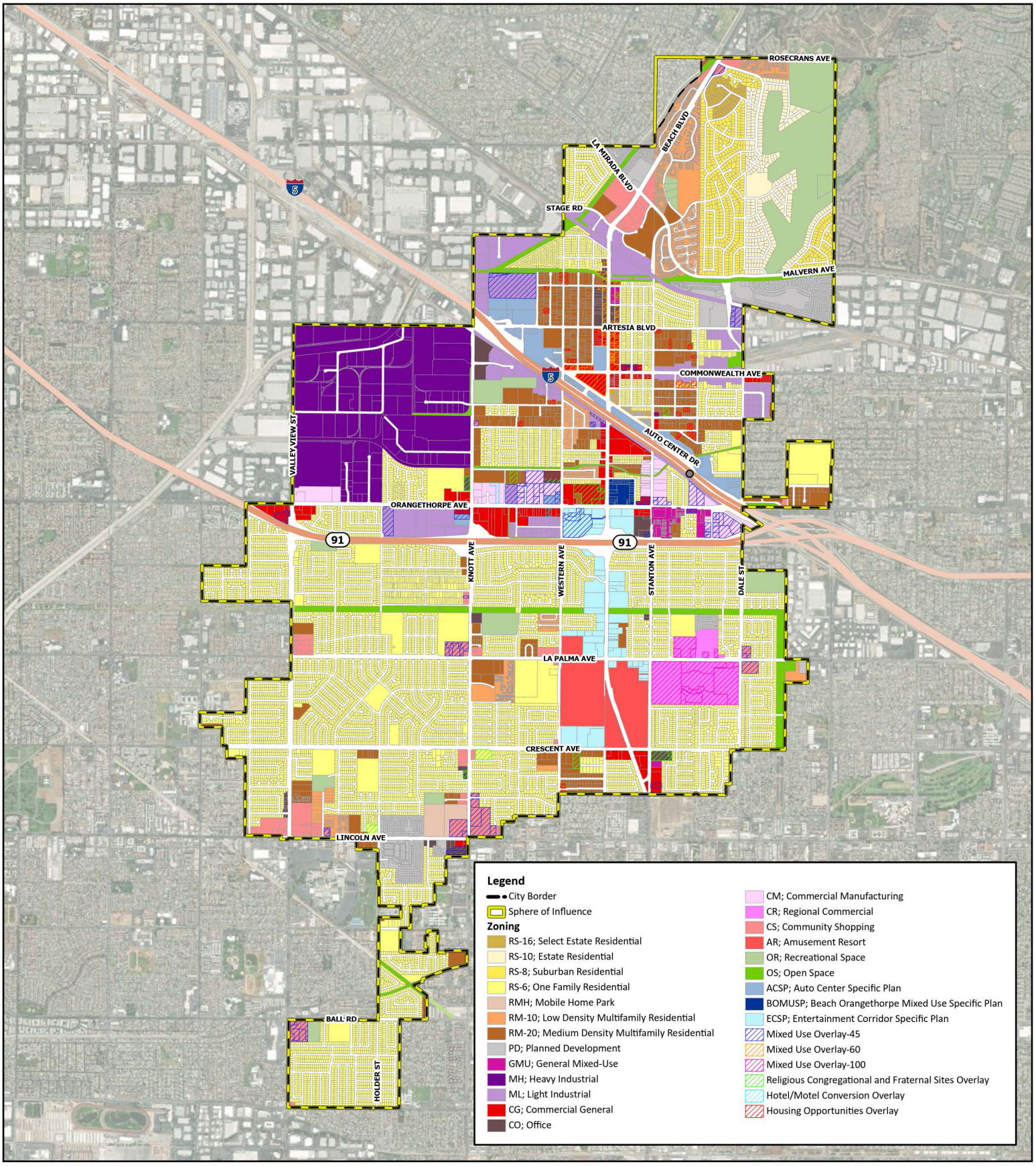


CASC Engineering and Consulting
www.cascinc.com

N

0 0.5 1 2 Miles

Earthstar Geographics



CASC Engineering and Consulting
www.cascinc.com

N

0 0.5 1 2 Miles

Earthstar Geographics

ATTACHMENT 6

HOUSING INCENTIVE OVERLAY OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

https://cms7.revize.com/revize/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/HIO%20DOCUMENT_Public%20Review%20Draft%2001.24.24%20-%20response%20included.pdf

Architectural Styles Objective Design Standards

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Architectural%20Design%20ODS%20w%20comment.pdf

Please click on the following link or copy and paste the link below in your browser:

FINAL DRAFT OF THE INITIAL STUDY AND NEGATIVE DECLARATION

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/ISND%20Final_RTC%201.30.24.pdf

RESOLUTION NO. ____
GENERAL PLAN AMENDMENT NO. GP-24-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GP-24-1 AMENDING THE GENERAL PLAN LAND USE AND COMMUNITY DESIGN ELEMENT TO ESTABLISH AND APPLY FIVE (5) NEW HOUSING INCENTIVE OVERLAY (HIO) ZONES, CHANGE THE LAND USE DESIGNATION FROM OPEN SPACE AND LOW-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL ON TWO PARCELS, AND INCREASE THE BASE DENSITY OF THE HOUSING OPPORTUNITIES OVERALY (HOO) FROM 30 DWELLING UNITS PER ACRE TO 50 DWELLING UNITS PER ACRE WITHIN THE LAND USE AND COMMUNITY DESIGN ELEMENTS OF THE GENERAL PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) The City Council of the City of Buena Park adopted the Buena Park General Plan as required by law on December 7, 2010, through the adoption of Resolution No. 12497.

(ii) The City of Buena Park 6th Cycle Housing Element Update (HEU) was approved by the City Council on January 25, 2022. In order for the California Department of Housing and Community Development (HCD) to certify the HEU, the Land Use and Community Design Element and Residential Zoning Code Update need to be adopted. The applications General Plan Amendment No. GP-24-1, Zone Change No. Z-24-2, Specific Plan Amendment No. SP-24-1, Text Amendment No. C-24-1, and Mitigated Negative Declaration No. MND-24-1 implement this program.

(iii) The Planning Commission conducted a duly noticed public hearing, as required by law, to consider General Plan Amendment No. GP-24-1 to update the General Plan Land Use Map within the Land Use and Community Design Elements for 255 properties (Location identified in Exhibit A, APNs Identified in Exhibit B), create five (5) new Housing Incentive Overlay zones, increase the density of the existing Housing Opportunities Overlay from 30 dwelling units per acre to 50 dwelling units per acre, along with a Negative Declaration No. MND-24-1, for the Project. Said public hearing was conducted and concluded on January 24, 2024 and adopted a Resolution No. 6313 recommending that the City Council adopt General Plan Amendment GP-24-1, amending the Land Use and Community Design Element of the General Plan.

(iv) On February 13, 2024 the City Council of the City of Buena Park conducted a duly noticed public hearing as required by law to consider the proposed General Plan Amendment GP-24-1. Said public hearing was concluded prior to the adoption of this Resolution.

(v) This Resolution shall be submitted for review by the Orange County Airport Land Use Commission for consistency with the Airport Environs Land Use Plan for the Fullerton Municipal Airport.

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

B. Resolution.

NOW, THEREFORE, the City Council of the City of Buena Park does hereby find, determine and resolve as follows:

Section 1. The proposed General Plan Amendments are consistent with the goals, policies, purposes, objectives, and programs of the City's General Plan as set forth in Exhibit C attached hereto and made a part hereto by reference.

Section 2. The proposed General Plan Amendment No. GP-24-1 will promote the orderly development of the City and the public health, safety, and welfare by enhancing and maintaining sound and logical land use and development practices guided by the Land Use and Community Design Elements. The proposed General Plan Amendment does not modify any health and safety regulations. The proposed General Plan Amendment establishes five (5) new overlay zones without changing the under lying land use designation of 253 parcels, changes the land use designation of two (2) parcels from Open Space and Low-Density Residential to High-Density Residential, and increases the density of the existing Housing Opportunities Overlay from 30 dwelling units per acre to 50 dwelling units per acre. This is aligned with the General Plans goal of increasing housing supply citywide.

Section 3. The proposed General Plan Amendment No. GP-24-1 will increase and will not diminish the land available for housing within the City. The proposed General Plan Amendment will create new housing opportunities by facilitating the development of approximately 9,452 residential units, which will increase the City's housing supply. The amendment will also increase the City's affordable housing supply.

Section 4. The proposed General Plan Amendment No. GP-24-1 will maintain and improve the viability of the housing stock within the area in a manner consistent with the character of surrounding neighborhoods and will promote the orderly development of the subject property. The proposed General Plan Amendment does not include any changes to existing land use allowances, it creates an overlay, which if relied upon, allows for orderly development in compliance with the Objective Design and Development Standards, concurrently adopted via Text Amendment No. C-24-1.

Section 5. The City Council finds that facts supporting the above-specified finding are contained in the staff report and exhibits, and information provided to this Council during the public hearing conducted with respect to the Project.

Section 6. The City Council has reviewed and considered all considered all components of the requested General Plan Amendment No. GP-24-1 including compliance with the California Environmental Quality Act (CEQA) through the preparation of a Negative Declaration No. MND-24-1 adopted by separate resolution, the City Council has determined that the Negative Declaration is legally adequate and that the Project would not result in any new or substantially more severe environmental impacts than those considered and addressed in the Negative Declaration No. MND-24-1.

Section 7. The City Council of the City of Buena Park hereby approves and adopts General Plan Amendment GP-24-1, amending the Land Use and Community Design Element attached hereto as Exhibit "A".

Section 8. The City Clerk shall Certify to the adoption of this Resolution.

PASSED AND ADOPTED this 13th day of 2024 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

Resolution No. _____
General Plan Amendment No. GP-24-1
February 13, 2024

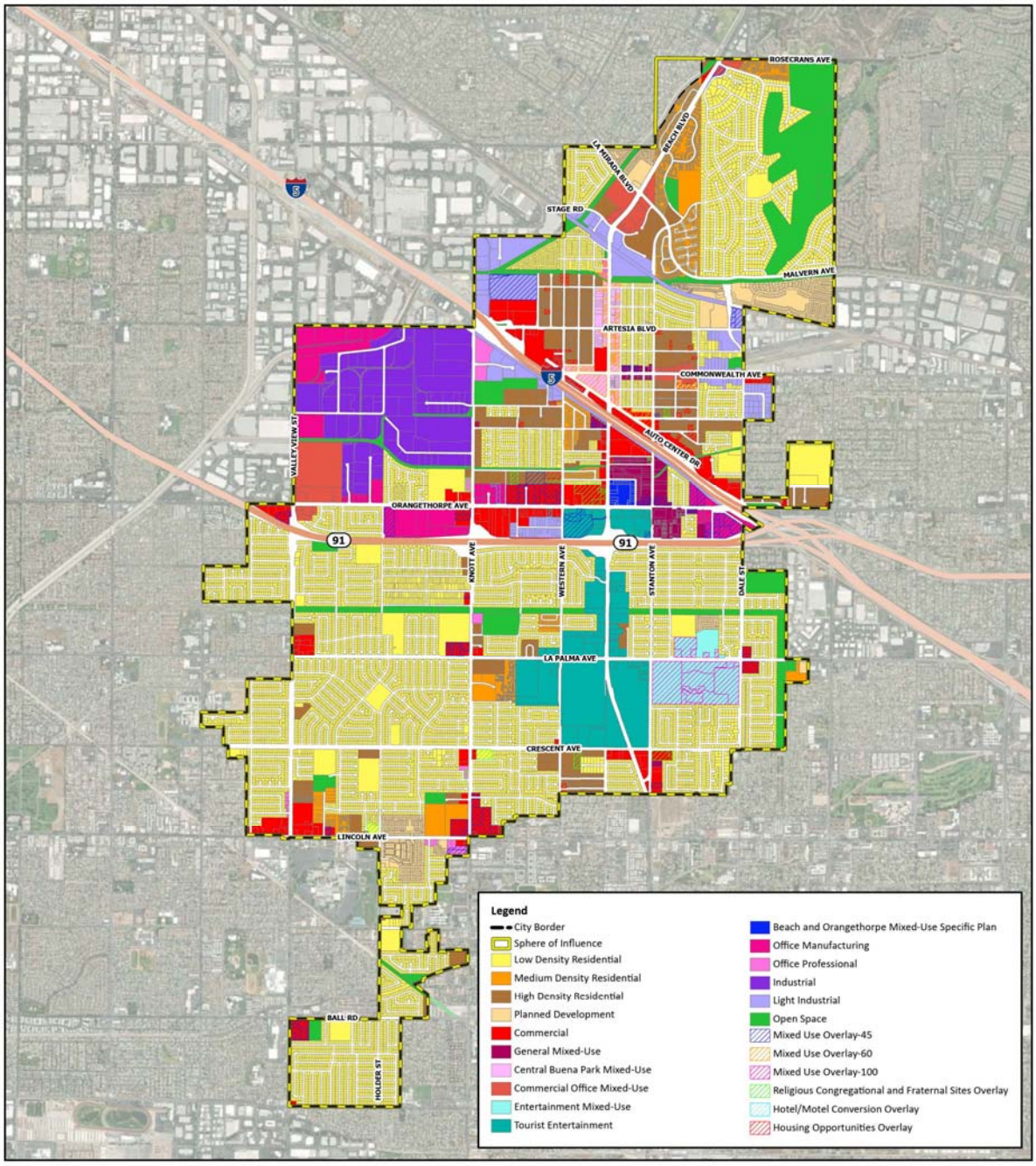
EXHIBIT A

Deleted text shown in ~~strikethrough~~. New text in **Bold.**

HOUSING OPPORTUNITIES OVERLAY To provide for affordable housing opportunities consistent with the City's identified remaining housing growth need in the Housing Element and AB 2348, the 2035 General Plan includes a Housing Opportunities Overlay designation. Target sites to increase affordable housing opportunities are included in the overlay. The base density for the overlay designation is ~~30~~ **50** du/ac.

Resolution No. _____
General Plan Amendment No. GP-24-1
February 13, 2024

Proposed General Plan Land Use Map



Resolution No. _____
General Plan Amendment No. GP-24-1
February 13, 2024

Exhibit B
LIST OF APNs WITH EXISTING AND PROPSED LAND USE DESIGNATIONS

SITE ID #	Site Address/Intersection	Assessor Parcel Number	Current General Plan Designation	Proposed General Plan (GP) Designation	Current Zoning	Proposed Housing Incentive Overlay	Existing Base Density Allowed	Proposed Minimum Density Allowed	Proposed Maximum Density Allowed
292	8925 WESTERN AVE	278-362-12	COM	COM	ACSP	MIXED USE OVERLAY-45	0	20	45
293	WESTERN AVE/ORANGETHORPE AVE	278-362-13	COM	COM	ACSP	MIXED USE OVERLAY-45	0	20	45
293	7479 ORANGETHORPE AVE	278-362-14	COM	COM	ACSP	MIXED USE OVERLAY-45	0	20	45
293	7479 ORANGETHORPE AVE	278-362-15	COM	COM	ACSP	MIXED USE OVERLAY-45	0	20	45
272	7017 KNOTT AVE	263-541-06	COM	COM	ACSP	MIXED USE OVERLAY-45	0	20	45
328	8700 STANTON AVE	070-141-07	COM	COM	CG	MIXED USE OVERLAY-45	0	20	40
270	7061 VALLEY VIEW ST	263-081-08	COM	COM	CG	MIXED USE OVERLAY-45	0	20	45
270	ORANGETHORPE AVE/VALLEY VIEW ST	263-081-10	COM	COM	CG	MIXED USE OVERLAY-45	0	20	45
160	7871 COMMONWEALTH AVE	066-253-07	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
161	8212 DARLINGTON AVE	066-253-20	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
162	8211 DARLINGTON AVE	066-252-12	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
163	8200 DARLINGTON AVE	066-263-21	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
164	8201 DARLINGTON AVE	066-252-13	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
165	7811 COMMONWEALTH AVE	066-263-22	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
284	8281 ENTRADA AVE/ORANGETHORPE AVE	278-362-09	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
285	7921 ORANGETHORPE AVE	278-362-12	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
286	7911 ORANGETHORPE AVE	278-362-17	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
287	7979 ORANGETHORPE AVE	278-362-13	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
245	8911 STANTON AVE	278-362-14	GMU	GMU	CG	MIXED USE OVERLAY-45	32	20	45
246	8472 STANTON AVE	070-223-10	HDR	HDR	CG	MIXED USE OVERLAY-45	20	20	50
246	8462 STANTON AVE	070-223-11	HDR	HDR	CG	MIXED USE OVERLAY-45	20	20	50
322	8841 WESTERN AVE	278-362-10	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	7379 ORANGETHORPE AVE	278-362-18	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	8870 CRANGR	278-362-19	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	7321 ORANGETHORPE AVE	278-362-20	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	8860 CRANGR	278-362-21	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	CRANGR/ORANGETHORPE AVE	278-362-22	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	8863 CRANGR	278-362-23	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	8869 CRANGR	278-362-24	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	8861 CRANGR	278-362-25	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
284	7237 ORANGETHORPE CIR	278-362-26	COM	COM	C/M	MIXED USE OVERLAY-45	0	20	45
280	8101 ORANGETHORPE AVE	278-341-39	GMU	GMU	C/M	MIXED USE OVERLAY-45	32	20	45
281	8031 ORANGETHORPE AVE	278-362-07	GMU	GMU	C/M	MIXED USE OVERLAY-45	32	20	45
282	8940 STANTON AVE	278-362-08	GMU	GMU	C/M	MIXED USE OVERLAY-45	32	20	45
283	8001 ORANGETHORPE AVE	278-362-11	GMU	GMU	C/M	MIXED USE OVERLAY-45	32	20	45
284	7284 MELROSE ST	278-362-28	HDR	HDR	C/M	MIXED USE OVERLAY-45	32	20	45
336	7091 TI-CMAS ST	070-260-08	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
251	7141 TI-CMAS ST	070-260-25	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
252	8296 PAGE ST	070-260-45	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
253	8301 PAGE ST	070-260-46	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
278	8201 ORANGETHORPE AVE	278-331-05	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
254	8251 ORANGETHORPE AVE	278-331-10	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
254	9400 KASS DR	070-260-47	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
255	9410 KASS DR	070-260-32	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
256	7072 TI-CMAS ST	070-260-15	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
257	7082 TI-CMAS ST	070-260-14	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
258	7102 TI-CMAS ST	070-260-13	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
259	7142 TI-CMAS ST	070-260-12	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
260	9440 KASS DR	070-260-59	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
260	9420 KASS DR	070-260-60	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
261	9460 KASS DR	070-260-58	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
262	8401 PAGE ST	070-260-56	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
263	TI-CMAS ST/PAGE ST	070-260-64	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
263	TI-CMAS ST/PAGE ST	070-260-65	OM	OM	C/M	MIXED USE OVERLAY-45	32	20	45
318	8921 KNOTT AVE	134-302-18	OP	OP	CO	MIXED USE OVERLAY-45	0	20	45

318	LINCOLN GLEN DR/LINCOLN AVE	134-062-24	OP	OP	CO	MIXED USE OVERLAY-45	0	20	45
318	9011 KNOTT AVE	134-062-27	OP	OP	CO	MIXED USE OVERLAY-45	0	20	45
266	7151 STANTON AVE	070-721-10	TE	TE	CO	MIXED USE OVERLAY-45	0	20	45
267	7161 STANTON AVE	070-721-11	TE	TE	CO	MIXED USE OVERLAY-45	0	20	45
264	8511 LA PALMA AVE	070-302-22	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
265	7930 DALE ST	070-302-23	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
316	8951 KNOTT AVE	068-130-63	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
316	8991 LINCOLN AVE	068-130-64	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
319	10010 VALLEY VIEW ST	134-311-32	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
319	BALL RD/VALLEY VIEW ST	134-311-36	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
319	6020 BALL RD	134-311-38	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
319	6088 BALL RD BUENA PARK	134-311-43	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
319	6010 BALL RD	134-311-44	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
320	8750 KNOTT AVE	135-181-07	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
321	8856 KNOTT AVE	135-182-08	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
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323	6201 LINCOLN AVE	260-022-05	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
323	6201 LINCOLN AVE	260-022-06	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
324	6955 LA PALMA AVE	263-421-04	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
324	6931 LA PALMA AVE	263-421-05	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
324	6901 LA PALMA AVE	263-421-06	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
324	6985 LA PALMA AVE	263-421-07	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
324	7805 KNOTT AVE	263-421-08	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
325	7951 KNOTT AVE	263-431-23	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
329	8030 DALE ST	070-501-01	COM	COM	CS	MIXED USE OVERLAY-45	0	20	45
322	7101 LINCOLN AVE	135-192-50	COM	COM	CS	MIXED USE OVERLAY-45	0	20	
156	6550 KNOTT AVE	278-231-44	HDR	HDR	CS	MIXED USE OVERLAY-45	20	20	45
213	6350 LOS COYOTES DR	088-550-03	OCM	OCM	CS	MIXED USE OVERLAY-45	0	20	45
336	7540 ORANGETHORPE AVE	136-181-21	TE	TE	ESCP	MIXED USE OVERLAY-45	0	20	45
336	7540 ORANGETHORPE AVE	136-181-23	TE	TE	ESCP	MIXED USE OVERLAY-45	0	20	45
336	7530 ORANGETHORPE AVE	136-181-24	TE	TE	ESCP	MIXED USE OVERLAY-45	0	20	45
246	8192 ORANGETHORPE AVE	070-072-31	GMU	GMU	GMU	MIXED USE OVERLAY-45	32	20	45
247	8202 ORANGETHORPE AVE	070-072-32	GMU	GMU	GMU	MIXED USE OVERLAY-45	32	20	45
248	8212 ORANGETHORPE AVE	070-072-33	GMU	GMU	GMU	MIXED USE OVERLAY-45	32	20	45
249	8222 ORANGETHORPE AVE	070-072-34	GMU	GMU	GMU	MIXED USE OVERLAY-45	32	20	45
250	8232 ORANGETHORPE AVE	070-072-35	GMU	GMU	GMU	MIXED USE OVERLAY-45	32	20	45
277	6555 BEACH BLVD	276-213-32	GMU	GMU	GMU	MIXED USE OVERLAY-45	32	20	45
294	7225 ORANGETHORPE AVE	276-382-27	COM	COM	ML	MIXED USE OVERLAY-45	32	20	45
274	7851 9TH ST	276-213-27	GMU	GMU	ML	MIXED USE OVERLAY-45	32	20	45
275	7871 9TH ST	276-213-28	GMU	GMU	ML	MIXED USE OVERLAY-45	32	20	45
276	7871 9TH ST	276-213-29	GMU	GMU	ML	MIXED USE OVERLAY-45	32	20	45
277	6555 BEACH BLVD	276-213-40	GMU	GMU	ML	MIXED USE OVERLAY-45	32	20	45
209	5900 DALE ST	066-391-17	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
210	5870 DALE ST	066-391-19	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
211	5940 DALE ST	066-391-24	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
212	5970 DALE ST	066-391-25	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
334	5650 KNOTT AVE	066-020-23	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
334	5648 KNOTT AVE	066-020-25	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
334	7101 CATE DR	066-020-27	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
335	8475 ARTESIA BLVD	066-391-12	LI	LI	ML	MIXED USE OVERLAY-45	0	20	45
271	6600 ORANGETHORPE AVE	263-541-01	OM	OM	ML	MIXED USE OVERLAY-45	0	20	45
286	6332 BEACH BLVD	277-041-01	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
287	6342 BEACH BLVD	277-041-02	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
288	6344 BEACH BLVD	277-041-15	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
289	6346 BEACH BLVD	277-041-16	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
300	6346 BEACH BLVD	277-041-17	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
301	6392 BEACH BLVD	277-041-19	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
302	7772 7TH ST	277-041-13	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
303	6341 HOMEWOOD AVE	277-041-12	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
304	6361 HOMEWOOD AVE	277-041-11	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60
305	6371 HOMEWOOD AVE	277-041-10	CBPMU	CBPMU	ACSP	MIXED USE OVERLAY-60	45	20	60

306	6391 HOMEWOOD AVE	277-041-09	CBPMU	CBPMU		ACSP	MXED USE OVERLAY-60	45		20	60
307	6391 HOMEWOOD AVE	277-041-06	CBPMU	CBPMU		ACSP	MXED USE OVERLAY-60	45		20	60
308	6412 AUTO CENTER DR	277-041-07	CBPMU	CBPMU		ACSP	MXED USE OVERLAY-60	45		20	60
309	STANTON AVE/WHITAKER ST	277-052-17	COM	COM		ACSP	MXED USE OVERLAY-60	0		20	60
310	7957 WHITAKER ST	277-052-18	COM	COM		ACSP	MXED USE OVERLAY-60	0		20	60
311	7931 WHITAKER ST	277-052-21	COM	COM		ACSP	MXED USE OVERLAY-60	0		20	60
312	6448 AUTO CENTER DR	277-052-25	COM	COM		ACSP	MXED USE OVERLAY-60	0		20	60
313	7951 WHITAKER ST	277-052-26	COM	COM		ACSP	MXED USE OVERLAY-60	0		20	60
314	7991 WHITAKER ST	277-052-27	COM	COM		ACSP	MXED USE OVERLAY-60	0		20	60
315	6532 AUTO CENTER DR	277-001-04	COM	COM		ACSP	MXED USE OVERLAY-60	0		20	60
157	6186 BEACH BLVD	066-251-11	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
158	7791 COMMONWEALTH AVE	066-251-31	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
159	6181 HOMEWOOD AVE	066-251-18	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
159	6100 BEACH BLVD	066-251-28	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
159	6172 BEACH BLVD	066-251-29	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
160	6171 HOMEWOOD AVE	066-251-27	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
161	6100 BEACH BLVD	066-251-24	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
161	6100 BEACH BLVD	066-251-25	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
162	6161 HOMEWOOD AVE	066-251-26	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
163	6156 BEACH BLVD	066-251-08	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
164	6152 BEACH BLVD	066-251-07	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
165	6151 HOMEWOOD	066-251-20	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
166	6146 BEACH BLVD	066-251-06	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
167	6141 HOMEWOOD AVE	066-251-21	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
168	6136 BEACH BLVD	066-251-04	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
169	6132 BEACH BLVD	066-251-03	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
170	6131 HOMEWOOD AVE	066-251-22	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
171	6121 HOMEWOOD AVE	066-251-23	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
172	6122 BEACH BLVD	066-251-30	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
173	6111 HOMEWOOD AVE	066-241-12	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
174	6101 HOMEWOOD AVE	066-241-13	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
175	6102 BEACH BLVD	066-241-10	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
176	6091 HOMEWOOD AVE	066-241-14	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
177	BEACH BLVD/4TH ST	066-241-06	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
177	6086 BEACH BLVD	066-241-09	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
178	6081 HOMEWOOD AVE	066-241-15	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
179	6071 HOMEWOOD AVE	066-241-16	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
180	6061 HOMEWOOD AVE	066-241-25	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
181	6051 HOMEWOOD AVE	066-241-26	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
182	6042 BEACH BLVD	066-241-21	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
183	6032 BEACH BLVD	066-241-20	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
184	6026 BEACH BLVD	066-241-23	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
185	HOMEWOOD AVE/ARTESIA BLVD	066-241-16	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
185	7780 ARTESIA BLVD	066-241-19	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
206	6056 BEACH BLVD	066-241-06	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
214	7642 5TH ST	277-072-01	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
215	7622 5TH ST	277-072-02	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
216	7602 5TH ST	277-072-03	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
217	7582 5TH ST	277-072-04	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
218	7581 COMMONWEALTH AVE	277-072-05	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
219	7601 COMMONWEALTH AVE	277-072-06	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
220	7621 COMMONWEALTH AVE	277-072-07	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
221	7631 COMMONWEALTH AVE	277-072-08	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
221	FULLERTON AVE/5TH ST	277-082-06	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
222	7571 COMMONWEALTH AVE	277-074-01	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
223	7561 COMMONWEALTH AVE	277-074-03	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
224	7542 5TH ST	277-074-04	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
225	7501 COMMONWEALTH AVE	277-074-05	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
226	6026 BEACH BLVD	277-081-03	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
227	6031 BEACH BLVD	277-081-04	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
228	6035 BEACH BLVD	277-081-05	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60
229	6071 BEACH BLVD	277-081-07	CBPMU	CBPMU		CG	MXED USE OVERLAY-60	45		20	60

| | | |

288	7881 ORANGETHORPE AVE	276-371-28	COM	COM	CG	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0		40
288	7891 ORANGETHORPE AVE	276-371-29	COM	COM	CG	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	40
288	BEACH BLVD/MELROSE ST	276-371-35	COM	COM	CG	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	40
288	BEACH BLVD/MELROSE ST	276-371-36	COM	COM	CG	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	40
327	8112 CRESCENT AVE	070-141-01	COM	COM	CO	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	45
327	8550 STANTON AVE	070-141-02	COM	COM	CO	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	40
291	6841 WESTERN AVE	278-393-09	HDR	HDR	CO	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	20	30	40
317	8533 KNOTT AVE	069-491-21	QP	QP	CO	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	40
317	8551 KNOTT AVE	069-491-24	QP	QP	CO	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	40
273	6805 KNOTT AVE	276-142-03	QP	QP	CO	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	0	30	40
338	7800 CRESCENT AVE	135-131-19	HDR	HDR	RM-20	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	20	30	40
340	8071 WHITTAKER AVE	070-029-05	HDR	HDR	RM-20	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	20	30	40
341	7212 MELROSE AVE	278-393-02	HDR	HDR	RM-20	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	20	30	40
337	6441 LINCOLN AVE	260-042-39	LDR	LDR	RS-6	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	7.2	30	40
339	7082 CRESCENT AVE	135-161-41	LDR	LDR	RS-6	RELIGIOUS CONGREGATIONAL/ FRATERNAL SITES OVERLAY	7.2	30	40
290	6901 WESTERN AVE	278-393-08	HDR	HDR	CO	HOO	20	30	50
148	8061 WESTERN AVE	135-152-44	MDR	HDR	RM-10	RM-10	10	10	10
333	6701 STANTON AVE	276-312-23	OS	HDR	OS	RM-20	0	20	24

SITE #	Site Address/Intersection2	Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Housing Opportunity Overlays	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)
5	7571 5TH ST	277-073-15	HDR	RM-20	Housing Opportunities Overlay	30	50
6	7641 5TH ST	277-073-16	HDR	RM-20	Housing Opportunities Overlay	30	50
7	7661 5TH ST	277-073-17	HDR	RM-20	Housing Opportunities Overlay	30	50
8	7541 5TH ST	277-073-18	HDR	RM-20	Housing Opportunities Overlay	30	50
9	7531 5TH ST	277-073-19	HDR	RM-20	Housing Opportunities Overlay	30	50
14	8122 WESTERN AVE	277-073-25	HDR	RM-20	Housing Opportunities Overlay	30	50
22	5901 BURNHAM AVE	066-112-33	HDR	RM-20	Housing Opportunities Overlay	30	50
24	5893 BURNHAM AVE	066-112-37	HDR	RM-20	Housing Opportunities Overlay	30	50
25	5883 BURNHAM AVE	066-112-38	HDR	RM-20	Housing Opportunities Overlay	30	50
32	5741 BURNHAM AVE	066-112-01	HDR	RM-20	Housing Opportunities Overlay	30	50
33	5711 WESTERN AVE	066-122-05	HDR	RM-20	Housing Opportunities Overlay	30	50
34	5691 WESTERN AVE	066-122-04	HDR	RM-20	Housing Opportunities Overlay	30	50
35	6151 INDIANA AVE	066-260-09	HDR	RM-20	Housing Opportunities Overlay	30	50
37	8201 4TH ST	066-230-31	HDR	RM-20	Housing Opportunities Overlay	30	50
39	8061 E 4TH ST	066-230-29	HDR	RM-20	Housing Opportunities Overlay	30	50
41	8022 ARTESIA BLVD	066-230-67	HDR	RM-20	Housing Opportunities Overlay	30	50
42	8012 ARTESIA BLVD	066-230-77	HDR	RM-20	Housing Opportunities Overlay	30	50

43	8302 ARTESIA BLVD	069-230-76	HDR	RM-20	Housing Opportunities Overlay		30	50
46	6321 INDIANA AVE	070-012-22	LDR	RS-6	Housing Opportunities Overlay		30	50
47	8141 7TH ST	070-012-28	LDR	RS-6	Housing Opportunities Overlay		30	50
48	6311 INDIANA AVE	070-012-21	LDR	RS-6	Housing Opportunities Overlay		30	50
49	8201 7TH ST	070-012-06	LDR	RS-6	Housing Opportunities Overlay		30	50
50	6292 LOS ROBLES AVE	070-012-16	LDR	RS-6	Housing Opportunities Overlay		30	50
51	8191 7TH ST	070-012-25	LDR	RS-6	Housing Opportunities Overlay		30	50
52	8185 7TH ST	070-012-24	LDR	RS-6	Housing Opportunities Overlay		30	50
53	8171 7TH ST	070-012-08	LDR	RS-6	Housing Opportunities Overlay		30	50
54	8161 7TH ST	070-012-10	LDR	RS-6	Housing Opportunities Overlay		30	50
55	6281 INDIANA AVE	070-012-30	LDR	RS-6	Housing Opportunities Overlay		30	50
56	8151 7TH ST	070-012-11	LDR	RS-6	Housing Opportunities Overlay		30	50
57	6282 LOS ROBLES AVE	070-012-37	LDR	RS-6	Housing Opportunities Overlay		30	50
58	6302 LOS ROBLES AVE	070-012-32	LDR	RS-6	Housing Opportunities Overlay		30	50
60	6303 9TH ST	070-034-16	HDR	RM-20	Housing Opportunities Overlay		30	50
61	8201 9TH ST	070-034-19	HDR	RM-20	Housing Opportunities Overlay		30	50
62	8191 9TH ST	070-024-14	HDR	RM-20	Housing Opportunities Overlay		30	50
70	8131 WHITAKER ST	070-024-15	HDR	RM-20	Housing Opportunities Overlay		30	50
71	8121 WHITAKER ST	070-024-14	HDR	RM-20	Housing Opportunities Overlay		30	50
77	8192 8TH ST	070-024-19	HDR	RM-20	Housing Opportunities Overlay		30	50
78	8182 8TH ST	070-024-20	HDR	RM-20	Housing Opportunities Overlay		30	50
79	8162 8TH ST	070-024-22	HDR	RM-20	Housing Opportunities Overlay		30	50
97	7241 9TH ST	276-221-39	HDR	RM-20	Housing Opportunities Overlay		30	50
99	7261 9TH ST	276-221-41	HDR	RM-20	Housing Opportunities Overlay		30	50
100	7251 9TH ST	276-221-40	HDR	RM-20	Housing Opportunities Overlay		30	50
105	7411 8TH ST	276-202-11	HDR	RM-20	Housing Opportunities Overlay		30	50
106	7441 8TH ST	276-202-14	HDR	RM-20	Housing Opportunities Overlay		30	50
107	7431 8TH ST	276-202-13	HDR	RM-20	Housing Opportunities Overlay		30	50
110	6591 INDIANA AVE	070-035-04	HDR	RM-20	Housing Opportunities Overlay		30	50
111	6581 INDIANA AVE	070-035-03	HDR	RM-20	Housing Opportunities Overlay		30	50
112	8211 CALIFORNIA ST	070-035-06	HDR	RM-20	Housing Opportunities Overlay		30	50
113	8571 INDIANA AVE	070-035-02	HDR	RM-20	Housing Opportunities Overlay		30	50
114	8172 CALIFORNIA ST	070-046-02	HDR	RM-20	Housing Opportunities Overlay		30	50
115	8142 CALIFORNIA ST	070-046-03	HDR	RM-20	Housing Opportunities Overlay		30	50
116	6561 INDIANA AVE	070-035-01	HDR	RM-20	Housing Opportunities Overlay		30	50
117	8202 9TH ST	070-035-05	HDR	RM-20	Housing Opportunities Overlay		30	50
118	8192 9TH ST	070-035-07	HDR	RM-20	Housing Opportunities Overlay		30	50
120	5582 WESTERN AVE	068-123-01	HDR	RM-20	Housing Opportunities Overlay		30	50
121	5702 WESTERN AVE	068-123-02	HDR	RM-20	Housing Opportunities Overlay		30	50
122	5712 WESTERN AVE	068-123-03	HDR	RM-20	Housing Opportunities Overlay		30	50
123	7501 FRANKLIN ST	068-123-04	HDR	RM-20	Housing Opportunities Overlay		30	50
129	8594 WESTERN AVE	135-132-11	HDR	RM-20	Housing Opportunities Overlay		30	50
130	8732 WESTERN AVE	135-133-05	HDR	RM-20	Housing Opportunities Overlay		30	50

EXHIBIT C
General Plan Consistency Findings

The following constitutes findings that the proposed General Plan Amendment is, consistent with the City of Buena Park General Plan ("General Plan"):

Goal LU-1: A complementary balance of land uses throughout the community.

Policy LU-1.1: Establish land use policies that encourage a balance of jobs and housing in Buena Park.

Policy LU-1.2: Ensure future development provides for a variety of commercial, industry, and housing that serve the spectrum of incomes within the region.

Policy LU-1.3: Establish a wide range of residential densities and non- residential intensities to encourage a wide range of development opportunities.

Goal LU-5: Compliance with state and regional housing mandates.

Policy LU-5.1: Ensure Buena Park is in compliance with applicable state and regional housing mandates.

Policy LU-5.2: Provide for required monitoring of residential development activity.

Policy LU-5.3: Provide for monitoring of state housing legislation to ensure City compliance or to ensure the City's interest is represented.

Goal LU-6: A housing stock that meets the diverse needs of Buena Park's existing and future residents.

Policy LU-6.1: Provide for housing opportunities that address the needs of those who currently live or desire to live in Buena Park.

Policy LU-6.2: Preserve and enhance existing, viable single-family residential neighborhoods by prohibiting the intrusion of incompatible uses.

Policy LU-6.3: Locate affordable housing adjacent to jobs, retail, schools, open space, and public transportation.

Policy LU-6.5: Encourage integration of residential uses within mixed-use development.

Policy LU-6.6: Provide a wide range of housing options for Buena Park residents, including owner and rental housing adjacent to jobs, shopping, and transit.

Goal LU-7: Preserve and enhance single-family residential uses.

Policy LU-7.1: Maintain and enhance the character of single-family residential neighborhoods.

Policy LU-7.2: Encourage the development of moderate- to upper-income single-family housing.
Policy LU-7.3: Encourage home ownership.

Goal LU-8: Affordable housing supply in the City is maintained.

Policy LU-8.1: Encourage a variety of creative methods for supplying affordable housing.

Findings: The Project is consistent with Goal LU-1, 5, 6, 7 and 8 specifically the policies listed above. The project is consistent with the above goals because the new overlays allow and promote mix of uses, as well as a mix of incomes and affordability levels for the residential units within each development, at varied densities ranging from 45 dwelling units per acre to 100 dwelling units per acre. Mix of uses encourages balance of jobs as well as housing availability. Further the various densities also allow for a variety of housing options. The amendment provides for the development of up to approximately 9,452 total residential units, including approximately 5,418 affordable units. The amendment will increase the City's housing supply and provide affordable housing opportunities to enhance the viability of the City's housing supply, while preserving the existing single-family neighborhoods.

ORDINANCE NO. _____
SPECIFIC PLAN AMENDMENT NO. SPC-24-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK APPROVING AN ORDINANCE AMENDING THE AUTO CENTER SPECIFIC PLAN AND THE ENTERTAINMENT CORRIDOR SPECIFIC PLAN ESTABLISHING MIXED-USE OVERLAYS FOR SPECIFIC PARCELS THEREIN

A. Recitals.

(i) The City of Buena Park 6th Cycle Housing Element Update (HEU) was approved by the City Council on January 25, 2022. In order for the California Department of Housing and Community Development (HCD) to certify the HEU, the Land Use and Community Design Element and Residential Zoning Code Update need to be adopted. The applications General Plan Amendment No. GP-24-1, Zone Change No. Z-24-2, Specific Plan Amendment No. SP-24-1, Text Amendment No. C-24-1, and Mitigated Negative Declaration No. MND-24-1 implement this program.

(ii) On January 24, 2024, the Planning Commission of the City of Buena Park, California, conducted a duly noticed Public Hearing to consider Specific Plan Amendment No. SPC-24-1 amending the Auto Center Specific Plan (ACSP) and Entertainment Corridor Specific Plan (ECSP). Within the ACSP, Sub-district A-2, “Permitted Uses” shall be amended to allow Mixed-Use Overlay – 60, which shall apply to Parcel No’s.: 277-041-01; 277-041-02; 277-041-15; 277-041-16; 277-041-17; 277-041-19; 277-041-13; 277-041-12; 277-041-11; 277-041-10; 277-041-09; 277-041-08; 277-041-07; 277-052-17; 277-052-18; 277-052-21, 277-052-25, 277-052-26; 277-052-27; and 277-061-04. Within Sub-districts B-1 and B-2, “Permitted Uses” shall be amended to allow Mixed-Use Overlay – 45 which shall apply to all parcels within the B1 and B2 Sub-districts. Within the ECSP, Sub-district A-3, “Permitted Uses by Sub-District” shall be amended to allow Mixed-Use Overlay – 45, which shall apply to Parcel No’s.: 136-181-21; 136-181-23; and 136-181-24.

(iii) The Project’s potential environmental impacts were analyzed through Negative Declaration No. MND-24-1 and no significant impact was found.

(iv) On January 24, 2024, following a duly noticed public hearing, as required by law, the Planning Commission of the City of Buena Park adopted a Resolution recommending that the Council adopt Specific Plan Amendment No. SPC-24-1.

(v) On February 13, 2024 the City Council of the City of Buena Park conducted a duly noticed public hearing as required by law to consider the proposed Specific Plan Amendment No. SPC-24-1. Said public hearing was concluded prior to the adoption of this Ordinance.

(vi) This Ordinance shall be submitted for review by the Orange County Airport Land Use Commission for consistency with the Airport Environs Land Use Plan for the Fullerton Municipal Airport.

(vii) All legal prerequisites to the adoption of this Ordinance have occurred.

B. Ordinance.

NOW, THEREFORE, the City Council of the City of Buena Park does ordain as follows:

Section 1. The City Council hereby specifically finds that all the facts set forth in the Recitals, Part A, of Resolution No. 6315 are true and correct.

Section 2. The City Council finds that Specific Plan Amendment No. SPC-24-1 is consistent with the original goals of the Auto Center Specific Plan, Entertainment Corridor Specific Plan as well as the City's General Plan. The proposed amendment will assist in providing further direction for new development and use of the parcels identified with mix-use or housing developments in a manner consistent with the goals of the Specific Plans

Section 3. The City Council finds that Specific Plan Amendment No. SPC24-1, as specified in the draft City Council Ordinance which is attached hereto as Exhibits "A", "B", and "C" and made a part hereof by reference, will continue to promote the orderly development of the City and public health, safety and welfare.

Section 4. The City Council finds that Specific Plan Amendment No. SPC-24-1 conforms with the provisions of the City of Buena Park General Plan, and will promote the orderly development of the City and protect the health, safety, and welfare by enhancing and maintaining sound and logical land use and development practices throughout the Auto Center Specific Plan and Entertainment Corridor Specific Plan.

Section 5. The City Council finds that Specific Plan Amendment No. SPC-24-1 will not negatively affect existing commercially zoned property. The proposal will facilitate improvement of the properties within the Specific Plan Areas and increase area synergy. There will be no detrimental effect on public services and facilities or the surrounding area, since the amendment does not change the plan's goals and policies, and future development will be guided by the accompanying Text Amendment No. C-24-1, in a cohesive manner.

Section 6. The City Council finds that Specific Plan Amendment No. SPC-24-1 will not have a detrimental effect upon land available for housing within the City. By applying the Specific Plan Amendments to the parcels identified, additional parcels citywide will be able to rely on the overlays to develop new housing units in the City, including affordable housing

Section 7. The City Council has reviewed and considered all components of the requested Specific Plan Amendment No. SPC-24-1 including compliance with the California Environmental Quality Act (CEQA) through the preparation of a Negative Declaration No. MND-24-1 adopted by separate resolution, the City Council has determined that the Negative Declaration is legally adequate and that the Specific Plan Amendment would not result in any new or substantially severe environmental impacts than those considered and addressed in the Negative Declaration No. MND-24-1.

Section 8 . The City Council hereby approves Specific Plan Amendment No. SPC-24-1 amending the Auto Center Specific Plan, and the Entertainment Corridor Specific Plan of the City of Buena Park and making the findings in support thereof.

Section 9. Penalties for Violation. It shall be unlawful for any person, firm, partnership, or corporation to violate any provisions, or fail to comply with any of the requirements of this Ordinance hereby adopted. Any person, firm, partnership, or corporation violating any provision of this Ordinance or failing to comply with any of its requirements shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not exceeding One Thousand dollars ($1,000.00) or by imprisonment not exceeding six (6) months or by both such fine and imprisonment. Each such person, firm, partnership, or corporation shall be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this Ordinance is committed, continued or permitted by such person, firm, partnership, or corporation, and shall be deemed punishable therefore as provided in this Ordinance.

Section 10. Civil Remedies Available. A violation of any of the provisions of this Ordinance shall constitute a nuisance and may be abated by the City through civil process by means of restraining order, preliminary or permanent injunction, or in any other manner provided by law for the abatement of such nuisance.

Section 11. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

Section 12. The Director of Community and Economic Development shall cause a Notice of Determination to be filed regarding Specific Plan Amendment No. SPC-24-1 in accordance with the law.

Section 13. The City Clerk shall certify to the passage of this Ordinance.

PASSED AND ADOPTED this 13th day of February 2024 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the 13 th day of February 2024.

_____

City Clerk

EXHIBIT - A

Auto Center Specific Plan (ACSP) Amendments

Text to be added shown in gray highlighted text.

SUB-DISTRICT A2

NORTH SIDE OF AUTO CENTER DRIVE
AND

SOUTHEAST CORNER OF STANTON AVENUE AND AUTO CENTER DRIVE.

PERMITTED USES:

Mixed Use Overlay- 60, permitted only on the properties with the overlay in the Zoning Map, and only in compliance with the Objective Design and Development Standards (ODDS)

Public Services:

- Flood Control Channel and facilities, utility corridor

SUB-DISTRICTS B1 & B2

**OLD TOYOTA DEALERSHIP SITE
AND GENERAL AUCTION CO. SITE**

PERMITTED USES:

Mixed Use Overlay- 45, only in compliance with the Objective Design and Development Standards (ODDS)

Vehicle Sales:

- New sales/lease of autos, motorcycles, trucks or trailers. (3)
- New boat sales, up to 28 ft. full-length. (3)

Vehicle Rentals:

- Automobile rental agency.

EXHIBIT –B

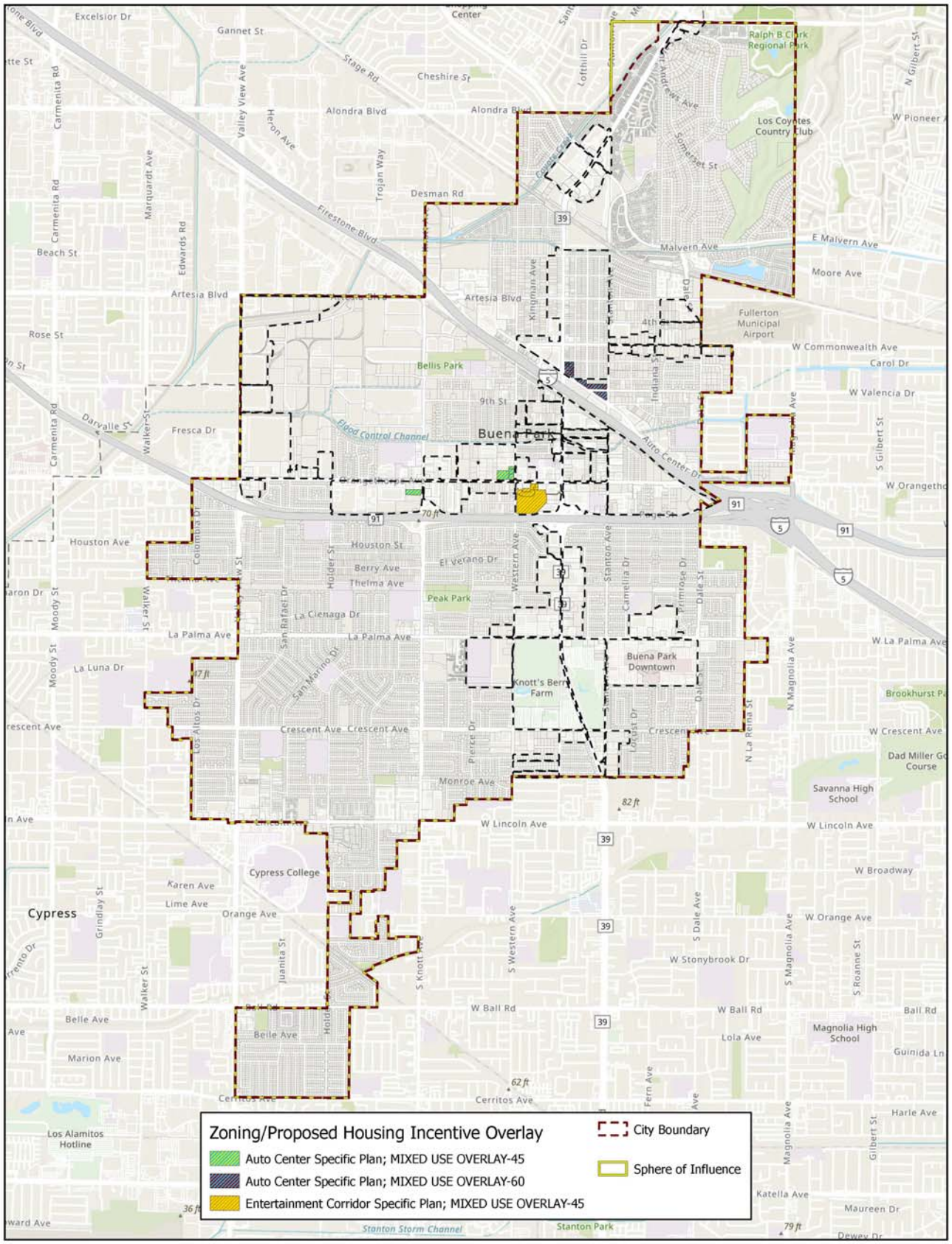
Entertainment Center Specific Plan (ECSP) Amendment

Text to be added shown in red colored box. Text to be added shown in gray highlighted text.

USES	A 1*	A 2	A 3	B 1	B 1(a)	B 2	B 2(a)	C 1*	C 1(a)	C 2*	C 2(a)	C 3(a)*	C 3(b)	D 1
PUBLIC SERVICE USES														
Day Nursery	I	I	I	I		I		I		I		I		I
Mixed Use Overlay -45 (12)			X											
Public Assembly (See also Recreation)														
Club, Lodge, Meeting Hall, Community Center, (Largest Meeting Room Limited to 150 Seats or 1,000 sq.ft.) (2)	C													
Exhibit Hall (No Swap Meets)	X	X	X	C		C		X		X		X		X
Auditorium (2)	C			C		C		X		X		X		X
Theater Indoor	C			X		X		C		C		C		Ci
Open Air	Ci	Ci	Ci	Ci		Ci								
Convention Center	C	C	C							C		C		C

(12) In compliance with the Objective Design and Development Standards (ODDS) only

EXHIBIT – C


Zoning/Proposed Housing Incentive Overlay
Auto Center Specific Plan; MIXED USE OVERLAY-45
Auto Center Specific Plan; MIXED USE OVERLAY-60
Entertainment Corridor Specific Plan; MIXED USE OVERLAY-45
City Boundary
Sphere of Influence
Buena Park
Cypress
Fullerton Municipal Airport
Knott's Berry Farm
Buena Park Downtown
Cypress College
Savanna High School
Magnolia High School
Los Coyotes Country Club
Ralph B Clark Regional Park
Bellis Park
Peak Park
Stanton Park
Stanton Storm Channel
Flood Control Channel
Los Alamitos Hotline

ORDINANCE NO. _____

TEXT AMENDMENT NO. C-24-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, APPROVING TEXT AMENDMENT C-24-1 ADOPTING THE OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS REGULATING THE HOUSING INCENTIVE OVERLAYS, AND MAKING FINDINGS IN SUPPORT THEREOF

A. Recitals.

(i) The City of Buena Park ("City") is a California charter city with plenary authority over all "municipal affairs," and the broad "police powers" vested by California's Constitution, pursuant to which it may make and enforce laws necessary to protect and preserve the health, safety, and welfare of residents, subject only to enactments by the California Legislature on matters of "statewide concern."

(ii) Consistent with such authority, the City enacted the Buena Park Municipal Code ("BPMC") and Buena Park Zoning Code (Title 19 of the BMPC, hereinafter "BPZC") to, among other things, regulate the location and nature of land uses in the City.

(iii) On January 24, 2024, following a duly noticed public hearing, as required by law, the Planning Commission of the City of Buena Park considered Text Amendment No. C-24-1 to adopt the Objective Design and Development Standards regulating the Housing Incentive Overlays, along with a Negative Declaration No. MND-24-1, and upon conclusion of the public hearing, adopted Resolution No. 6316 thereby recommending that the City Council adopt Text Amendment

(iv) The City Council has reviewed and considered all elements of said proposed Text Amendment No. C-24-1 together with the associated Negative Declaration No. MND-24-1 and the information contained therein.

(v) The draft Objective Design and Development Standards was advertised for a 30-day public review period from December 20, 2023 to January 22, 2024.

(vi) This Ordinance shall be submitted for review by the Orange County Airport Land Use Commission for consistency with the Airport Environs Land Use Plan for the Fullerton Municipal Airport.

(vii) All legal prerequisites to the adoption of the Ordinance have occurred.

B. Ordinance.

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

SECTION 1. The City Council hereby specifically finds that all the facts set forth in the Recitals, Part A, of Ordinance No. 6316 are true and correct.

SECTION 2. The proposed Text Amendment C-24-1 is consistent with the goals, policies, purposes, objectives, and programs of the City's General Plan as set forth in Exhibit A attached hereto

and made a part hereto by reference.

SECTION 3. The City Council finds that Text Amendment C-24-1 (Exhibit B) will increase and will not diminish the land available for housing within the City while also balancing the public service needs of the City residents and the fiscal and environmental resources available. The proposed Text Amendment will regulate the development within the Housing Incentive Overlays concurrently adopted via General Plan Amendment No. GP-24-1 and Zone Change No. Z-24-2 that will augment new housing opportunities by facilitating the development of approximately of new residential units. This will increase the City's housing supply in a manner compatible with the existing and anticipated development in the area. Adoption of the Objective Design and Development Standards does not increase the demand on public services.

SECTION 4. The City Council finds that facts supporting the above-specified findings are contained in the staff report and exhibits, and information provided to this Council during the public hearing conducted on January 24, 2024 with respect to the Project.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this Ordinance are declared to be severable.

SECTION 6. The City Council finds that all components of the requested Text Amendment No. C-24-1 including compliance with the California Environmental Quality Act (CEQA) through the preparation of a Negative Declaration No. MND-24-1 adopted by separate resolution, the Negative Declaration is legally adequate and that the amendment would not result in any new or substantially more severe environmental impacts than those considered and addressed in the Negative Declaration No. MND-24-1.

SECTION 7. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be published or posted according to law.

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, City Clerk of the City of Buena Park, California, do hereby certify that the foregoing ordinance was introduced and passed at a regular meeting of the City Council of the City of Buena Park held on the _13th___ day of ____February___ 2024.

EXHIBIT A

The Objective Design and Development Standards (ODDS) comply with the following General Plan Housing Element goals and policies:

Goal 2.0: Assist in the provision of housing that meets the needs of economic segments of the community.

Policy 2.2: Use density bonuses and other incentives to facilitate the development of new housing for very low- and low-income households.

Finding: The ODDS encourage a mix of income levels for housing development. A lower percentage of very low and low income units is required in order to rely on the ODDS for new development, additionally the ODDS utilize affordable housing density bonuses consistent with the State Density Bonus law for all the additional affordable housing units provided beyond those units minimally required.

Goal 3.0: Provide suitable sites for housing development which can accommodate a range of housing by type, size, location, price, and tenure.

Policy 3.1: Implement land use policies that allow for a range of residential densities and products, including low-density single-family uses, moderate-density town homes, and higher-density apartments, condominiums, and units in mixed-use developments.

Policy 3.2: Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

Policy 3.3 Encourage compatible residential development in areas with recyclable or underutilized land.

Policy 3.4: Allow flexibility within the city to encourage a variety of housing types.

Finding: The ODDS provide regulations for housing development at various densities stating from a minimum density of 16 dwelling units per acre to up to 100 units per acre. Additional density is also possible pursuant to the State Density bonus law. The HIO ODDS encourage mixed-use development allowing for a greater proximity of the new housing units to employment, and other neighborhood serving nonresidential uses. The ODDS provides a path for by-right approval for projects with 20 percent affordable unit requirement. The ODDS establish transitional and supportive housing a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Additionally, removes minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop in accordance with state law.

Goal 4.0: Mitigate any potential governmental constraints to housing production and affordability.

Policy 4.1: Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing particularly housing for lower and moderate-income households and for persons with special needs.

Finding: The ODDS develop objective design standards for multifamily and mixed-use residential developments in compliance with state law and develops an administrative procedure for new housing development within the Housing Incentive Overlay zones.

EXHIBIT B

Objective Design and Development Standards available via website:

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/HIO%20DOCUMENT_Public%20Review%20Draft%2001.24.24%20-%20response%20included.pdf

Architectural Style Objective Design Standards

https://cms7files1.revize.com/buenaparkca/Document_center/City%20Departments/Community%20development/Planning%20Division/Rezoning%20housing%20element%20sites/Architectural%20Design%20ODS%20w%20comment.pdf

RESOLUTION NO.
NEGATIVE DECLARATION NO. MND-24-1

A RESOLUTION OF THE CITY COUNCIL BUENA PARK, CALIFORNIA, APPROVING A NEGATIVE DECLARATION NO. MND-21-1 FOR GENERAL PLAN AMENDMENT NO. GP-24-1, ZONE CHANGE NO. Z-24-2, SPECIFIC PLAN AMENDMENT NO. SPC-24-1, AND TEXT AMENDMENT NO. C-24-1 TO IMPLEMENT THE HOUSING INCENTIVE OVERLAYS (HIO) PROGRAMS IN COMPLIANCE WITH THE 2021-2029 HOUSING ELEMENT PROGRAMS 11, 12, AND 16

a. Recitals.

(i) The City of Buena Park 6th Cycle Housing Element Update (HEU) was approved by the City Council on January 25, 2022. In order for the California Department of Housing and Community Development (HCD) to certify the HEU, the Land Use and Community Design Element and Residential Zoning Code Update need to be implemented. The applications General Plan Amendment No. GP-24-1, Zone Change No. Z-24-2, Specific Plan Amendment No. SP-24-1, Text Amendment No. C-24-1, and Negative Declaration No. MND-24-1 will implement this program.

(ii) An Initial Study for the Project was prepared pursuant to Section 15060 of the State Guidelines based on the California Environmental Quality Act (CEQA [California Public Resources Code Section 21000 et. Seq]). The Initial Study concluded that there was no substantial evidence that the Project will have a significant effect on the environment. The City contracted with an independent consultant for the preparation of the Initial Study.

(iii) Pursuant to State CEQA Guidelines Section 15070, and based upon the information contained in the Initial Study, a decision was made to prepare a Negative Declaration ("ND") for the Project. The City contracted with an independent consultant, CASC Engineering and Consulting, Inc. for the preparation of the ND.

(iv) A Negative Declaration (ND) was prepared pursuant to the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) and local procedures adopted pursuant thereto.

(v) On December 20, 2023, a Notice of Intent to Adopt a Negative Declaration was filed and the ND was forwarded to interested persons, organizations, and agencies.

(vi) The public comment period for the draft ND began on December 20, 2023 and closed on January 22, 2024.

(vii) On January 24, 2024 the Planning Commission of the City of Buena Park, held a duly noticed public hearing to consider a recommendation recommending that the City Council approve General Plan Amendment No. GP22-1, Zone Change No. Z-24-2, Specific Plan Amendment No. SPC-24-1, Text Amendment No. C-24-1, and associated Draft Negative

Declaration No MND-24-1. Said public hearing was concluded prior to adoption of this Resolution.

(viii) On January 25, 2022, the City Council of the City of Buena Park, held a duly noticed public hearing to consider approval of General Plan Amendment No. GP-24-1, with associated Draft Negative Declaration No. MND-24-1. Said public hearing was concluded prior to adoption of this Resolution.

(ix) All legal prerequisites to the adoption of this resolution have occurred.

b. Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUENA PARK does hereby determines, finds, and resolves as follows:

Section 1. All of the facts set forth in the recitals of this Resolution, are true and correct and are hereby incorporated by this reference.

Section 2. The City Council finds the Initial Study prepared by the City of Buena Park and Negative Declaration No. MND-24-1 is legally adequate and determines that no significant adverse environmental effects will occur with respect to the project identified in this Resolution.

Section 3. This City Council adopts the attached draft Negative Declaration No. MND-24-1, and certification that the Negative Declaration for General Plan Amendment No. GP-21-1, has been completed in compliance with the California Environmental Quality Act, the State CEQA Guidelines and local procedures adopted pursuant thereto, and has reviewed and considered the information contained in the Negative Declaration.

Section 4. This City Council certifies the completion of Negative Declaration No. MND-24-1. The City of Buena Park shall file a Notice of Determination with the County Clerk of Orange County and the Secretary of the Resources Agency pursuant to the provisions of Section 21152 of Public Resources Code and State CEQA Guidelines adopted pursuant thereof. There is no evidence before the City that the proposed project will have any adverse impacts on wildlife resources.

PASSED AND ADOPTED this 13 day of February 2024 by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

I, Adria M. Jimenez, MMC, City Clerk of the City of Buena Park, California, 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 13th day of February 2024.

_____
City Clerk

RESOLUTION ESTABLISHING A WASTEWATER ENTERPRISE FUND AND NEW WASTEWATER SERVICE RATES

Public Hearing to establish a separate enterprise fund for wastewater services and a new rate structure.

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	PUBLIC HEARING Item: 6B

Presented By	Prepared By
Mina Mikhael, P.E., Director of Public Works/City Engineer	Mina Mikhael, Director of Public Works/City Engineer

Approved By
Aaron France, City Manager

RECOMMENDED ACTION

1) Conduct a public hearing regarding a proposed wastewater enterprise fund and rate adjustments; and 2) Adopt a resolution establishing the wastewater enterprise fund and rate adjustments.

PREVIOUS CITY COUNCIL ACTION

At the Study Session on August 8, 2023, the City Council discussed the existing water and wastewater rates. The City of Buena Park ('City') provides water and wastewater services to a population of about 83,500 residents, covering a service area of about 10 square miles. The City serves predominantly residential customers while also serving a mix of commercial, industrial, and entertainment customers. The City owns, operates, and maintains a distribution system to supply water from eight municipal wells supplemented by connections to the Metropolitan Water District (MWD) to import additional water, as needed. The City also owns, operates, and maintains a wastewater collection system that collects wastewater from the City's customers via 168 miles of sewer lines. The collected wastewater is discharged into a large trunk sewer line owned by the Orange County Sanitation District (OCSAN) for wastewater treatment service and disposal through OCSAN's treatment plant. The charges for OCSAN treatment and disposal are placed on the County of Orange tax rolls for payment. All of the City's water and wastewater revenues and expenses are included in the Water Enterprise Fund.

Buena Park's 70-year-old sewer system is deteriorating. Many of the sewer pipes were built in the 1950s and are in need of maintenance. If the City does not address the sewer infrastructure now, they may break, which could cause spills of raw sewage or allow infiltration into the water system. Any raw sewage spills present health risks to the community. Properly maintained pipes and infrastructure safely transport sewage - essential to maintaining a healthy, safe community. Without continuing to update current rates, the City will not have the financial resources needed to continue essential sewer updates, and the funds would come at the expense of other essential City services. The City has continually been dedicated to spending taxpayer money wisely and proactively preparing for the future. The proposed sewer rates are based upon sound financial planning and budgeting, which will be followed by an annual independent audit of expenditures.

In September of 2020, the City entered into an agreement with Tuckfield & Associates to conduct a rate study that differentiates the revenue and expenses of the Water Enterprise Fund into separate analyses and rates for the water and wastewater enterprises. The objective of this report was to study the level of wastewater revenue being received from current rates to meet projected operation and maintenance expenses and capital requirements, and design new rates that

meet the long-term financial planning needs of the water and wastewater utilities. The City and the consultant have held multiple working sessions to study the existing rates and recommend rate structures that best meet objectives while minimizing financial impacts on residents to the greatest extent possible. Through this study, it was determined that the Water Enterprise Fund is healthy and the existing water rates do not need to be revisited at this time. The revenues generated from the current rates as well as the current water reserves show a healthy fund balance to sustain the water program for two to three more years. However, for the wastewater utility, the financial plan developed in the report indicated that there is insufficient revenue to fund the operation and maintenance expenses and capital requirements of that program.

DISCUSSION

Water and Wastewater rates must comply with Proposition 218 (Prop 218). Prop 218 was enacted by voters in 1996 to ensure, in part, that fees and charges imposed for ongoing delivery of a service to a property are proportional to, and do not exceed, the cost of providing service.

Wastewater service fees and charges are property-related fees and charges subject to the provisions of California Constitution Article XIII D, Section 6. To develop wastewater rates that comply with Prop 218, meet industry standards, and accomplish the City's goals for the study, four major steps were discussed: Revenue Requirement Calculation, Cost of Service Analyses, Wastewater Rate Design, and Wastewater Rate Adoption. The current wastewater rates are charged as an eleven percent (11%) fee of the water bill. The bi-monthly water bill consists of charges based on water meter size and volume of water purchased. Through this study, a financial plan was developed for a new Wastewater Enterprise Fund. The study projects a five-year rate-setting period that would implement new rates each February 14 from 2024 to 2028. The study recommends different rates for each customer class with Single-Family Dwellings (SFR) set at $0.65 per 1,000 gallons, Multi-Family Dwellings (MFR) at $0.80 per 1,000 gallons, and Commercial rates at $0.87 per 1,000 gallons. The initial change in the SFR bill is most significant as SFR customers represent 90% of the total number of customers of the wastewater system. To illustrate the impact of the rate change, a SFR customer's bi-monthly bill under the current rates with a 3/4-inch meter (84% of SFR users) using the average consumption of 19 thousand gallons bi-monthly yields a water bill at $9.59. Based on the new rate structure, the same property will have a bill of $12.35, an increase of $2.76 or 28.8%. The study recommends a 3% increase for the remaining four years. These indexing rate adjustments are to keep up with the City's rising costs of wastewater operational services and the City's capital improvement plan. Wastewater rates have been determined based on industry standard rate setting methodologies set forth by the Water Environmental Federation Manual to ensure that the results of this study meet Prop 218 requirements and create rates that do not exceed the proportionate cost of providing the services.

Consistent with the requirements of Proposition 218, it is recommended that the City Council hold a public hearing and consider any written protests submitted by property owners or account holders, and unless protests are received by more than a majority of the properties served, that the City Council adopt the Resolution approving the proposed rate increase.

PUBLIC HEARING NOTICE

In October 2023, staff prepared and mailed a Notice of Public Hearing for the Consideration of Proposed Wastewater Rate Adjustments to all water customers indicating a Public Hearing date of February 13, 2024.

BUDGET IMPACT

Approval of this resolution by the City Council will result in the proposed wastewater sewer rates going into effect on February 14, 2024. These rates will be reflected on new billing cycles that cover start dates on or after February 14, 2024. The adjusted rates will result in an overall increase in revenue for the Wastewater Enterprise Fund. The indexing rate adjustment will be calculated and become effective on February 14 of each year through February 14, 2028, and will be based on the City's actual costs of wastewater services.

Attachments

240213_BP Wastewater Enterprise Fund Reso FINAL.pdf

Exhibit 1.pdf

Sewer Rate Increase Public Hearing Notice_ Water Bill Insert.pdf

BP Wastewater Rate Study Final Report.pdf

2023-08-08 CC A PACKET_Wastewater AR.pdf

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUENA PARK, CALIFORNIA, ESTABLISHING A WASTEWATER ENTERPRISE FUND AND NEW WASTEWATER SERVICE RATES

WHEREAS, Buena Park's 70-year-old sewer system is deteriorating. Many sewer pipes were built in the 1950s and are in need of maintenance; and

WHEREAS, if the City does not maintain the sewer pipes now, they may break, which could cause spills of raw sewage or allow infiltration into the water system; and

WHEREAS, any raw sewage spills present health risks to our community. Properly maintained pipes and infrastructure safely transport sewage -- essential to maintaining a healthy, safe community; and

WHEREAS, without continuing to update current rates, the City does not have the money needed to continue essential sewer upgrades. The funds would come at the expense of other essential City services; and

WHEREAS, the City has continually been dedicated to spending money wisely and proactively preparing for the future. The sewer rate is based upon sound financial planning and budgeting followed by an annual independent audit of expenses.

WHEREAS, Section 3.04.070 of the Buena Park Municipal Code authorizes the Director of Finance, with the recommendation and approval of the City Council, to establish special funds for the deposit of moneys of the City;

WHEREAS, Section 3.36.070 of the Buena Park Municipal Code authorizes the City Council to establish by resolution the rates to be charged and collected by the City for water supplied to consumers within the City.

WHEREAS, the City's water rates and charges currently incorporates charges for the discharge of wastewater by consumers of the City's water system, and the City Council finds it necessary and appropriate to separate wastewater fees and charges from existing water rates and to create a special enterprise fund to receive and manage the revenues of said wastewater fees and charges; and

WHEREAS, the City Council wishes to establish and increase the rates and charges for wastewater services and facilities furnished by the City in accordance with the rate schedule provided in Exhibit 1 hereto ("Wastewater Rates");

WHEREAS, the City Council has caused notice of the time and place of a public hearing on the proposed Wastewater Rates to be mailed as required by as required by Proposition 218, and Section 6 of Article XIID of the California Constitution, and Government Code Section 53755, and each notice described the amount of proposed charges, the basis upon which the amount of the proposed charges was calculated, the reason for the proposed charges, the date, time, and location of a public hearing on the proposed charges, and otherwise complied with requirements of law;

WHEREAS, on February 13, 2024, the City Council conducted a public hearing on the

proposed Wastewater Rates and heard and considered all objections and protests thereto, and majority protest to the imposition of the Wastewater rates was not received; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF BUENA PARK DOES HEREBY FIND, DECLARE AND RESOLVE:

Section 1: The foregoing recitals are true, correct, and incorporated as substantive findings and made a part of this Resolution.

Section 2. The City Council hereby authorizes the Director of Finance to establish, manage, and maintain a special enterprise fund for the benefit of the City's wastewater system, and to receive all revenues generated by the Wastewater Rates.

Section 3. The City Council hereby adopts and approves the fees and charges in the amounts and on the effective dates set forth in the Wastewater Rate schedule provided in Exhibit No. 1 to this Resolution.

Section 4: To the extent that any other provision of local law relating to the establishment of wastewater service charges is inconsistent with this Resolution, the provisions of this Resolution shall prevail.

Section 5: The City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 13th day of February 2024, by the following called vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____

Mayor

ATTEST:

_____

City Clerk

I, Adria Jimenez, MMC, City Clerk of the City of Buena Park, California, 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 13th day of February, 2024.

_____

City Clerk

EXHIBIT 1

WASTEWATER SERVICE CHARGES

The Wastewater service charges are comprised of the following rate:

Proposed Wastewater Variable Charges ($/Kgal)					
	February 14, 2024	**February 14, 2025**	**February 14, 2026**	**February 14, 2027**	**February 14, 2028**
Single Family	$0.65	$0.67	$0.69	$0.71	$0.73
Multi-family	$0.80	$0.82	$0.85	$0.87	$0.90
Commercial	$0.87	$0.89	$0.92	$0.95	$0.98

CITY OF BUENA PARK

Public Hearing Notice FEBRUARY 13, 2024, AT 6:00 PM

Our Local Wastewater and Sewer Services

The City of Buena Park operates and maintains 168 miles of sewer lines and has a responsibility to address sewer infrastructure needs to protect the health and safety of residents and our community. Many of the City's sewer pipes were built in the 1950s and are in need of maintenance. Properly maintained pipes and infrastructure safely transport sewage -- essential to maintaining a healthy, safe community.

The City of Buena Park (City) is proposing an increase to the sewer service charge due to the increased costs of operating, maintaining, and improving the City's sewer system. This change will generally result in an increase in sewer service charges on customers' bi-monthly water bill. Without continuing to update current rates, the City does not have the funds needed to continue essential sewer upgrades. The funds would come at the expense of other essential City services.

The bi-monthly water bill includes charges for four different services: water, sewer, trash, and paramedics subscription program. Proposed changes are limited to the sewer service fee. Currently, the sewer service fee consists of an 11% surcharge of the water service charge. So if a water service charge totaled $100, the sewer service charge would be an additional $11. The new proposed sewer service fee is a variable charge based upon the amount of water consumed with three rates for different types of properties: Single-Family Dwelling, Multi-Family Dwelling, and Commercial.

Single-Family Dwellings will be charged a sewer service fee of $0.65 per 1,000 gallons of water consumed. An average customer's bi-monthly bill under the current rates, with a 3/4-inch water meter, using 19 thousand gallons bi-monthly, yields a sewer charge of $9.59. Based on the proposed rate structure, the same property will have a bi-monthly sewer charge of $12.35, an increase of $2.76 every two months.

Multi-Family Dwellings will be charged a sewer service fee of $0.80 per 1,000 gallons of water consumed. An average customer's bi-monthly bill under the current rates varies, but typically will yield a sewer charge between $2.08 and $2.89. Based on the proposed rate structure, these properties will typically have a bi-monthly sewer charge between $4.09 and $6.76, an increase of $2.01 to $3.87 every two months.

Commercial customers will be charged a sewer fee of $0.87 per 1,000 gallons of water consumed.

The City has continually been dedicated to spending your money wisely and proactively preparing for the future. The sewer rate is based upon sound financial planning and budgeting followed by an annual independent audit of expenses.

The City has prepared a report entitled "Wastewater Rate Study" prepared by Tuckfield and Associates and dated August 2023. The Wastewater Rate Study is on file in the office of the City Clerk at 6650 Beach Boulevard, Buena Park, California, and available for public inspection.

The new sewer rates are proposed to be effective February 14, 2024, and will be adjusted each February 14th thereafter through 2028. At the public hearing, the City Council will consider adjusting the Sewer Service Charges, as depicted in the chart below:

Sewer Service Rate Comparison

	Single-Family Dwelling	Multi-Family Dwelling	Commercial
Current Rate	11% Surcharge of Water Service Charge	11% Surcharge of Water Service Charge	11% Surcharge of Water Service Charge
Average Sewer Service Charge	$9.59 every two months	$2.08 - $2.89 every two months	
Proposed Rate	$0.65 per 1,000 gallons of Water Consumed	$0.80 per 1,000 gallons of Water Consumed	$0.87 per 1,000 gallons of Water Consumed
Average Sewer Service Charge	$12.35 every two months	$4.09 - $6.76 every two months	
Average Total Increase	$2.76 every two months	$2.01 - $3.87 every two months	

Comparación de las Tarifas del Servicio de Alcantarillado

	Viviendas-Unifamiliares	Vivienda-Multifamiliar	Comercial
Tarifa Actual	11% Recargo del Cargo del Servicio de Agua	11% Recargo del Cargo del Servicio de Agua	11% Recargo del Cargo del Servicio de Agua
Cargo promedio por servicio de alcantarillado	$9.59 cada dos meses	$2.08 - $2.89 cada dos meses	
Tarifa Propuesta	0.65¢ por 1,000 galones de Agua Consumida	0.80¢ por 1,000 galones de Agua Consumida	0.80¢ por 1,000 galones de Agua Consumida
Cargo promedio por servicio de alcantarillado	$12.35 cada dos meses	$4.09 - $6.76 cada dos meses	
Aumento total promedio	$2.76 cada dos meses	$2.01 - $3.87 cada dos meses	

하수도 요금 비교

	단독 주택	다가구 주택	상업용 건물
현재 요금	11% 수도 서비스 요금 할증료	11% 수도 서비스 요금 할증료	11% 수도 서비스 요금 할증료
평균 하수도 서비스 요금	2개월마다 $9.59	2개월마다 $2.08 - $2.89	
제안 요금	물 소비량 1,000갤런당 $0.65 갤런	물 소비량 1,000갤런당 $0.80 갤런	물 소비량 1,000갤런당 $0.87 갤런
평균 하수도 서비스 요금	2개월마다 $12.35	2개월마다 $4.09 - 6.76	
평균 총 인상	2개월마다 $2.76	2개월마다 $2.01 - $3.87	

CITY OF BUENA PARK
NOTIFICACIÓN DE AUDIENCIA PÚBLICA 13 DE FEBRERO DE 2024, A LAS 6: 00 PM.
2024년 2월 13일 화요일 오후 6시 개최 예정 공청회

Nuestros Servicios Locales de Aguas Residuales y Alcantarillado

El Ayuntamiento de Buena Park opera y mantiene 168 millas de alcantarillado y tiene la responsabilidad de hacer frente a las necesidades de infraestructura de alcantarillado para proteger la salud y la seguridad de los residentes y nuestra comunidad. Muchas de las tuberías de alcantarillado del Ayuntamiento fueron construidas en los años 50 y necesitan mantenimiento. Tuberías e infraestructuras en buen estado transportan las aguas residuales de forma segura, lo que es esencial para mantener una comunidad sana y segura.

El Ayuntamiento de Buena Park (la Ciudad) propone un incremento del precio del servicio de alcantarillado debido al incremento de los costos de operación, mantenimiento y mejora del sistema de alcantarillado de la Ciudad. Este cambio generalmente resultará en un incremento en el pago del servicio de alcantarillado en la factura bimestral de agua de los usuarios. Si no se siguen actualizando las tarifas actuales, la Ciudad no tiene el dinero necesario para continuar con las mejoras esenciales del alcantarillado. Los fondos acudirían a expensas de otros servicios esenciales de la Ciudad.

La factura bimensual del agua incluye cobros por cuatro servicios distintos: agua, alcantarillado, basura y paramédicos. Los cambios propuestos se limitan a la tasa de alcantarillado. Actualmente, la tasa de alcantarillado consiste en un recargo del 11% sobre el cobro del servicio de agua. La nueva cuota de servicio de alcantarillado propuesta es un cobro variable basado en la cantidad de agua consumida con tres tarifas para distintos tipos de propiedades: (1) Vivienda-Unifamiliar, (2) Vivienda-Multifamiliar y (3) Comercial.

A las **Viviendas-Unifamiliares** se les cobrará un cargo por servicio de alcantarillado de .65 ¢ por cada 1,000 galones de agua consumidos. La factura bimensual de un usuario medio con las tarifas actuales, con un contador de agua de ¾ de pulgada y un consumo bimensual de 19.000 galones, supone un cobro de $9.59 por el servicio de alcantarillado. De acuerdo con la estructura de tarifas propuesta, la misma propiedad deberá pagar un cargo bimensual de $12.35, lo que supone un incremento de $2.76 cada dos meses.

Viviendas-Multifamiliares se cobrará una cuota de servicio de alcantarillado de 0.80¢ por 1,000 galones de agua consumida. La factura bimensual promedio de un usuario con las tarifas actuales varía, pero normalmente supondrá un cobro por alcantarillado de entre $2.08 y $2.89. De acuerdo con la estructura de tarifas propuesta, estas propiedades normalmente tendrán un cobro bimensual de alcantarillado de entre $4.09 y $6.76, lo que representa un incremento de $2.01 a $3.87 cada dos meses.

A los usuarios **Comerciales** se les cobrará una tasa de alcantarillado de 0.87¢ por cada 1,000 galones de agua consumida.

La Ciudad se ha dedicado continuamente a gastar su dinero con sensatez y a prepararse de forma proactiva para el futuro. La tasa de alcantarillado se basa en una sólida planificación financiera y presupuestaria seguida de una auditoría anual independiente de los gastos.

La Ciudad ha preparado un informe titulado "Estudio de Tarifas de Aguas Residuales" preparado por “Tuckfield and Associates” y fechado en agosto del 2023. El Estudio de Tarifas de Aguas Residuales se encuentra archivado en la oficina de la Secretaría Municipal, en 6650 Beach Boulevard, Buena Park, California, y está disponible para inspección pública.

Se propone que las nuevas tarifas de alcantarillado entren en vigor el 14 de febrero del 2024, y se ajustarán cada 14 de febrero a partir de esa fecha hasta el 2028. En la audiencia pública, la Ciudad considerará ajustar los Cargos por Servicio de Alcantarillado, como Como se muestra en el gráfico en el lado reverso.

지역 하수 및 폐수 시설

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시 정부는 여러분의 돈을 현명하게 사용하고 미래를 선제적으로 준비하기 위해 지속적으로 노력해 왔습니다. 하수도 요금은 건전한 재정 계획과 예산 책정, 그리고 매년 실시하는 독립적인 비용 감사를 기반으로 합니다.

시 정부에서는 2023년 8월 터크필드 앤 어소시에이츠 (Tuckfield and Associates)가 작성한 "하수도 요금 연구"라는 제목의 보고서를 준비했습니다. 하수도 요금 연구는 캘리포니아주 부에나 파크의 6650 Beach Boulevard에 있는 시 정부 서기 사무소에 보관되어 있으며, 일반인이 열람할 수 있습니다.

새로운 하수도 요금은 2024년 2월 14일부터 적용될 예정이며, 이후 2028년까지 매년 2월 14일에 조정될 예정입니다. 공청회에서 시의회는 반대쪽의 차트에 표시된 대로 하수도 서비스 요금 조정을 고려할 것입니다.



Report to:

City of Buena Park

6650 Beach Boulevard
Buena Park, CA 90622

Report on:

Wastewater Rate Study

Submitted By:

Tuckfield & Associates

Contact: Mr. Clayton Tuckfield
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FINANCIAL CONSULTING
TUCKFIELD & ASSOCIATES
MANAGEMENT CONSULTING

July 2023

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July 28, 2023

Mr. Mina Mikhael, PE
Public Works Director
City of Buena Park
6650 Beach Boulevard
Buena Park, CA 90622

Dear Mr. Mikhael:

I am pleased to present this Wastewater Rate Study (Study) report to the City of Buena Park (City). This Study included a comprehensive review of the City's wastewater revenue and expenses, development of a long-range financial plan, and design of wastewater rates. The rates presented in this report have been developed based on cost of service principles and industry methods that result in fair and equitable rates for the users of the wastewater system in accordance with Proposition 218.

The major objectives of the Study include the following.

- Generate positive levels of income in the Study period
- Maintain operating and capital reserves at or greater than target levels
- Maintain any debt service coverage requirement ratios at or greater than the minimum required
- Meet annual capital replacement spending requirements from the proposed wastewater rates and charges and cash reserves

Several workshops were held with City staff to facilitate discussions regarding wastewater rates. The wastewater revenue, revenue requirements, number of customers, volumes, cost of service allocations, and current and available rate structures were analyzed and discussed that resulted in the rates proposed in this report.

This report includes an executive summary and presents the findings and recommendations for the financial plan and rates for the City's wastewater enterprise system. Tables and figures throughout the report are provided to demonstrate the calculations and document the results.

It has been a pleasure to work with City staff during the performance of this study. If there are any questions, please contact me at (949) 760-9454.

Very Truly Yours,

TUCKFIELD & ASSOCIATES



G. Clayton Tuckfield
President/Project Consultant

Wastewater Rate Study

CITY OF BUENA PARK

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Executive Summary

The City of Buena Park (City) engaged Tuckfield & Associates to perform a comprehensive Wastewater Rate Study (Study) for the City. The Study consisted of developing a long-range wastewater system financial plan, determining the cost of providing wastewater service to City customers, and designing wastewater rates for implementation. The overall objectives of the Study included the following.

1. Ensure revenue is sufficient to meet the annual operation and maintenance (O&M) expense and capital needs of the wastewater system.

2. Ensure that rates are fair and equitable and follow industry cost of service guidelines.

3. Provide revenue stability, preserve the overall financial health of the wastewater system, and maintain adequate operating and capital reserves.

This report documents the assumptions, cash position, methodologies, analyses, and proposed rates developed during the Study. The executive summary provides an overview of the Study, including recommendations of wastewater rates for the period fiscal year (FY) 2023-24 to FY 2027-28 (the "Study Period").

Background

The City provides wastewater service to a population of about 83,500 (California Department of Finance, January 2023), covering a service area of about 11 square miles. The City serves predominantly residential customers while also serving a mix of commercial, industrial, and entertainment customers. The City's largest water users consist of Ameripec, Knotts Berry Farm, and Los Coyotes Country Club.

The City owns, operates, and maintains a collection system that collects wastewater from the City's customers through 168 miles of sewer lines of various sizes. The collection system does not have lift stations and all wastewater flows by gravity. The wastewater collected is discharged into a large trunk sewer owned by the Orange County Sanitation District (OCSD) for wastewater treatment service and disposal at OCSD's treatment plant. OCSD's treatment and disposal charges are placed on the county tax rolls for payment.

Method

To meet the objectives discussed above, general tasks employed to complete the wastewater rate study and design rates include the following.

1. Developing long-term financial plans that meet the wastewater utilities' operating revenue requirements while adequately funding reserves in accordance with industry best practices and the City's goals.

2. Conducting cost of service (COS) analyses that establishes a connection between the cost to serve customers and the responsibility of each class, in compliance with Proposition 218 and based on industry standard methodologies.

3. Designing five years of wastewater rates that comply with Proposition 218 and ensure financial sufficiency to fund operating costs over the study period.

Working with City staff, the objectives were prioritized to design appropriate wastewater rates. These prioritized objectives included considering a rate structure that promotes fairness and equity between customer classes, that allows ease of customer understanding, recognizes affordability, and minimizes impacts to customers. The proposed wastewater rates and the wastewater rate structure proposed in this Study are recommended to best meet these objectives. Wastewater costs and financial planning were discussed with City staff to minimize financial impacts to the greatest extent possible.

Process and Approach

Several meetings were held with City staff to discuss and understand the objectives, characteristics, and challenges of the City's wastewater utility. The meetings provided an opportunity to develop the recommendations and results detailed in this report. Various assumptions and inputs were confirmed and an iterative process was used to view several scenarios to determine the recommended financial plan and rates for service.

A cost of service and rate model was developed and used to analyze various rate scenarios to fully fund the wastewater utilities' operating revenue requirements through fair, equitable, and defensible cost-based rates. The COS analysis and resulting wastewater rates are developed using the principles established by the Water Environment Federation's (WEF) Financing and Charges for Wastewater Systems Manual of Practice No.27.

Cost-Based Rate-Setting Methodology

To develop wastewater rates that comply with Proposition 218, meet industry standards, and accomplish the City's goals for the study, four major steps were followed as discussed below.

Revenue Requirement Calculation

The first step in the rate-making process is to determine the adequate and appropriate level of funding for a given utility. The annual costs of providing wastewater service, or revenue requirement, for the forward-looking financial plan considers the short-term and long-term service objectives of the utility over the planning horizon. The financial plan includes consideration of capital facilities, operations and maintenance (O&M), non-rate sources of revenues, and financial reserve policies to determine the adequacy of a utility's current rates to recover its costs. Several factors affect these projections, including the number of customers served, water use trends, non-recurring revenues, conservation, use restrictions, inflation, interest rates, capital financing needs, and other changes in operating and economic conditions, among others.

Cost of Service Analyses

The cost-of-service analysis utilized to develop the wastewater rates follows the guidelines for allocating costs outlined in the Water Environment Federation (WEF) Manual of Practice No. 27. The cost-of-service analysis and rate design process consists of the major steps outlined below.

1. Allocate functionalized O&M expenses to cost components that may include wastewater flow, strength, customer, and general.

2. Develop customer class characteristics and units of service by cost component.

3. Calculate the unit cost rate of each cost component by dividing the total cost of each cost component by the total units of service for that component.

4. Calculate the cost of service for each customer class by multiplying the unit cost by the units of service for each customer class.

Wastewater Rate Design

Rates are designed to recover the various customer classes' cost of service and achieve the City's objectives. Within the legal framework and industry standards, properly designed rates should support and optimize a blend of objectives, such as revenue stability, conservation, affordability, and customer understanding, among others. Rates act as a public information tool in communicating these objectives to customers.

Wastewater Rate Adoption

Wastewater rates proposed for implementation must comply with Proposition 218. Proposition 218 was enacted by the voters to ensure that fees and charges for wastewater service to a property are

proportional to, and do not exceed, the cost of providing service. The wastewater rates developed in this study were designed based on industry standards and following the state's Proposition 218 legal requirements. The methodology allocates costs consistent with the function of wastewater facilities and their associated costs. This report documents the proposed rates and provides the basis upon which the rates were calculated, the rationale and justifications behind the proposed charges, any changes to rate structures, and anticipated financial impacts to ratepayers.

Current Wastewater Rates

Wastewater customers of the City are currently charged eleven percent (11%) of their water bill. The customer's bi-monthly water bill charges a fixed charge based on their meter size and a water volume usage rate for every 1,000 gallons of water read from their water meter. The wastewater revenue received is dependent upon the water sales volumes of the City's water system.

Wastewater Financial Plan

A financial plan was developed for the wastewater enterprise that projected revenue and revenue requirements (costs) for the system. The proposed financial plan detailed in this report follows industry standards for long-term financial planning. Working closely with City staff, revenues and expenses were projected to reinforce sound fiscal management practices. The financial plan utilizes fiscal year (FY) 2022-23 as the first year and then projects FY 2023-24 through FY 2027-28 as the five-year rate-setting period. Each fiscal year begins on July 1 and ends on June 30. The proposed rates were developed for implementation beginning on January 1, 2024 and each January 1 thereafter through FY 2027-28.

The financial plan relies on reasonable assumptions based on industry indices, such as general inflation from the Consumer Price Index (CPI), and input from City staff. The financial plan's operation and maintenance expense increases annually which reflects a weighted average of inflation across several categories including personnel costs, energy, and general.

The financial plan maintains the existing City's goals for cash reserves. The reserves include an Operating Reserve of 25 percent (90 days) of operation and maintenance expense and a Capital Reserve equal to the average annual spending of the City's wastewater capital improvement plan (CIP).

Wastewater Financial Plan Results

Table ES-1 below presents the results of the financial plan and the proposed revenue increases necessary to maintain the revenue sufficiency, fund the operating and capital requirements, and achieve the reserve targets of the wastewater enterprise. The proposed revenue adjustments

represent increases to total revenue received from rates, necessary to recover the projected O&M expense and CIP spending and achieve cash reserve goals.

Table ES-1
Proposed Wastewater Revenue Adjustments

Revenue Adjustment	Projected				
	FY 23-24 [1]	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Effective Date	January 1, 2024	January 1, 2025	January 1, 2026	January 1, 2027	January 1, 2028
Percent Adjustment	42.5%	3.0%	3.0%	3.0%	3.0%

[1] The revenue adjustment this year may not match Tables ES-2 and Figure ES-3 due to rate structure change and cost of service adjustments.

Figure ES-1 illustrates the 10-year financial plan for FY 2022-23 to FY 2031-32. The stacked bars represent the cost of the utility including O&M expense (blue bars), CIP spending (green bars), and contribution to cash reserves (purple bars). Current revenues (black line) are not sufficient to meet projected future costs. If the revenue adjustments from Table ES-1 are implemented, projected revenues with the increases (red line) will meet annual revenue requirements and accumulate cash reserves to target levels.

Figure ES-1
Wastewater Financial Plan

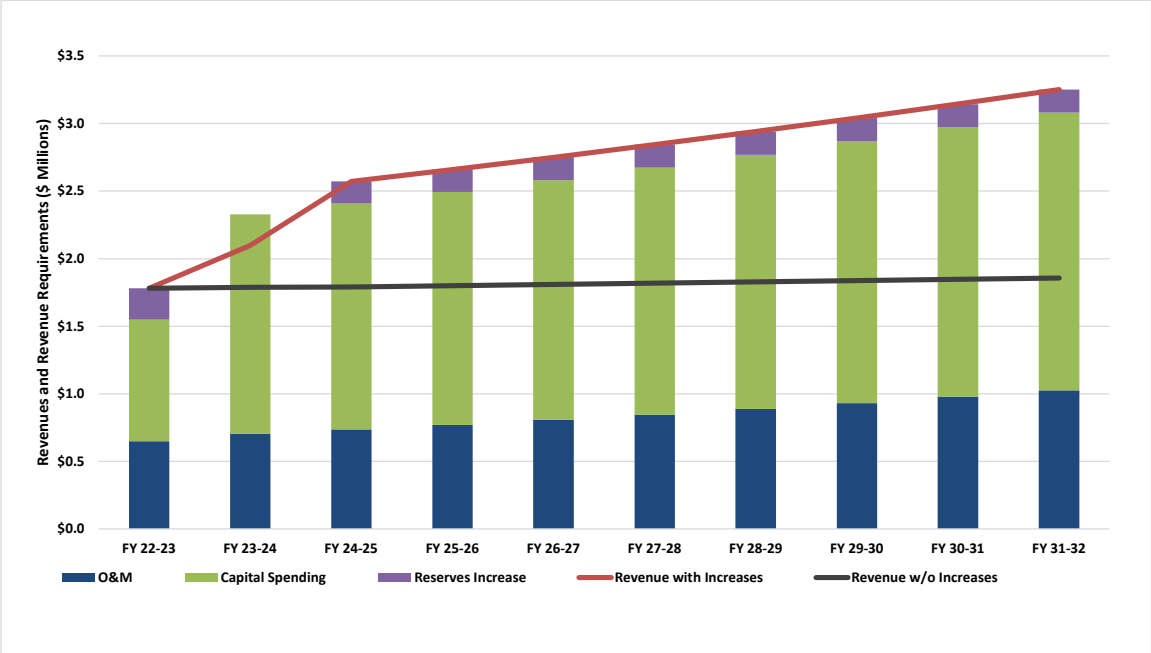
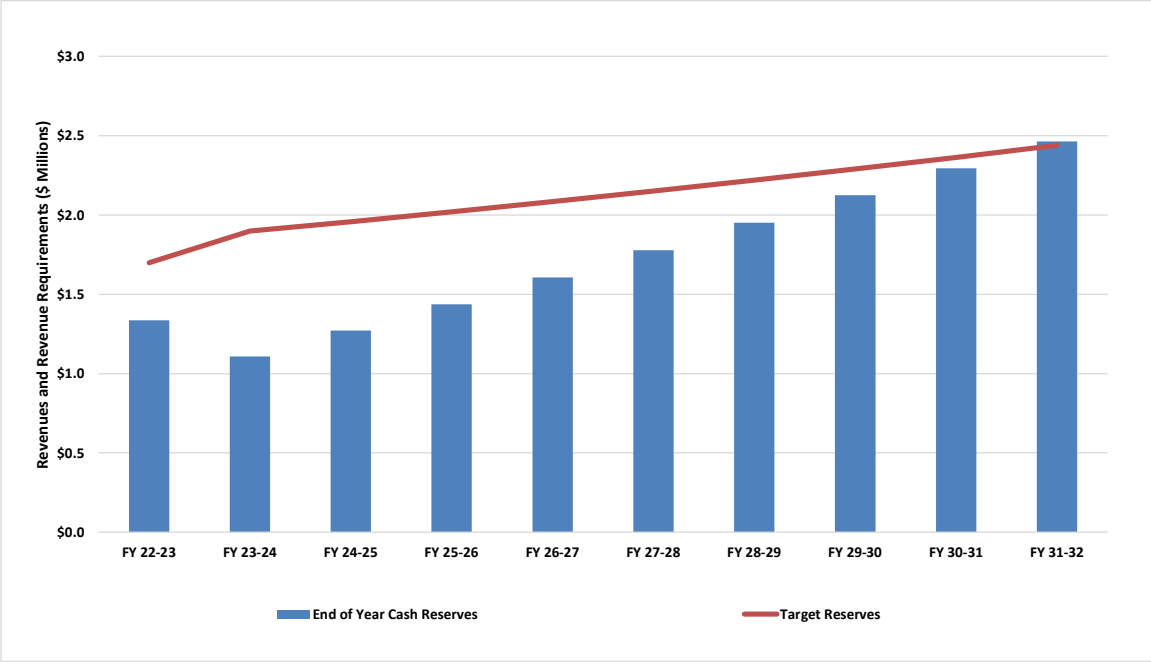


Figure ES-2 shows the end of year cash balance of the wastewater utility for FY 2022-23 to FY 2031-32. The figure indicates that if the revenue adjustments are implemented, the wastewater utility will achieve the operating and capital target reserves by the 10th year in FY 31-32.

Figure ES-2
Comparison of Wastewater End of Year Cash Balances with Target Reserves



Proposed Wastewater Rate Structure and Rates

Workshops were conducted with City staff that explored various rate structures which could be used for wastewater systems. The City's options for rate structures were limited due to the information that was available from the City.

The current wastewater charge is equal to 11 percent of the customer's water bill. The rate structure selected to replace it is a variable rate structure that charges for wastewater service based on metered water consumption. A customer will be charged according to one of three classifications consisting of Single-family Residential (SFR), Multifamily Residential (MFR), and Commercial (COM).

Table ES-2 presents the proposed usage rates for the next five years of FY 2023-24 through FY 2027-28 based on the Study recommendations. The rates are based on the COS analyses, discussions with City staff, and proposed revenue adjustments in Table ES-1.

Table ES-2
Current and Proposed Wastewater Fixed and Variable Charges

	Current Rates	Jan 1, 2024	Jan 1, 2025	Jan 1, 2026	Jan 1, 2027	Jan 1, 2028
Meter Size	Fixed Charge ($ per bi-month)					
5/8 or 3/4-inch	$4.59					
1-inch	$7.65					
1 1/2-inch	$15.30					
2-inch	$24.47					
3-inch	$48.95					
4-inch	$76.48					
6-inch	$152.96					
8-inch	$244.73					
10-inch	$351.80					
Customer Class	Variable Charge ($ per 1,000 gal)					
Single Family	$0.26	$0.65	$0.67	$0.69	$0.71	$0.73
Multi-family	$0.26	$0.80	$0.82	$0.85	$0.87	$0.90
Commercial	$0.26	$0.87	$0.89	$0.92	$0.95	$0.98

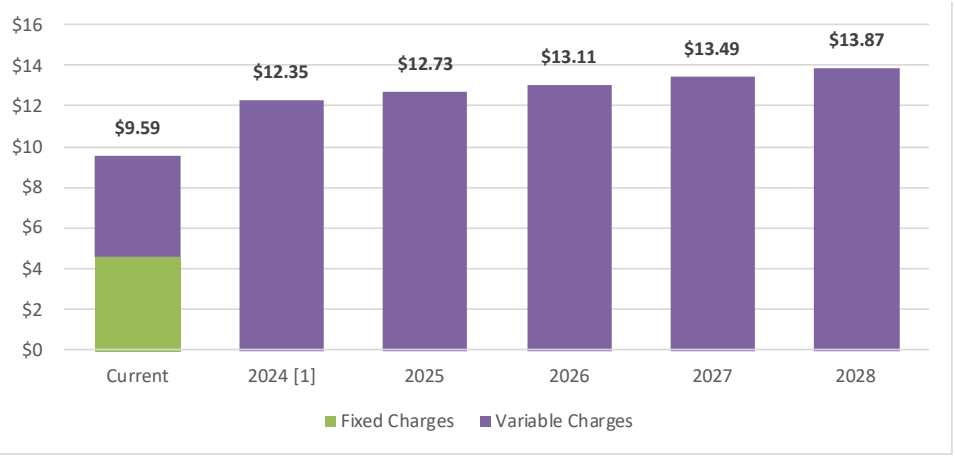
Wastewater Bill Impacts

SFR customers represent 90 percent of the total number of customers of the wastewater system. The average SFR customer with a 3/4-inch meter (84 percent of SFR users) using the average water consumption of 19 thousand gallons (kgal) bi-monthly will have an increase in their wastewater bill from $9.59 to $12.35, an increase of $2.76 or 28.8 percent. Table ES-3 shows the bi-monthly bills at various levels of water use. Figure ES-3 shows how the average bi-monthly bill will increase with the proposed wastewater rates.

Table ES-3
Comparison of Current Single-family Residential Bi-monthly Wastewater Bills
With 3/4-inch Meter With Proposed Bills Using January 2024 Wastewater Rates

		Current Bill			Proposed FY 23-24 Bill				
Descrip	Use (HCF)	Service Charge	Volume Charge	Current Bill	Service Charge	Volume Charge	Proposed Bill	Dollar Difference	Percent Change
	0	$4.59	$0.00	$4.59	$0.00	$0.00	$0.00	($4.59)	-100.0%
	5	$4.59	$1.31	$5.90	$0.00	$3.25	$3.25	($2.65)	-44.9%
	10	$4.59	$2.63	$7.22	$0.00	$6.50	$6.50	($0.72)	-10.0%
	15	$4.59	$3.94	$8.53	$0.00	$9.75	$9.75	$1.22	14.3%
Average	19	$4.59	$5.00	$9.59	$0.00	$12.35	$12.35	$2.76	28.8%
	25	$4.59	$6.57	$11.16	$0.00	$16.25	$16.25	$5.09	45.6%
	30	$4.59	$7.89	$12.48	$0.00	$19.50	$19.50	$7.02	56.3%
	50	$4.59	$13.15	$17.74	$0.00	$32.50	$32.50	$14.76	83.2%

Figure ES-3
Comparison of Current and Future Single-family Residential
Bi-monthly Wastewater Bills with 3/4-inch Meter at 19 kgal

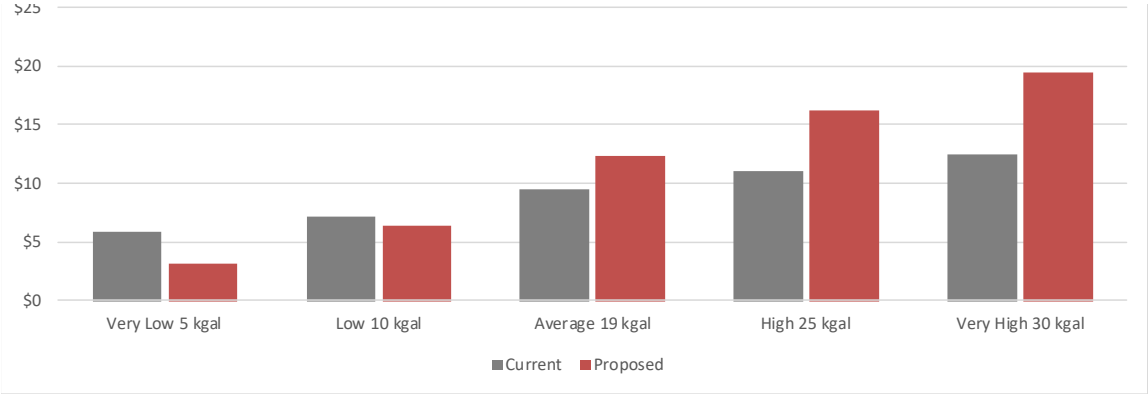


		Proposed				
SFR Charges	Current	Jan 1, 2024 [1]	Jan 1, 2025	Jan 1, 2026	Jan 1, 2027	Jan 1, 2028
Fixed Charges	$4.59	$0.00	$0.00	$0.00	$0.00	$0.00
Variable Charges	$5.00	$12.35	$12.73	$13.11	$13.49	$13.87
Total Charges	$9.59	$12.35	$12.73	$13.11	$13.49	$13.87
Dollar Change		$2.76	$0.38	$0.38	$0.38	$0.38
Percent Change [2]		28.8%	3.1%	3.0%	2.9%	2.8%

[1] The percentage change in this year does not match overall increase due to cost of service adjustments.
[2] The percentage change in years after the first year may not match overall increases due to rounding.

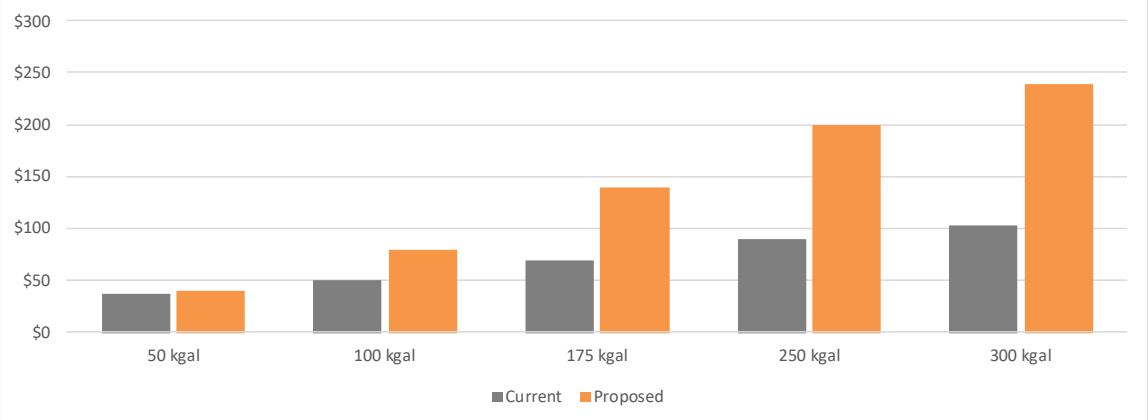
Figures ES-4, ES-5, and ES-6 present bi-monthly wastewater bill impacts to SFR, MFR, and COM wastewater bills respectively at various levels of usage from the implementation of the proposed January 1, 2024 wastewater rates. The meter sizes chosen for SFR and MFR are the most common for the class.

Figure ES-4
Single-family Residential Bi-monthly Wastewater Bill Impacts with 3/4-inch Meter
Using Proposed January 1, 2024 Wastewater Rates



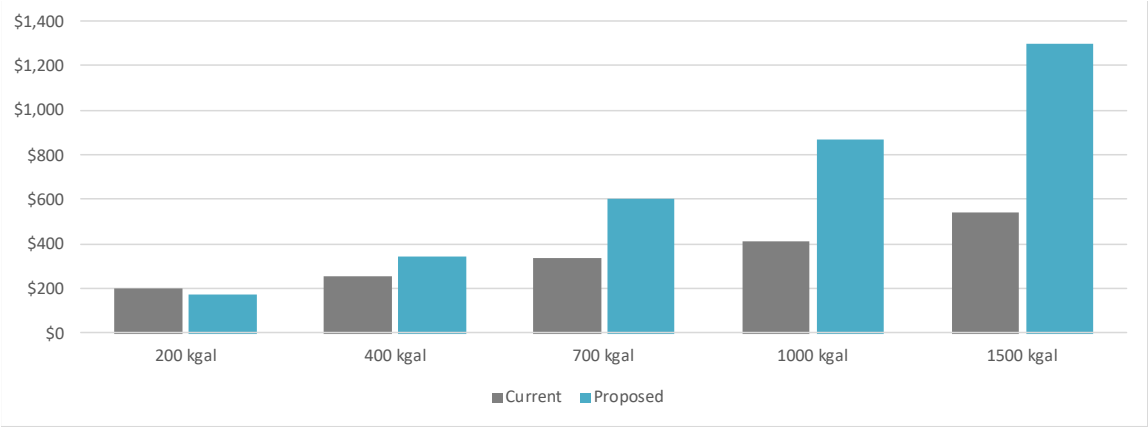
	Very Low 5 kgal	Low 10 kgal	Average 19 kgal	High 25 kgal	Very High 30 kgal
Current	$5.90	$7.22	$9.59	$11.16	$12.48
Proposed	$3.25	$6.50	$12.35	$16.25	$19.50
Dollar Change	($2.65)	($0.72)	$2.76	$5.09	$7.02
Percent Change	-44.9%	-10.0%	28.8%	45.6%	56.3%

Figure ES-5
Multifamily Residential Bi-monthly Wastewater Bill Impacts with 2-inch Meter
Using Proposed January 1, 2024 Wastewater Rates



	50 kgal	100 kgal	175 kgal	250 kgal	300 kgal
Current	$37.62	$50.76	$70.48	$90.20	$103.34
Proposed	$40.00	$80.00	$140.00	$200.00	$240.00
Dollar Change	$2.38	$29.24	$69.52	$109.80	$136.66
Percent Change	6.3%	57.6%	98.6%	121.7%	132.2%

Figure ES-6
Commercial Bi-monthly Wastewater Bill Impacts with 6-inch Meter
Using Proposed January 1, 2024 Wastewater Rates



	200 kgal	400 kgal	700 kgal	1000 kgal	1500 kgal
Current	$205.54	$258.12	$336.99	$415.86	$547.31
Proposed	$174.00	$348.00	$609.00	$870.00	$1,305.00
Dollar Change	($31.54)	$89.88	$272.01	$454.14	$757.69
Percent Change	-15.3%	34.8%	80.7%	109.2%	138.4%

Wastewater Survey

A wastewater rate survey was conducted for neighboring communities to the City of Buena Park. Table ES-4 provides the rate structures used by local communities selected by the City. The table shows that the cities of Brea and Stanton use a fixed charge rate structure whereas Placentia, Fullerton, and La Palma use a variable rate structure.

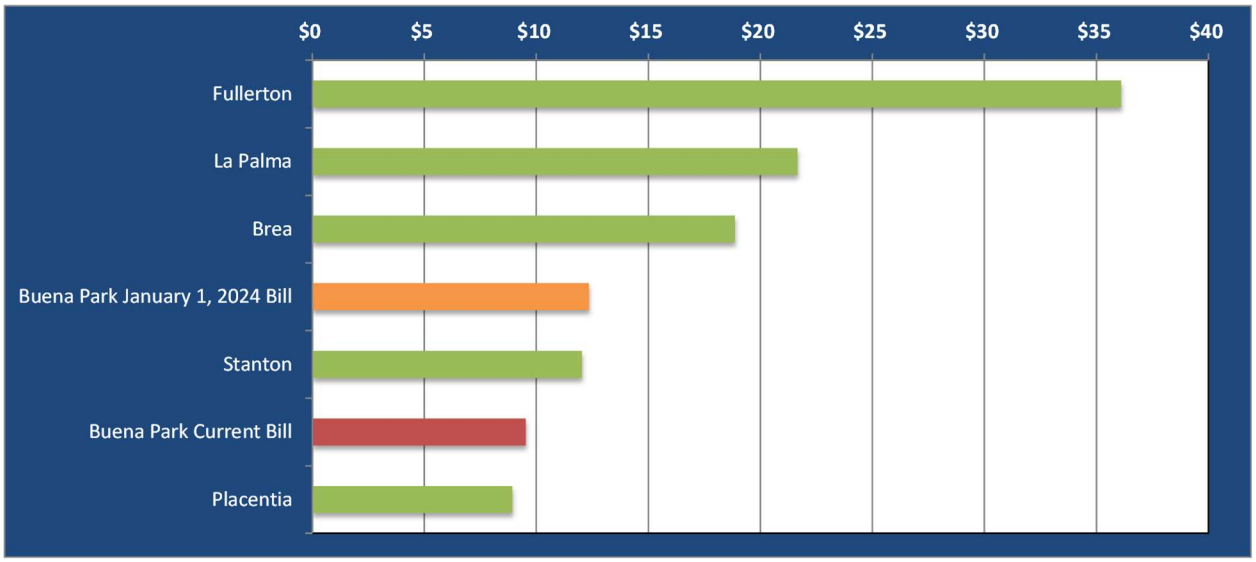
Table ES-4
Local Community Rate Structures

City	Rate Structure	SFR		MFR		Commercial	
		Fixed	Variable	Fixed	Variable	Fixed	Variable
		$/bi-mo	$/1,000 gal	$/bi-mo	$/1,000 gal	$/bi-mo	$/1,000 gal
Brea	Fixed	$18.86		$11.82		$156.26	[1]
Stanton	Fixed	$12.04		$9.63		12.04 [2]	
Placentia	Variable		$0.47		$0.52		$0.49
Fullerton	Variable		$1.90		$1.90		$1.90
La Palma	Variable		$1.14		$1.14		$1.14

[1] A fixed charge that varies based on assigned w astew ater flow in feet per minute.
[2] Charge per 1,000 sf for standard commercial customer.

Chart ES-1 has been prepared to compare the City's average SFR wastewater bill with those of other communities, both with a 3/4-inch meter using the City's SFR average consumption of 19 kgal per month. The communities selected are local to the City and were based on discussions with City staff. The chart indicates that the City's SFR wastewater bill with the January 1, 2024 increase will be in the mid-range of the communities listed.

Chart ES-1
Comparison of Buena Park Single-family Residential Bi-monthly Wastewater Bills
with Other Communites with 3/4-inch Meter Using 19 kgal



Note: Above table uses wastewater rates in effect July 2023. Bills are based on each agency's published rate schedule. City of Buena Park January 2024 bill is based on the rate structure and rates in Table ES-2.

Introduction

The City of Buena Park (City) engaged Tuckfield & Associates to perform a Wastewater Rate Study (Study) for its wastewater collection system. This Study develops pro forma statements of revenues and revenue requirements, determines the cost of providing service to customer classifications, and designs new rates and charges for implementation.

Objectives

The objectives of this Study are to (1) ensure revenue is sufficient to meet the annual operation and maintenance (O&M) expense and capital needs of the wastewater system, (2) ensure that rates are fair and equitable and follow industry cost of service guidelines, and (3) provide revenue stability, preserve the overall financial health of the wastewater system, and maintain adequate operating and capital reserves.

Scope of the Study

Numerous workshops were conducted with City staff to discuss the issues, assumptions, and rate structures associated with designing the wastewater rates proposed in this Study. This report includes the findings and recommendations from the workshops and from analyzing the wastewater system's financial status and related capital improvement plan (CIP) projects. Historical trends were analyzed from data supplied by the City showing the number of customers, volumes, revenue, and revenue requirements.

Revenue requirements include operation and maintenance (O&M) expense, routine capital outlays, CIP funding, debt service, and additions to reserves. Changing conditions such as additional facilities, system growth, employee additions/reductions, and non-recurring maintenance expenditures are recognized. Inflation for ongoing expenditures is included to reflect cost escalation.

The financial plan and rates developed herein are based on funding of the CIP and estimates of FY 2022-23 O&M expenses provided by the City. Deviation from the financial plans, construction cost estimates and funding requirements, major operational changes, or other financial policy changes that were not foreseen, may result in the need for lower or higher revenue than anticipated. It is suggested that the City conduct an update to the rate study at least every three to five years for prudent rate planning.

Assumptions

Several assumptions were used to conduct the Study for the period FY 2022-23 to FY 2027-28. The assumptions included growth rates in customer accounts and related consumption, interest earnings rates, and expense inflation factors for projecting revenue and expense. The financial planning assumptions are provided in Table 1.

Table 1
Assumptions and Planning Factors

Description	Value
Annual Account & Demand growth [1]	
Residential	0.25%
All Other	0.25%
Interest earnings on fund reserves (annual)	2.50%
Cost Escalation	
Personnel Services [2]	5.0%
Benefits	8.0%
Electrical Power	3.0%
Chemicals	3.0%
All Other Operations & Maintenance	2.0%
Capital	3.0%

[1] Annualized growth in sewer accounts is based on historical information provided by staff.
[2] Personnel Services growth in staffing, promotions, and inflation is 5.0% annually.

Reserve Policy

The City's goal is to provide operating and capital cash reserves for its wastewater system consistent with its needs. The reserves provide a means to meet unanticipated reductions in revenues, meet changes in the costs of providing services, provide for fixed asset repair and replacement, natural disaster needs, and other issues. The reserves levels also provide guidelines to maintain the financial health and stability of the wastewater enterprise. The reserve types and the amount of reserves used in this Study are discussed below.

Operating Reserve

The purpose of the Operating Reserve is to provide working capital to meet cash flow needs during normal operations and support the operation, maintenance, and administration of the utility. This reserve

ensures that operations can continue should there be significant events that impact cash flows. The target balance to be maintained is 25 percent (90 days) of the annual wastewater operating expense budget which may increase annually with the City's future expense budgets.

Capital Replacement Reserve

The purpose of the Capital Replacement Reserve is to fund future replacement of fixed assets and fund Capital Improvement Plan (CIP) projects. The capital reserves are used to fund the replacement of collection lines and other collection facilities and equipment as they reach their useful life or obsolescence. The reserve target has been established as the average annual CIP spending over the next five years.

Beginning Balances and Reserve Targets

As of June 30, 2022, the City's beginning reserve balances for the wastewater enterprise are listed in Table 2 below. The reserves are used in developing the financial plan for the wastewater utility system. The Target Reserves are also provided in the table. The table indicates that the current cash reserves for the wastewater system are slightly lower than desired based on the City's goals and will be increased through the rates designed in this Study.

Table 2
June 30, 2022 Beginning Fund Balances and Reserve Targets

Reserve Type	Wastewater	
	Reserve Balance	Reserve Target
Operating Fund Reserve	$162,000	$162,000
Capital Replacement Reserve	$941,468	$1,537,400
Total	$1,103,468	$1,699,400

Wastewater Financial Planning

Financial planning for the wastewater enterprise includes identifying and projecting revenues and revenue requirements of the wastewater system for a five-year planning period. Estimates of revenue from various sources are compared with the projected revenue requirements. This comparison allows

the review of the sufficiency of existing revenue to meet projected annual revenue requirements, which provides the basis for any revenue adjustments. New wastewater rates and charges are created in a later section of this report to recover the City's projected annual operating and capital costs associated with the wastewater system.

This section discusses the current wastewater rates, user classifications, revenues and revenue requirements, planned CIP projects and financing sources, and proposed revenue adjustments.

Current Wastewater Rates

The current wastewater rates consist of charges to all wastewater system customers equal to 11 percent of their water bill. When a customer receives their bi-monthly bill, a line item on the bill shows the total water bill and then a separate line item for the wastewater bill.

Wastewater User Classifications

Number of Customers

The City's wastewater customer classifications are the same as the water customers with the exception of Irrigation customers. Since landscape irrigation water use does not return to the sewer collection system, these customers are not charged for wastewater service. The wastewater customer classifications are Single-family Residential SFR), Multifamily residential (MFR), and Commercial (COM) classifications.

Residential customers account for about 90 percent of the total accounts served by the wastewater system. Growth in all accounts reflects the City's historical growth pattern of 0.25%, which is about 40 new accounts annually for the SFR class. Table 3 provides the historical and projected average number of accounts/customers by classification.

Table 3
Historical and Projected Average Number of Wastewater Customers by Classification

Customer Class	Historical	Projected					
	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Number of Accounts							
Single Family	16,865	16,907	16,949	16,991	17,033	17,076	17,119
Multi-family	690	692	694	696	698	700	702
Commercial	1,069	1,072	1,075	1,078	1,081	1,084	1,087
Total Accounts	18,624	18,671	18,718	18,765	18,812	18,860	18,908

Number of Water Meters of Wastewater Customers

Table 4 provides a summary of the current average number of wastewater customers by meter size. The majority of SFR customers have 3/4-inch meters (84 percent) installed at the service location. MFR customers show a range of meter sizes from 3/4-inch to 6-inch with 2-inch being the most common. COM customers have a wider range of meter sizes from 3/4-inch to 10-inch with 2-inch being the most common. It is assumed that all new SFR customers will have 1-inch meters installed at the service location and this is the minimum size for new meter installations for the City's customer base.

Table 4
FY 2021-22 Wastewater Accounts by Meter Size

Type of Use	3/4"	1"	1.5"	2"	3"	4"	6"	8"	10"
Number of Accounts									
Single Family	14,218	2,609	31	7					
Multi-family	125	183	173	191	12	3	3		
Commercial	254	180	171	352	57	43	6	4	2
Total Number of Accounts	14,597	2,972	375	550	69	46	9	4	2

Water Sales Volumes of Wastewater Customers

Table 5 provides the historical and projected water sales volumes of wastewater customers by classification. Water sales volumes were projected by recognizing the growth in the number of accounts and the FY 2021-22 use per customer. SFR customers account for more than 52 percent of the water sales volumes of wastewater customers.

The water sales volumes of wastewater customers are used to estimate wastewater discharge volumes by classification. The wastewater discharge volumes (wastewater flow) are used for cost allocation purposes to assign cost responsibility to customer classes.

Table 5
Historical and Projected Water Consumption of Wastewater Customers (1,000 gallons)

Description	Historical	Projected [1]					
	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Single Family	1,935,749	1,772,322	1,776,725	1,781,128	1,785,531	1,790,038	1,794,546
Multi-family	649,050	594,255	595,733	597,211	598,690	600,168	601,646
Commercial	1,102,280	1,009,538	1,012,363	1,015,188	1,018,013	1,020,838	1,023,664
Total Projected Consumption	3,687,079	3,376,115	3,384,821	3,393,527	3,402,234	3,411,044	3,419,856

[1] Forecast assumes that the use per customer from FY 21-22 and applied to the number of customers.

Wastewater Financial Plan

The financial plan provides the means of analyzing the sufficiency of revenue to meet revenue requirements of the wastewater system, the impact on reserves, and the ability to fund on-going O&M expense and capital infrastructure requirements. Discussed below are the projection of revenue, O&M expense, CIP needs of the wastewater system and its financing, and revenue adjustments needed to maintain a sustainable wastewater enterprise.

Revenues

The Sewer Fund receives revenue from charges for wastewater service and miscellaneous sources. Wastewater service revenue is received by from current wastewater charges equal to an 11 percent surcharge on water revenue. Table 6 provides the projection of wastewater service revenue for the City.

Table 6
Projected Rate-based Wastewater Revenue from Current Rates

Description	Projected					
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Wastewater Service Revenues						
Wastewater Charges [1]	$1,751,383	$1,756,441	$1,761,453	$1,766,713	$1,772,211	$1,777,343
Total Wastewater Service Revenue	$1,751,383	$1,756,441	$1,761,453	$1,766,713	$1,772,211	$1,777,343

[1] Charges for wastewater service are 11 percent of the customer's water bill.

Miscellaneous Revenue

Currently only interest income is identified as a miscellaneous source of revenue for the wastewater system. Table 7 below provides the projection of interest income.

Table 7
Projected Wastewater Miscellaneous Revenue

Description	Projected					
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Interest Income	$30,496	$30,548	$29,729	$33,850	$38,053	$42,320
Total Miscellaneous Revenues	$30,496	$30,548	$29,729	$33,850	$38,053	$42,320

Revenue Requirements

Revenue requirements of the wastewater system include expenses associated operating and maintaining the wastewater system and annual capital improvement spending on replacement and new improvements.

Operation and Maintenance Expense

O&M are an on-going obligation of the wastewater system and such costs are normally met from wastewater service revenue. O&M includes the cost to operate and maintain the wastewater collection system and lift stations facilities. Costs also include personnel services, technical services and other general and administrative expenses.

O&M has been projected recognizing the major expense categories of personnel services, electric power expense, chemicals, capital outlay, and all other expenses. Personnel costs consist of salaries and benefits expense of those personnel directly involved with providing wastewater service. Salaries expense is projected to increase by 5 percent annually while benefits expense is also projected to increase by 8 percent annually. Electric power expense is projected to increase annually at 3 percent while chemicals expense increases by 3 percent. All other O&M expenses are projected to increase by 2 percent annually. Capital outlay is projected to increase by 3 percent annually. Table 8 provides a summary of the wastewater O&M expenses for the Study period.

Table 8
Projected Wastewater Operation and Maintenance Expense

	Projected					
Description	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Personnel Services						
Regular Salaries and Overtime	$265,583	$295,729	$310,662	$326,352	$342,840	$360,166
Benfits	139,685	159,911	172,705	186,522	201,444	217,557
Subtotal	$405,268	$455,640	$483,367	$512,874	$544,284	$577,723
Wastewater Operations and Maintenance						
Prof / Contractual Service	$39,250	$40,035	$40,836	$41,653	$42,486	$43,336
Professional Services - City	12,600	12,852	13,109	13,371	13,638	13,911
Equipment Rental and Maintenance	165,260	168,565	171,936	175,374	178,881	182,458
Lab/Chemicals Supplies	1,500	1,545	1,591	1,639	1,688	1,739
Supplies	6,220	6,344	6,471	6,601	6,733	6,867
Machinery Equip	10,155	10,358	10,565	10,776	10,992	11,212
All Other	8,845	9,022	9,202	9,385	9,574	9,764
Subtotal	$243,830	$248,721	$253,710	$258,799	$263,992	$269,287
Total Wastewater System O&M Expense	$649,098	$704,361	$737,077	$771,673	$808,276	$847,010

Wastewater Capital Improvement Program

The City has developed a CIP that lists wastewater capital expenditures for FY 2022-23 through FY 2027-28, presented in Table 9. The CIP consists of various miscellaneous sewer improvements, utility main lining, sewer manhole rehabilitations, and other CIP sewer projects that the City estimates are needed to maintain a safe and reliable wastewater system for its citizens and service area. The City estimates that it will spend approximately $9.5 million over this period. The CIP is proposed to be funded through City wastewater rates and charges revenue and cash reserves.

Table 9
Wastewater Capital Improvement Program [1]

Description	Projected					
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Misc. Sewer System Imp.	$100,000	$103,000	$106,100	$109,300	$112,600	$115,900
Utility Main Lining	500,000	515,000	530,500	546,400	562,800	579,600
Sewer Manhole Rehab	300,000	309,000	318,300	327,800	337,700	347,800
CIP Project(s) - Sewer	-	695,300	716,100	737,600	759,700	782,500
Total Wastewater CIP	**$900,000**	**$1,622,300**	**$1,671,000**	**$1,721,100**	**$1,772,800**	**$1,825,800**

[1] City provided information.

Wastewater Financial Plan

A financial plan has been prepared for the wastewater utility that includes the revenues and revenue requirements that were identified for the wastewater system. The plan is presented in Table 10 and incorporates specific financial planning goals to provide guidance to maintain the health of the wastewater utility on an on-going basis. The goals included the following items.

- Generate positive levels of income in each year of the Study period
- Provide funding of the capital improvement plan requirements
- Maintain the operating and capital reserves at or greater than Target levels
- Maintain any debt service coverage requirement ratios at or greater than the minimum required

Proposed Revenue Adjustments

Table 10 provides the annual revenue increases recommended to meet the financial planning goals for the five-year Study period. The financial plan indicates that annual revenue increases of 42.5 percent are recommended on January 1, 2024 followed by 3.0 percent increases annually on each January 1 through FY 2027-28. The increases are necessary to meet the planning goals discussed above.

Table 10
Wastewater Financial Plan

Description	Projected					
	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Proposed Revenue Increase (January 1)		**42.5%**	**3.0%**	**3.0%**	**3.0%**	**3.0%**
Wastewater Operations						
Revenue						
Projected Wastewater Service Revenue [1]	$1,751,383	$1,756,441	$1,761,453	$1,766,713	$1,772,211	$1,777,343
Total Additional Wastewater Service Revenue [2]	0	311,036	779,994	858,794	940,477	1,024,817
Interest Income [3]	30,496	30,548	29,729	33,850	38,053	42,320
Total Revenues	$1,781,879	$2,098,025	$2,571,176	$2,659,357	$2,750,741	$2,844,480
Revenue Requirements						
Operation and Maintenance Expense	$649,098	$704,361	$737,077	$771,673	$808,276	$847,010
Total Revenue Requirements	$649,098	$704,361	$737,077	$771,673	$808,276	$847,010
Net Funds Available Before Capital	**$1,132,781**	**$1,393,664**	**$1,834,099**	**$1,887,684**	**$1,942,465**	**$1,997,470**
Wastewater Capital						
Capital Improvement Program	$900,000	$1,622,300	$1,671,000	$1,721,100	$1,772,800	$1,825,800
Total Capital Improvement Spending	$900,000	$1,622,300	$1,671,000	$1,721,100	$1,772,800	$1,825,800
Net Funds After Capital	$232,781	($228,636)	$163,099	$166,584	$169,665	$171,670
Available Operating and Capital Reserves						
Available Reserves						
Beginning available reserves [4]	$1,103,468	$1,336,249	$1,107,613	$1,270,712	$1,437,296	$1,606,961
Additions (reductions)	232,781	(228,636)	163,099	166,584	169,665	171,670
Ending available reserves	1,336,249	1,107,613	1,270,712	1,437,296	1,606,961	1,778,631
Target Reserves [5]	1,834,400	1,898,600	1,958,300	2,020,500	2,084,300	2,150,800
Above (below) Target	**($498,151)**	**($790,987)**	**($687,588)**	**($583,204)**	**($477,339)**	**($372,169)**

[1] Projected Revenue from Table 6.
[2] Additional revenue from proposed rate adjustments.
[3] Interest earnings on the average fund balance calculated at 2.50%.
[4] The available beginning FY 22-23 cash balance provided by City.
[5] Target reserve includes both operating and capital reserve targets.

A graphical depiction of the revenue and revenue requirements from Table 10 is presented in Figure 1. Revenue using the current rates is shown as the black line while revenue with increases described above is shown as the red line. The figure shows that implementation of the proposed revenue increases will provide sufficient revenue to allow the wastewater enterprise to meet its annual O&M expense, capital spending requirements, and cash contributions to reserves as represented in the figure.

The figure indicates that while the current level of revenue meets the wastewater system annual O&M requirements, it will not provide sufficient revenue to meet the future CIP spending needs of the

system. In FY 2022-23, the level of CIP spending has been reduced from the level needed to provide funding for the CIP and to increase cash reserves. The following year in FY 2023-24, the level of CIP spending required is restored to a level necessary to maintain a safe and reliable wastewater enterprise system.

Figure 1
Wastewater Financial Plan
Comparison of Revenue with Revenue Requirements

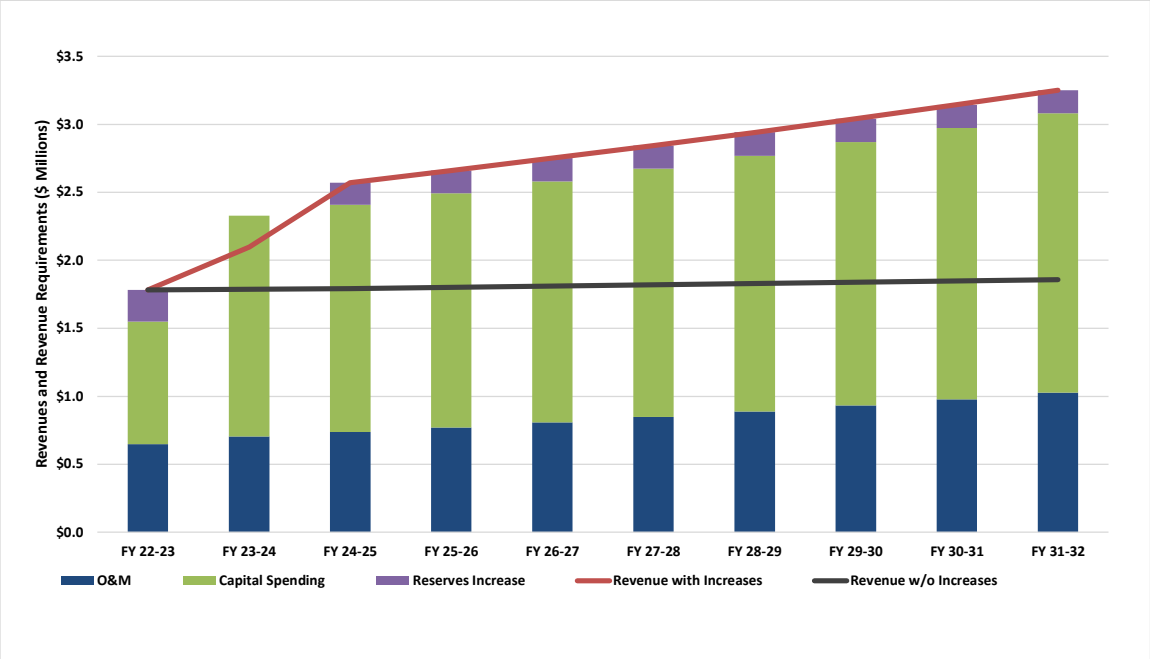
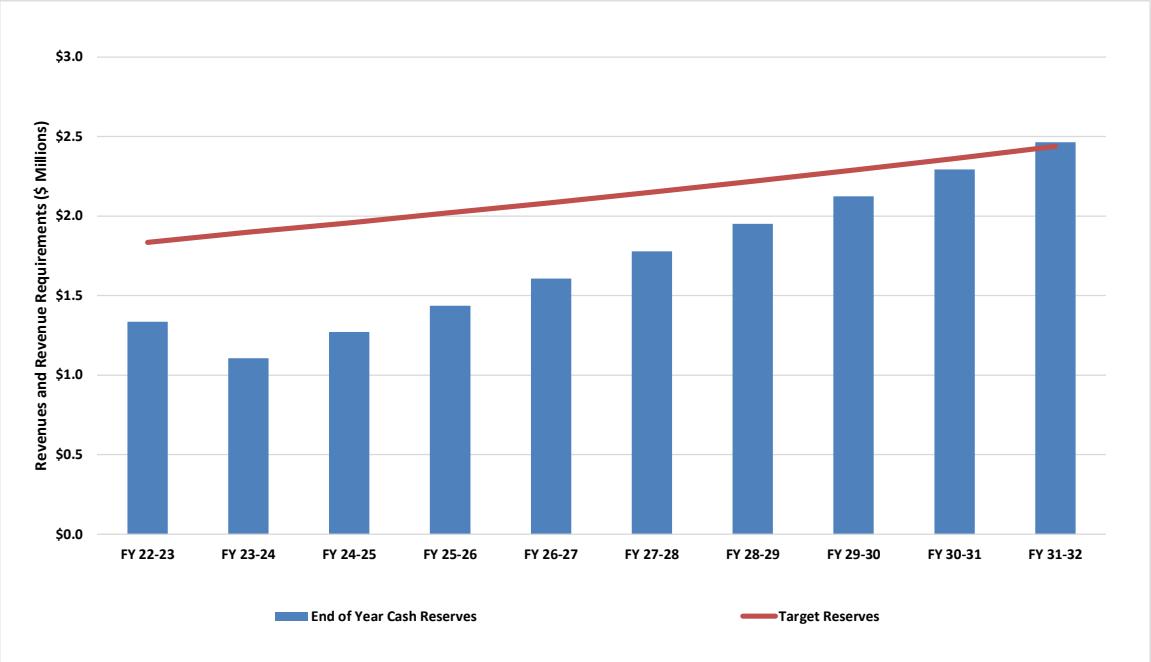


Figure 2 compares the wastewater system projected cash reserves (operating and capital) with the Target reserves. The blue columns represent the cash reserve balance at the end of year while the red line indicates the Target reserve level. The figure shows that the cash reserve balance (blue columns) is below the Target reserve (red line) in the initial years of the Study Period, however, it is projected to reach the Target reserve in the last year of the 10-year financial plan.

Figure 2
Comparison of Wastewater System Cash Reserves with Target Reserves



Wastewater Cost of Service

This section of the report discusses how the wastewater system's operating and capital costs are allocated for use in designing rates. Establishing rates in California requires that the agency responsible for imposing property-related fees create a nexus between the cost of providing service and the rates to be imposed.

Industry Methodology

Methodology from the Water Environment Federation (WEF) is used in this Study to allocate wastewater costs in an appropriate manner. WEF is an industry trade organization that provides guidance on operations, technical training, education, and management of wastewater utilities. General principles are provided to assist agencies with the design of wastewater rates and charges that are consistent with local requirements while also recognizing state laws and legal framework.

Costs of Service to be Allocated

Table 11 provides the summary of costs to be recovered from wastewater rates for each year of the next five years. The annual revenue requirement for years FY 2023-24 through FY 2027-28 is calculated by

subtracting revenue offsets (non-rate revenues such as interest income) and adjustments from the O&M expense and capital revenue requirements. The annual increase or decrease in cash is either subtracted from or added to the revenue requirement. Additionally, because the revenue increases are proposed to occur on January 1 of each year, an adjustment needs to be made for the partial year revenue increase. The annual costs shown in Table 11 will form the basis for the proposed rates for each year.

Table 11
Wastewater Costs to Be Recovered From Rates

	Projected				
Description	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
Wastewater Costs					
Operation and Maintenance Expense	$704,361	$737,077	$771,673	$808,276	$847,010
Capital Improvement Plan	1,622,300	1,671,000	1,721,100	1,772,800	1,825,800
Costs Met From Other Sources					
Interest Income	(30,548)	(29,729)	(33,850)	(38,053)	(42,320)
Adjustments					
Adjustments to Annual Cash Balance	($228,636)	$163,099	$166,584	$169,665	$171,670
Adjustments to Annualize Rate Increase [1]	435,451	43,926	45,379	46,886	48,432
Total Costs to be Recovered	$2,502,928	$2,585,373	$2,670,886	$2,759,574	$2,850,592

[1] Adjustment to annualize revenue from the parial year rate adjustment.

Cost Allocation to Wastewater Parameters

This Study uses the WEF functional cost approach to cost allocation and the components for wastewater service would most often be Flow (volume), Bio-chemical Oxygen Demand (BOD), Suspended Solids (SS), and Customer. The annual cost of providing service is distributed among customer classes commensurate with their service requirements. A wastewater utility COS analysis involves the following steps.

1. Categorize Costs into System Functions: Utilizing an agency's approved budget, financial reports, operating data, engineering data, and CIP, a rate study generally categorizes (i.e., functionalizes) the operating and capital costs of the water system among major system functions. Examples of system functions for a wastewater utility include, but are not limited to collection, pumping, treatment, disposal, and general

(indirect) including engineering, finance, information technology, laboratory, and customer service.

2. Allocate Functionalized Costs to the Appropriate System Cost Components: Cost components represent the major items of a wastewater system for which the agency incurs specific costs, with one or more functions attributable to one or more system components. Wastewater components typically include Volume (Flow), Biological Oxygen Demand (BOD), Total Suspended Solids (TSS), and Customer.

3. Determine Units of Service and Unit Costs for Cost Components: Each cost component is associated with a specific unit of service; costs within each component are divided by the total units of service to determine the unit cost. For example, volume (flow) costs are associated with total annual wastewater flow. Dividing total annual costs allocated the Flow component by total annual estimate water flow yields the unit cost of treating wastewater flow.

4. Distribute Cost Components to Customer Classes: The costs of the system, allocated by system component unit costs, are distributed to customer classes in proportion to their respective demands and burdens on the system using the units of service and unit costs for each component.

Since the City's wastewater treatment service is provided by OCSD and charged separately, the cost components related to the City's costs are Flow and Customer only.

The City's operating and capital costs are assigned to each of these two parameters based on recommendations in the WEF methodology. All of the City's costs could be related to Flow, however 10 percent of the City's O&M expense and capital costs are allocated to the Customer component to reflect WEF recommendations, recognizing that there is a minimum collection pipe size for sewer cleaning purposes that is independent of the volume transported by the sewer.

A detailed allocation is provided in Appendix A-1 for FY 2023-24. Allocations for future years are allocated similarly. The total cost to be recovered in FY 2023-24 from the users of the wastewater system is presented in Table 12.

Table 12
Allocation of Wastewater Revenue Requirements
to Cost Component

Year	Revenue Requirement	Cost Component	
		Flow	Customer
FY 23-24	$2,502,928	$2,252,625	$250,303

Units of Service

The Flow and Customer costs of service stated in Table 12 are distributed to each user customer classification (SFR, MFR, and Commercial) by identifying how each group uses the wastewater system, or their units of service. The units of service for the Flow and Customer components could be determined from the total volume of wastewater discharged to the OCSD and the number of the City's wastewater customers/accounts.

However, the City's wastewater flow to the OCSD is not metered and the City's number of dwelling units is not known. Therefore, this study uses percentages applied to water consumption for customer class to estimate the wastewater flow (volume) contribution to the collection system for the Flow component.

A SFR customer is estimated to have 61 percent of their water consumption return as wastewater volume, based on the assumption that a SFR household contributes 55 gallons of wastewater per capital per day (gpcd) with a US Census estimate of 3.5 persons per household (pph). MFR and COM customers are estimated to have the percentage of their water consumption returned to sewer as wastewater volume as 75 percent and 95 percent respectively. The Commercial return percentage is higher because it is assumed that most of the City's Commercial customers have separate irrigation meters, thereby reflecting that most of the water consumption for the class returns to the sewer.

The number of annual bills of each customer class that are mailed on a bi-monthly basis are used for the Customer component. Appendix B-1 provides the development of units of service used in the Study.

Unit Costs of Service

Table 13 presents the unit costs of providing service for the wastewater system. The costs of service by the Flow and Customer cost components from Table 12 are divided by the Flow and Customer units of service determined above and in Appendix B-1. The unit costs are used to establish the annual costs to be recovered from each customer class.

Table 13
Development of Unit Costs

Description	FY 23-24 Total Costs	Cost Component	
		Flow	Customer
Total Costs of Service	$2,502,928	$2,252,625	$250,303
Units of Service		2,496,174	151,674
Unit Costs of Service		$0.9024	$1.6503
Units of Measure		1,000 gal	Bills

User Class Costs

Each customer classification's responsibility for a portion of the total annual cost of service is established through application of the unit costs of service in Table 13 to each customer classifications' units of service from Appendix B-1. The unit Flow costs of service are multiplied by the estimated Flow developed each customer class. The unit Customer costs are multiplied by the number of annual bills mailed to each class. The total cost of service responsibility of each class then is the sum of its allocated Flow costs and Customer costs, thereby establishing total cost of service by class. The cost of service responsibility for each class is provided in Table 14.

Table 14
Distribution of Costs to Customer Classes

Description	Allocated Total Cost	Cost Component	
		Flow	Customer
Unit Costs of Service		$0.9024	$1.6503
Units of Measure		1,000 gal	Bills
Single Family			
Units of Service		1,087,630	101,694
Allocated Cost of Service	$1,149,333	$981,511	$167,823
Multi-family			
Units of Service		446,800	43,530
Allocated Cost of Service	$475,042	$403,206	$71,836
Commercial			
Units of Service		961,745	6,450
Allocated Cost of Service	$878,553	$867,908	$10,644
Total Costs of Service	$2,502,928	$2,252,625	$250,303

Wastewater Rates

The goal of the rate design is to achieve fairness while ensuring that each customer class pays its fair share of costs. Rates should be simple to administer, easy to understand, and comply with regulatory requirements. This section describes how wastewater rates and charges are designed and includes the proposed schedule of wastewater rates for implementation.

Design of Wastewater Rates

Numerous workshops were conducted with City staff to review common wastewater rate structures as well as those used by other cities local to Buena Park. Several rate structures were reviewed and analyzed. The wastewater rate structure selected is based on available information and is within the capabilities of the City's billing system. The selected rate structure is a variable rate structure. The design of the wastewater variable rates is discussed below.

Proposed Variable Charges

Table 15 presents the design of the proposed variable rates for City customers for FY 2023-24. Flow and Customer costs that were allocated to each customer classification are divided by their individual water consumption volumes to determine a variable rate that is specific to the customer class. The calculated variable rates recognize that not all of the water used by customers return to the sewer as wastewater volume or flow and therefore the variable rates are different for each customer class. While the overall cost of service was allocated to customer class based on their estimated wastewater volume, the costs allocated are recovered based on their water consumption read through the water meter.

Table 15
Design of Wastewater Rates

Description	Component		Total COS	Water Use [2]	Variable Rate [3]
	Flow [1]	Customer [1]		1,000 gal	$/1,000 gal
FY 23-24 Cost of Service					
Single Family	$981,511	$167,823	$1,149,333	1,776,725	$0.65
Multi-family	403,206	71,836	475,042	595,733	$0.80
Commercial	867,908	10,644	878,553	1,012,363	$0.87
Total COS	$2,252,625	$250,303	$2,502,928	3,384,821	

[1] From Table 14.
[2] From Table 5 and Appendix B-2.
[3] Cost of Service divided by water use by class.

Proposed Wastewater Rates

Table 16 presents the proposed variable rates for the wastewater system for the next five years. The current fixed charges and variable rates are also provided in the table as well as the proposed wastewater rates for implementation beginning on January 1, 2024. Wastewater `variable charges increase from January 1, 2024 following the annual cost of service of Table 11 and generally increasing with the percentage increases identified in Table 10.

Table 16
Current and Proposed Wastewater Fixed and Variable Charges

	Current Rates	Jan 1, 2024	Jan 1, 2025	Jan 1, 2026	Jan 1, 2027	Jan 1, 2028
Meter Size	Fixed Charge ($ per bi-month)					
5/8 or 3/4-inch	$4.59					
1-inch	$7.65					
1 1/2-inch	$15.30					
2-inch	$24.47					
3-inch	$48.95					
4-inch	$76.48					
6-inch	$152.96					
8-inch	$244.73					
10-inch	$351.80					
Customer Class	Variable Charge ($ per 1,000 gal)					
Single Family	$0.26	$0.65	$0.67	$0.69	$0.71	$0.73
Multi-family	$0.26	$0.80	$0.82	$0.85	$0.87	$0.90
Commercial	$0.26	$0.87	$0.89	$0.92	$0.95	$0.98

Wastewater Bill Impact Analysis

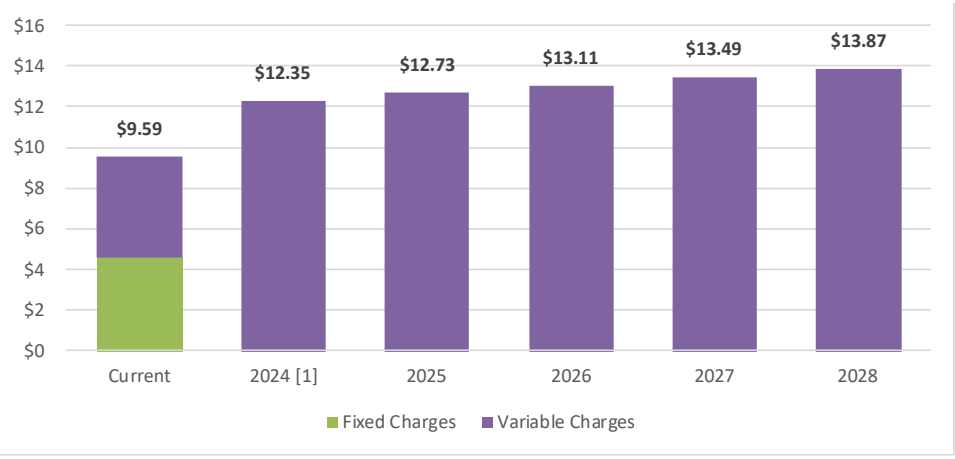
An impact analysis was performed to evaluate the change in SFR customer wastewater bills that would occur from the implementation of the proposed wastewater rates for the January 1, 2024 increase. As shown in Table 17, a SFR customer with a 3/4-inch meter consuming the average water volume of 19 kgal bi-monthly will experience a bill that will increase from $9.59 to $12.35, an increase of $2.76 or 28.8 percent. Other levels of consumption are also provided in the table.

Table 17
Comparison of Current Single-family Residential Bi-monthly Wastewater Bills
With 3/4-inch Meter With Proposed Bills Using January 2024 Wastewater Rates

		Current Bill			Proposed FY 23-24 Bill				
Descrip	Use (HCF)	Service Charge	Volume Charge	Current Bill	Service Charge	Volume Charge	Proposed Bill	Dollar Difference	Percent Change
	0	$4.59	$0.00	$4.59	$0.00	$0.00	$0.00	($4.59)	-100.0%
	5	$4.59	$1.31	$5.90	$0.00	$3.25	$3.25	($2.65)	-44.9%
	10	$4.59	$2.63	$7.22	$0.00	$6.50	$6.50	($0.72)	-10.0%
	15	$4.59	$3.94	$8.53	$0.00	$9.75	$9.75	$1.22	14.3%
Average	19	$4.59	$5.00	$9.59	$0.00	$12.35	$12.35	$2.76	28.8%
	25	$4.59	$6.57	$11.16	$0.00	$16.25	$16.25	$5.09	45.6%
	30	$4.59	$7.89	$12.48	$0.00	$19.50	$19.50	$7.02	56.3%
	50	$4.59	$13.15	$17.74	$0.00	$32.50	$32.50	$14.76	83.2%

Figure 3 presents how the average SFR customer with a 3/4-inch meter consuming 19 kgal bi-monthly bill will change over time. Once the January 1, 2024 rates have been implemented, increases in future bills reflect modest inflation.

Figure 3
Comparison of Current and Future Single-family Residential
Bi-monthly Wastewater Bills with 3/4-inch Meter at 19 kgal



		Proposed				
SFR Charges	Current	Jan 1, 2024 [1]	Jan 1, 2025	Jan 1, 2026	Jan 1, 2027	Jan 1, 2028
Fixed Charges	$4.59	$0.00	$0.00	$0.00	$0.00	$0.00
Variable Charges	$5.00	$12.35	$12.73	$13.11	$13.49	$13.87
Total Charges	$9.59	$12.35	$12.73	$13.11	$13.49	$13.87
Dollar Change		$2.76	$0.38	$0.38	$0.38	$0.38
Percent Change [2]		28.8%	3.1%	3.0%	2.9%	2.8%

[1] The percentage change in this year does not match overall increase due to cost of service adjustments.
[2] The percentage change in years after the first year may not match overall increases due to rounding.

Wastewater Rate Survey

A wastewater rate survey was conducted for neighboring communities to the City of Buena Park. Table 18 provides the rate structures used by local communities selected by the City. The table shows that the cities of Brea and Stanton use a fixed charge rate structure whereas Placentia, Fullerton, and La Palma use a variable rate structure.

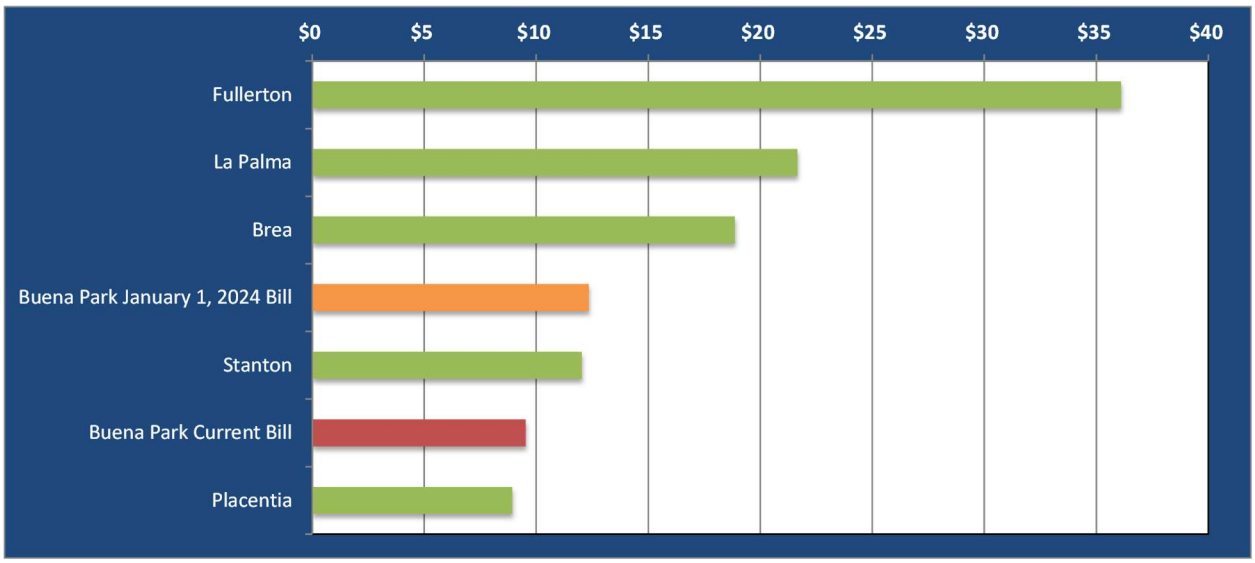
Table 18
Local Community Rate Structures

City	Rate Structure	SFR		MFR		Commercial	
		Fixed	Variable	Fixed	Variable	Fixed	Variable
		$/bi-mo	$/1,000 gal	$/bi-mo	$/1,000 gal	$/bi-mo	$/1,000 gal
Brea	Fixed	$18.86		$11.82		$156.26	[1]
Stanton	Fixed	$12.04		$9.63		12.04 [2]	
Placentia	Variable		$0.47		$0.52		$0.49
Fullerton	Variable		$1.90		$1.90		$1.90
La Palma	Variable		$1.14		$1.14		$1.14

[1] A fixed charge that varies based on assigned w astew ater flow in feet per minute.
[2] Charge per 1,000 sf for standard commercial customer.

Chart 1 compares the City's SFR bi-monthly wastewater bill with the bills of the communities listed above, both with a 3/4-inch meter and using the City's SFR average consumption of 19 kgal per month. The rate survey includes rate schedules in effect July 2023. Wastewater bills for the City are shown using the current rates and the proposed rates for implementation January 1, 2024. The chart indicates that the City's SFR wastewater bill with the January 1, 2024 increase will be in the mid-range of the communities listed.

Chart 1
Comparison of Buena Park Single-family Residential Bi-monthly Wastewater Bills
with Other Communites with 3/4-inch Meter Using 19 kgal



Note: Above table uses wastewater rates in effect July 2023. Bills are based on each agency's published rate schedules. City of Buena Park January 2024 bill is based on the rate structure and rates in Table 16.

Appendix A

Wastewater System Allocation of Revenue Requirements and Units of Service are provided in Appendix A.

Appendix A-1
Allocation of Revenue Requirements to Cost Component

Description	Total FY 23-24	Flow	Customer
Personnel Services			
Salaries and Benefits [1]	$455,640	$410,076	$45,564
Total Utility Billing	$455,640	$410,076	$45,564
Wastewater Operations and Maintenance			
Prof / Contractual Service	$40,035	$36,031	$4,004
Professional Services - City	12,852	11,567	1,285
Safety Shoes	510	459	51
Equipment Rental - City	41,147	37,032	4,115
Equipment Maintenance - City	127,418	114,676	12,742
Mgmt Info Sys Chgs - City	3,871	3,484	387
Small Toll / Equip Expense	1,091	982	109
Uniform Expense	306	275	31
Membership/Subs/Certs	765	688	77
Hardware Supplies	5,579	5,021	558
Lab/Chemicals Supplies	1,545	1,390	155
Asphalt and Concrete	765	688	77
Conf/Meeting/Training	1,428	1,285	143
All Other	11,409	10,268	1,141
Total Wastewater Operating Expense	$248,721	$223,846	$24,875
Total Operation and Maintenance Expense	$704,361	$633,922	$70,439
Capital Costs			
Capital Improvement Spending	1,622,300	1,460,063	162,237
Total Capital Costs	$1,622,300	$1,460,063	$162,237
Adjustments			
Revenue Offsets	($30,548)	($27,493)	($3,055)
Adjustments to Annual Cash Balance	(228,636)	(205,771)	(22,865)
Adjustments to Annualize Rate Increase	435,451	391,904	43,547
Total Adjustments	$176,267	$158,640	$17,627
Total Cost of Service	$2,502,928	$2,252,625	$250,303

Appendix A-2

Units of Service

Customer Class	FY 23-24 Annual Use	Overall Return Factor	Total Wastewater Volume
	1,000 gal		1,000 gal
Single Family	1,776,725	61%	1,087,630
Multi-family	595,733	75%	446,800
Commercial	1,012,363	95%	961,745
Total System	3,384,821		2,496,174

City of BUENA PARK

Agenda Report to City Council
Study Session

MEETING DATE: August 08, 2023

TO: The Mayor and City Council

TITLE: **DISCUSS AND PROVIDE DIRECTION REGARDING THE WASTEWATER ENTERPRISE RATE STUDY**

DISCUSSION:
The City of Buena Park ('City') provides water and wastewater service to a population of about 83,500 residents, covering a service area of about 10 square miles. The City serves predominantly residential customers while also serving a mix of commercial, industrial, and entertainment customers. The City owns, operates, and maintains a distribution system to supply water from eight municipal wells supplemented by connections to the Metropolitan Water District (MWD) to import additional water, as needed. The City also owns, operates, and maintains a wastewater collection system that collects wastewater from the City's customers via 168 miles of sewer lines. The collected wastewater is discharged into a large trunk sewer line owned by the Orange County Sanitation District ('OC San') for wastewater treatment service and disposal through OC San's treatment plant. The charges for OC San's treatment and disposal are placed on the County of Orange tax rolls for payment. All of the City's water and wastewater revenues and expenses are included in the Water Enterprise Fund.

In September 2020, the City entered into an agreement with Tuckfield & Associates to conduct a rate study that differentiates the revenue and expenses of the Water Enterprise Fund into separate analyses and rates for the water and wastewater enterprises. The objective of this report was to study the wastewater rate and design a rate that includes long-term financial planning to meet the wastewater utility's operating revenue requirements. The City and the consultant have held multiple working sessions to study the existing rates and recommend a rate structure that best meets the objectives while minimizing financial impacts on residents to the greatest extent possible.

Through this study, it was determined that the Water Enterprise Fund is healthy and the existing water rates do not need to be revisited at this time. The current rates as well as the current revenue reserves show a healthy fund balance to sustain the water program for two to three more years.

Water and Wastewater rates must comply with Proposition 218 (Prop 218). Prop 218 was enacted by voters in 1996 to ensure, in part, that fees and charges imposed for ongoing delivery of a service to a property are proportional to, and do not exceed, the cost of providing service. Wastewater service fees and charges are property-related fees and charges subject to the

provisions of California Constitution Article XIII D, Section 6. To develop wastewater rates that comply with Prop 218, meet industry standards, and accomplish the City's goals for the study, four major steps were discussed: Revenue Requirement Calculation, Cost of Service Analyses, Waste Water Rate Design, and Wastewater Rate Adoption.

The current wastewater rates are charged as an eleven percent (11%) fee of the water bill. The bi-monthly water bill consists of charges based on water meter size and volume of water purchased. Through this study, a financial plan was developed for a new Wastewater Enterprise Fund. The study projects a five-year rate-setting period that would implement new rates each January 1 for 2024 to 2028. The study recommends different rates for each customer class with Single Family Dwellings (SFR) set at $0.65 per 1,000 gallons, Multi-Family Dwelling (MFR) at $0.80 per 1,000 gallons, and Commercial rates at $0.87 per 1,000 gallons. The change in the SFR bill is of most interest since SFR customers represent 90% of the total number of customers of the wastewater system. To illustrate the impact of the rate change, a SFR customer's bi-monthly bill under the current rates with a 3/4-inch meter (84% of SFR users) using the average consumption of 19 thousand gallons bi-monthly yields a water bill at $9.59. Based on the new rate structure, the same property will have a bill at $12.35, an increase of $2.76 or 28.8%. The study recommends a 3% increase for the remaining 4 years. Industry standard rate setting methodologies set forth by the Water Environmental Federation Manual were used to ensure that the results of this study meet Prop 218 requirements and create rates that do not exceed the proportionate cost of providing the services.

Prepared by: Mina Mikhael, P.E., Director of Public Works/City Engineer
Approved by: Aaron France, City Manager

Presented by: Mina Mikhael, P.E., Director of Public Works/City Engineer

ATTACHMENTS
1) DRAFT Wastewater Rate Study

City of Buena Park

City Council Regular Meeting Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING THE COMMUNITY GYMNASIUM RENTAL USER GROUP RATES

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	STUDY SESSION Item: 9A

Presented By	Prepared By
Dale Kurata, Community Services Supervisor	Dale Kurata, Community Services Supervisor

Approved By
Aaron France, City Manager

DISCUSSION

At the January 23, 2024 meeting, and at the request of Vice Mayor Ahn, City Council discussed an item pertaining to the fees paid for use of the Community Gymnasium by Thanksgiving Church. This item included discussion on a fee waiver, fee group reclassification from non-profit to city assisted group status to reduce fees, and possible exploration of a Joint Use Agreement (JUA) between the City and Thanksgiving Church.

During discussion, the City Council did not want to waive fees, nor reclassify Thanksgiving Church to city-assisted group status. Further, City Council agreed with staff that there is not a clear City usage of Thanksgiving Church facilities as part of a JUA.

City Council considered reducing the non-profit gymnasium rental rate of $32 per hour for all non-profits to match the city-assisted rate of $21 per hour, and asked staff to bring back the breakdown of Community Gymnasium rental fees by user groups.

City recreation programs, leagues, and classes remain the primary focus of the gymnasium programming. The gymnasium is rented during available, non-programmed hours. Rental user groups vary year to year. FY 22-23 there were 146 rentals, of which 73% were by Buena Park-based organizations.

Below are the FY 22-23 revenue actuals from rentals.

User Group	Rate	# Rentals	# Hours	Rental Fees	Staff Fees*	Total Fees
City Assisted	$21 per hr.	0	0	0	0	0
Non-Profit	$32 per hr.	73	194	$6,208	$4,610	$10,818
Private	$42 per hr.	0	0	0	0	0
Commercial	$79 per hr.	73	224	$17,696	$5,210	$22,906
Total		146	418	$23,904	$9,820	$33,724

*Staff Fee - $20 per hour (variable based on size, all rentals are charged at least one staff)

Based on prior year actuals, reducing the non-profit rate from $32 per hour to $21 per hour would reduce revenues an estimated $2,130.

City Council expressed interest in reducing the non-profit rate, possibly to match the city assisted rate of $21 per hour. Staff is seeking City Council direction on amending the fee schedule.

City of Buena Park

City Council Regular Meeting Agenda Report

DISCUSS AND PROVIDE DIRECTION REGARDING THE CITY'S TEMPORARY SIGN ORDINANCE

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	STUDY SESSION Item: 9B

Presented By	Prepared By
Christopher Cardinale, City Attorney & Adria Jimenez, City Clerk / Director of Government and Community Relations	Christopher G. Cardinale, City Attorney

Approved By
Aaron France, City Manager

DISCUSSION

The City's temporary sign ordinance (Division 9, Chapter 19.904 of the Buena Park Municipal Code, the "Temporary Sign Ordinance") has been the topic of discussion several times over the years. On September 10, 2019, the City Council adopted a comprehensive update to the Temporary Sign Ordinance in response to concerns about the proliferation of privately-placed signage during election cycles, and a then-recent decision issued by the United States Supreme Court that required cities across the country to review their sign regulations to ensure content neutrality.

In April 2021, the City Council again discussed the Temporary Sign Ordinance and received a presentation by staff about compliance by private parties and enforcement over the previous several years. In August 2021, the City Council approved minor amendments to the Temporary Sign Ordinance to reduce administrative time associated with enforcement against private parties posting "temporary special event signs" in the public rights-of-way. The most common type of these signs pertain to campaigns or elections, but other examples include signs inviting residents to attend social gatherings, support groups, community meetings, religious services, educational meetings, or other non-commercial events or occasions within the City.

In February 2023, the City Council discussed the Temporary Sign Ordinance and again expressed concerns with the overconcentration of temporary special event signs in the City, and particularly with repeat offenders of the ordinance. The City Council discussed imposing additional time, place and manner restrictions on the placement of temporary special event signage in public rights of way, and directed staff to analyze options and return with suggestions for updating the Temporary Sign Ordinance to address the City Council's concerns. The preferred option of the City Council at the time was an ordinance that prohibited the placement of temporary special event signage upon the public right of way except for pre-approved locations in the City.

The City Attorney and City Clerk have worked together to prepare an amendment to the Temporary Sign Ordinance to implement this approach, and the Public Works Department was consulted to determine the viability of various locations for the posting of temporary signage with the City's right of way. Staff believes this approach presents a content-neutral mechanism for regulating the time, place, and manner by which temporary special event signs may be posted in the public rights-of way and will simplify both public understanding and staff administration of the ordinance moving forward.

A summary of the proposal is as follows:

- Temporary signs on private property are not governed by the Temporary Sign Ordinance and would not be impacted by the code amendment; but instead are subject to general land use / zoning standards.

- All temporary signs would continue to be prohibited on public property or public rights-of-way except for: (a) "official signs," such as those posted by or for a governmental purpose (i.e. traffic control signs, public notices, city-sponsored events); and (b) “temporary special event signs” posted by private persons at preapproved locations in the City.
- The code amendment would add specific definitions of “public property” and “public rights of way” (within 10 feet of the curb face) to provide clarity in compliance and enforcement.
- The code amendment would identify the locations (with reference to specific intersections) in the City where temporary special event signs may be posted.
- The code amendment would prohibit more than 3 temporary special event signs from being placed by the same person at any single location at the same time, and requires signs to comply with objective design, size, and maintenance standards.
- Prohibits “temporary special event signs” from being placed more than 30 days before the occasion or event to which it relates, and requires signs to be removed 10 days after it concludes.
- The code amendment would allow the City to enforce the Temporary Sign Ordinance through a variety of means, including: (1) immediate removal and storage of unlawfully placed signs; (2) escalating fines ($100, $200, $500 per violation within a 12-month period); (3) administrative cost recovery by the City; and (4) other lawful mechanisms.
- The code amendment would make other clerical and conforming changes to the City’s Temporary Sign Ordinance.

If this approach is acceptable by the City Council, staff seeks input from the City Council on the locations / intersections where temporary special event signs should be allowed. Staff has identified several potential locations for the City Council’s consideration, with the locations selected based on a variety of factors including visibility and the practicality of posting signage at the location. Staff notes that several locations which the community might historically associate with locations for the posting of temporary signs are actually located on private property; and as a result, are not regulated or included in the proposed list of publicly owned locations for the posting of temporary special event signage.

Viable city-owned property locations identified by staff for consideration are listed below and included on the attached map and will be discussed more at the meeting:

DISTRICT 1

- Beach Blvd. / Los Coyotes Dr.
- Dale St. / Artesia Blvd.
- Malvern Ave. / Stanton Ave.
- Stanton Ave./Commonwealth Ave.

DISTRICT 2

- Beach Blvd. / Franklin St.
- Beach Blvd. / Commonwealth Ave.
- Orangethorpe Ave. / Western Ave.
- Beach Blvd. / Orangethorpe Ave.
- Stanton Ave. / Auto Center Dr.

DISTRICT 3

- Knott Ave./ La Palma Ave.
- Crescent Ave. / Western Ave.
- Crescent Ave. / Stanton Ave.
- La Palma Ave. / Dale St.

DISTRICT 4

- Crescent Ave. / Los Altos Dr.
- Crescent Ave. / Pierce Dr.
- Monroe Ave. / Pierce Dr.

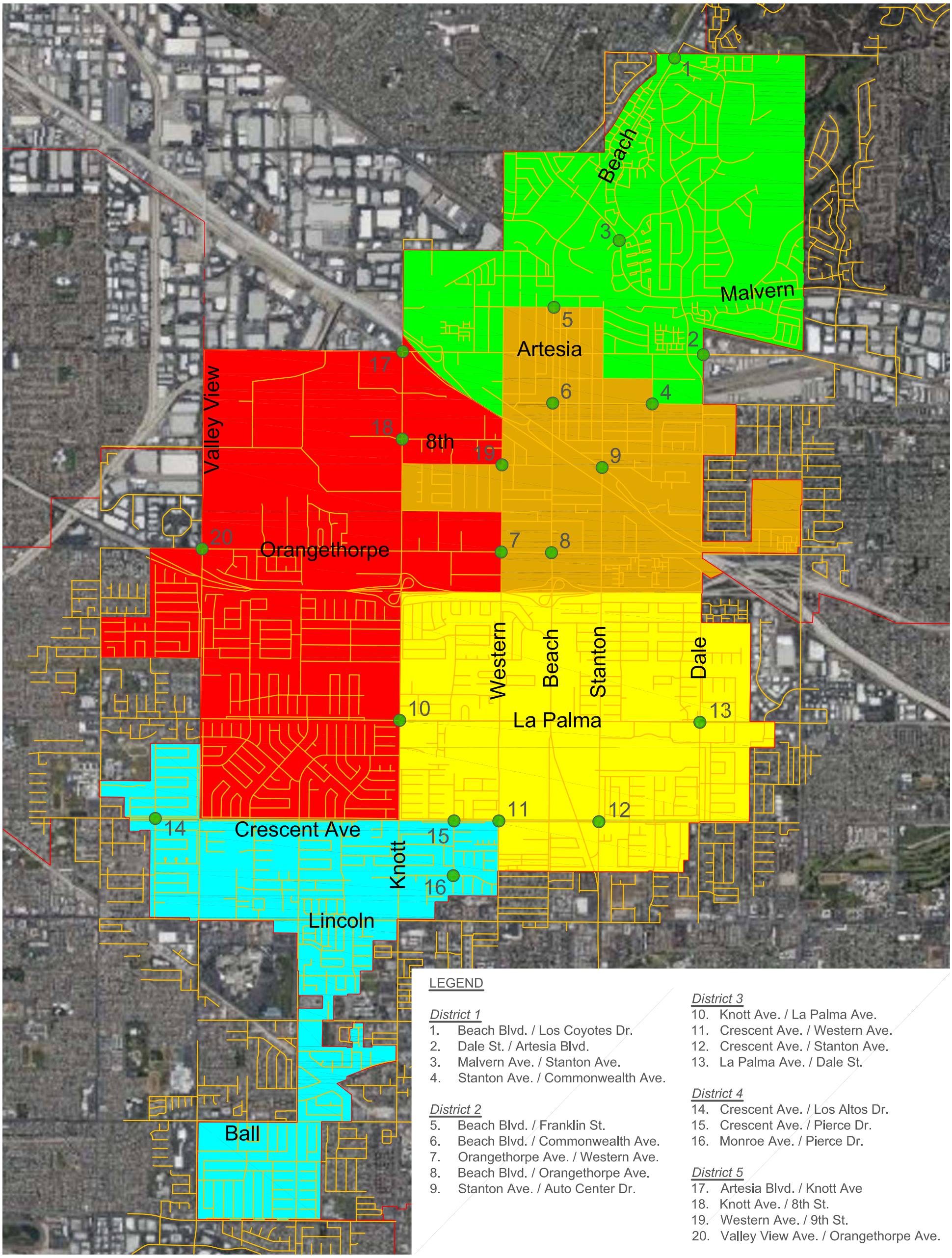
DISTRICT 5

- Artesia Blvd. / Knott Ave.
- Knott Ave. / 8th St.
- Western Ave. / 9th St.
- Valley View Ave. / Orangethorpe Ave.

If the City Council desires to move forward with the proposed amendment, staff recommends the City Council: (1) provide preliminary direction on the locations for sign placement; and (2) refer the matter to the Planning Commission to initiate a formal text amendment to Title 19 of the Buena Park Municipal Code. The Planning Commission's recommendation would return to the City Council at a future public hearing / meeting.

Attachments

CC District Map Temp Signs.pdf



LEGEND

District 1
1. Beach Blvd. / Los Coyotes Dr.
2. Dale St. / Artesia Blvd.
3. Malvern Ave. / Stanton Ave.
4. Stanton Ave. / Commonwealth Ave.

District 2
5. Beach Blvd. / Franklin St.
6. Beach Blvd. / Commonwealth Ave.
7. Orangethorpe Ave. / Western Ave.
8. Beach Blvd. / Orangethorpe Ave.
9. Stanton Ave. / Auto Center Dr.

District 3
10. Knott Ave. / La Palma Ave.
11. Crescent Ave. / Western Ave.
12. Crescent Ave. / Stanton Ave.
13. La Palma Ave. / Dale St.

District 4
14. Crescent Ave. / Los Altos Dr.
15. Crescent Ave. / Pierce Dr.
16. Monroe Ave. / Pierce Dr.

District 5
17. Artesia Blvd. / Knott Ave
18. Knott Ave. / 8th St.
19. Western Ave. / 9th St.
20. Valley View Ave. / Orangethorpe Ave.

CITY OF BUENA PARK
Districts Temporary Signs

SCALE: 1" = XXX'

REVISIONS					
NO.	DATE	BY	DESCRIPTION	APPR.	DATE

DRAWN BY: Hysun Lee — DATE: 02/06/24

CHECKED BY: Mina Mikhael — DATE: 02/06/24

PREPARED UNDER THE DIRECTION OF: _____ — DATE:

APPROVED: _____ — DATE:

DRAWING NO. N / A — REV.

SHEET 1 OF 1

S:\Employee Folders\Hysun\ROW Maps\CC District Map.dwg

DISCUSS AND PROVIDE DIRECTION CONCERNING AN ENERGY CONSERVATION AND EFFICIENCY PROJECT AT VARIOUS CITY FACILITIES

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	STUDY SESSION Item: 9C

Presented By	Prepared By
Christopher Cardinale, City Attorney	Christopher G. Cardinale, City Attorney

Approved By
Aaron France, City Manager

DISCUSSION

On March 8, 2022, the City Council received a study session presentation about an investment grade audit (“IGA”) of City facilities with a goal of identifying potential energy efficiency projects that would generate both environmental benefits and long-term cost-savings to the City. The City Council expressed interest in the concept and directed staff to move forward with a solicitation of qualified companies.

Then, in January 2023, the City issued a formal Request for Qualifications (RFQ) for qualified energy service companies (“ESCOs”) to perform an IGA and subsequently implement an energy infrastructure modernization project at City facilities. The RFQ was structured and based on similar solicitations issued by other jurisdictions in the past few years and described a two-phase project approach: (1) ESCOs to complete the IGA and identify potential energy conservation measures ("ECMs") and cost savings for the City; and (2) the City's review of the ESCOs' recommendations and approval for the ESCO to complete the specified project.

On March 28, 2023, the City Council received a study session presentation and reviewed the RFQ results, after which it directed staff to negotiate an Energy Services Agreement with NORESCO, the company deemed by the committee to be the most qualified to provide the services requested. Staff and NORESCO immediately commenced negotiations on the terms and conditions of a potential agreement, with a primary topic of focus being how best to structure the project delivery in a manner that achieved the parties' goals and objectives and also complied with limitations of California law; most notably Section 1090 of the Government Codes ("Section 1090").

Section 1090 is well-known conflict-of-interest law that prohibits public officials from entering in or participating in the making of any contract in which the public official has a financial interest. This prohibition applies not only to elected and appointed public officials, but also to independent contractors that serve in advisory positions that have the potential to exert considerable influence over the contracting decisions of a public agency. The nature, extent, and circumstances of when Section 1090 applies to independent contractors is not always clear, but the Fair Political Practices Commission (FPPC) has issued two opinion letters bearing on the two-step project for ESCOs concluding that:

- Section 1090 prohibits cities from entering into a second contract with an ESCO, or amending an existing contract with an ESCO, where the ESCO under the original contract establishes the scope of work for the second contract. (Sodergren, May 22, 2019; Clendenin, December 18, 2020); but,
- A city may enter into a single contract with an ESCO to design and implement an energy conservation project.

Negotiations between the City and NORESCO took these concepts into consideration, but ultimately were interrupted by the California Legislature's adoption in October 2023 of Assembly Bill 334, which amended existing law to clarify the circumstances where Section 1090 applies to independent contractors, and prohibits cities from entering into a new (or amending an existing) contract with an independent contractor if the original scope of work includes "engaging in or advising on public contracting."

Both City staff and NORESCO representatives agree the clarification provided by Section 1090 means that the original "Two Step" project approach described in the RFQ is unworkable, leaving the parties with two options for moving forward with this project:

- Enter into a single contract with NORESCO for complete design and construction of the energy conservation measures recommended by NORESCO without clear parameters on the scope or cost of work, and with little room for the City to modify the contract moving forward; or,
- Cancel the original RFQ and resolicit competitive proposals under California's design-build statutes, a procurement process void of Section 1090 concerns having been cleared by the California Legislature.

Staff recommends (and NORESCO concurs) that the City Council proceed under the second option and resolicit proposals under a new "progressive design build" process recently enacted by the California Legislature. Specifically, Senate Bill 706 (effective January 1, 2024) allows cities to contract for both the design and construction of a project costing more than $5 million through a single contractor. A summary of the process is as follows:

- The City issues a Request for Qualifications that identifies: (a) the size, type, design character, and expected cost range of the project (this component was not included in the City's original RFQ); (b) the methodology that will be used to evaluate qualifications; (c) the procedure that will be used for selecting the contractor; and, (d) factors that will be considered in evaluating proposals.
- Contractors responding to the RFQ must demonstrate their design / construction expertise; provide detailed information about company owners, past projects completed, licenses and registrations, financial capacity, safety record, and insurance compliance; and contractors must be willing to comply with the City's Community Workforce Agreement.
- The City then enters into a contract with the selected contractor to begin design and preconstruction activities sufficient to establish a guaranteed maximum price ("GMAX") for the project. In developing the GMAX project price, the contract must utilize those subcontractors listed in their original proposal; or otherwise must bid out work not self-performed.
- If the City and selected contractor reach an agreement on the GMAX price, the City may in its sole discretion amend the contract to allow the contractor to perform the work. If the City and contractor cannot reach an agreement on the cost to complete the work, or if the City otherwise elects not to award the remaining work to the contractor, the City may formally solicit proposals from other design build entities and award the contract on a "best value basis."

The City previously hired a consultant (NV5) to assist it with negotiating terms with NORESCO, and with their assistance are finalizing a draft RFQ that would comply with the Senate Bill 706 process. The proposed project described in the RFQ would include energy generation and efficiency upgrades at the City Yard, City Hall, Police Department, Community Center, Ehlers Event Center, and the City's various park facilities. Specific upgrades and projects at these facilities would include the following:

- Interior and Exterior LED Lighting: Upgrade or replace LED Lighting for interior and exterior of the Project Sites, with the exception of the exterior of Ehlers Event Center (already complete).
- HVAC Replacements: City Hall, Police Department, and some park facilities.
- HVAC Control: All Project sites.
- EV Charging Stations: City Hall, Police Department, Community Center, and Ehlers Event Center, and City Yard. Conduits or charging stations should be planned for fleet charging as well as public interface charging.
- Solar PV Installations: Carport solar PV installations in specified area of the parking lot at Ehlers Event Center, City Hall, the Community Center, and City Yard, and rooftop solar PV installations at City Hall, Police Department, and City Yard. The solar PV installations would fall within the parameters of the City's NEM 2.0 application.
- Others: The selected ESCO may investigate any other energy conservation measures or improvements at the Project Sites believed to be cost effective and consistent with the stated Project Goals. Other opportunities include mechanical pool equipment upgrades.

If approved by the City Council, staff is prepared to issue the new RFQ before the end of the week with responses due in 6-8 weeks. The City Council could then proceed with consideration of selecting a contractor and proceeding with preliminary design and preconstruction work by spring of this year. This timeline preserves the City's NEM 2.0 application, which was filed last March, and will, in staff's opinion, result in a timely and cost-effective project that aligns with the City's financial and energy conservation goals.

DISCUSS AND PROVIDE DIRECTION ON A LOCAL WORKER PROTECTION ORDINANCE

The City Council will discussion and provide direction concerning local worker and working animal protection ordinances.

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	STUDY SESSION Item: 9D

Presented By	Prepared By
Christopher Cardinale, City Attorney	Christopher G. Cardinale, City Attorney

Approved By
Aaron France, City Manager

DISCUSSION

Mayor Sonne and Council Member Traut calendared a discussion of local worker and working animal protections. To prepare for this item, staff surveyed and summarizes below applicable federal and state laws on this topic, as well as local ordinances adopted by other cities in California.

Staff recommends that the City Council review this report and staff's representation and provide direction with respect to any specific areas of topics the City Council desires to explore in more detail. If the City Council directs staff to move forward with further evaluation or drafting of an ordinance on any of these topics, staff recommends the City Council authorize staff to engage the public and interested stakeholders in the discussion to identify potential benefits, risks, issues, business or economic impacts, and alternatives to the regulation. For example, an understanding of the wage rates, scheduling practices, worker protection policies, and safety regulations already in place among established brands and business may reveal existing best practices or particular issues of concern that might be incorporated into a City ordinance.

Federal and State Law.

Federal and California law establish baseline statutory worker protections and rights. At the federal level this includes minimum wage requirements, workplace safety protections, healthcare coverage, social security, unemployment benefits, whistleblower protections, family leave, and prohibitions on employment-based discrimination. As explained in more detail below, California law adds increased protections in the majority of these areas and establishes requirements for rest and meal breaks, minimum wage and overtime, benefits if injured or unemployed, health and safety in the workplace, and whistleblower and retaliation protections. Examples of these protections include the following:

- **Minimum Wage:** Effective January 1, 2024, the minimum wage in California is $16.00 for all employers. The minimum wage for fast food workers will be $20.00 as of April 2024, and the minimum wage for health care facility workers will start at $23.00 as of June 1, 2024.
- **Overtime:** For most occupations, overtime equal to 1.5 times the regular rate of pay must be paid for all hours worked over 8 hours in one day or over 40 hours in one week. Most occupations also receive double time for all hours over 12 in one day or over 8 hours on the seventh day of a work week.
- **Breaks:** Workers must be given a paid 10-minute rest break every 4 hours of work, and meal breaks of at least 30 minutes after no more than 5 hours of work.
- **Manner of Wage Payment:** With certain exceptions employees must be paid at least twice per month on designated regular paydays, and a paystub must be provided showing the pay period, wages earned, hours worked, hourly rate(s) of pay, and relevant tax information.

- **Health & Safety:** Employers are obligated to keep employees safe at work by: identifying health and safety hazards and correcting them; having written health and safety plans (i.e. Injury and Illness Prevention Program); advising and training employees how to work safely; carrying workers compensation insurance; tracking and reporting workplace injuries and illnesses; and posting Cal/OSHA Safety and Health Protections at job sites.
- **Reporting Protections:** Employees may not be threatened or retaliated against for pursuing wage claims, reporting injuries or hazards, filing a claim with administrative agencies, or unionizing. Prohibited retaliation includes terminating an employee, chaining assignments or shifts, threatening deportation, or hindering alternative employment.
- **Workers Compensation:** Employers are obligated to pay for medical care for injuries and illnesses related to work, regardless of fault for the injury. California law also offers limited unemployment benefits to workers not currently employed.

Local Worker Protection Ordinances

Cities have the power to make and enforce within their jurisdictional limits all ordinances and regulations that are not in conflict with federal or state law; and this authority is broader for charter cities, which may regulate all municipal affairs. This includes the power to enact laws and regulations governing the workplace and many municipalities have chosen to do so. The following are several examples:

- **Local Minimum Wage:** Approximately 40 cities in California have adopted local minimum wage laws, with the range of pay ranging from $16.50 to $19.08 depending on the jurisdiction. The majority of these jurisdictions are located in northern or central California, with southern California cities, including Los Angeles (city and county), San Diego, Malibu, Santa Monica, Pasadena, and West Hollywood.
- **Hotel Worker Protections:** Several cities in California have enacted ordinances establishing special rights and protections for hotel workers, including Anaheim, Irvine, Long Beach, Santa Monica, Los Angeles, West Hollywood, and Glendale. Features of these ordinances include some or all of the following:

  - Prohibiting hotels from having a policy where guestrooms are not sanitized and cleaned after each use.
  - Requiring hotels to maintain room attendance records for three years, including: name, rate of pay, pay received, identification of rooms cleaned, square footage cleaned, overtime hours worked, and training records.
  - Providing hotel workers with written notice of their rights.
  - Workers assigned to guestroom or restroom facilities must be given a personal security device at no cost, which may be activated whenever the worker reasonably believes they observe violent or threatening conduct or in the event of an emergency. The worker may immediately vacate the area and wait for assistance and cannot be retaliated against for utilizing measures.
  - Hotels with more than 60 rooms must have a designated security guard that can receive security device alerts, and employees must be given training on a variety of topics like: workers' rights and responsibilities, best practices for identifying and responding to suspected instances of human trafficking, domestic violence, or violent/threatening conduct, best practices for effective cleaning techniques, best practices for identifying the avoiding insect/vermin infestation, and best practices for identifying and responding to other potential criminal activity.
  - Hotels must post notice in each guestroom and restroom facility that workers are carrying personal security devices.
  - Workers are entitled to paid time off to report any violent or threatening conduct to law enforcement, and reasonable accommodations must be provided upon request to workers that have experienced an incident, including modified work schedules, reassignment to vacant positions, and reasonable adjustments to job structure.
  - In an eight-hour shift, room attendants may only be required to clean up to 4,000 square feet for hotels with less than 59 guest rooms, or 3,500 square feet for hotels with more than 60 guest rooms, without being paid overtime. Workers must consent to working more than 10 hours in a day.
  - Hotel workers have a private right of enforcement against employees in California Superior Court.
  - Local protections may be waived in a collective bargaining agreement, and hotels may apply for a one-waiver based on a showing of financial hardship that compliance will force a reduction in workforce by more than 20

percent or cut its workers' hours by more than 30 percent.

- **Fair Work Week Ordinances:** The cities of Los Angeles, Berkely, and Emeryville have enacted ordinances that establish mandatory scheduling practices such as: two weeks' notice of work schedules, overtime or payment premiums for last minute scheduling changes, allowing employees to decline back-to-back shifts without adequate rest (i.e. 10 hours between shifts), and requiring employers to offer additional hours to existing part-time employees. Employees may also request preference for certain hours, times, or locations of work, which need not be approved but must be considered by employers. Employers are generally prohibited from requiring employees to find shift coverage for absences that are protected by law, and notice of the ordinance must be posted in the workplace. Violations are punishable by City fines of $500/day or a private right of action by the employee. These ordinances only apply to retail or similarly-defined businesses with more than 300 employees globally.
- **Family-Friendly Ordinance:** The City of Berkely adopted an ordinance giving employees the right to request a flexible and predictable work schedule. Employers do not have to approve the request but must respond in writing within 21 days of the request and cite a business reason for denial. The ordinance applies to employers with 10 or more employees, and to full-time employees working at least three months.
- **Freelance Worker Protection Ordinance:** The City of Los Angeles enacted an ordinance that requires a written contract for independent contractors and freelance workers that earn $600 or more in the calendar year from the same hiring entity. The ordinance has certain exceptions but generally applies to any employing entity regularly engaged in business or commercial activity, including trades, businesses, and non-profit businesses. The written contract must include: the name and contact information of the hiring entity and worker, listing of services to be provided, their value, and the rate or method of payment. Workers may file a complaint for violations with the Department of Public Works and monetary penalties of $250 may be awarded to employees.

Senate Bill 998 (Wiener) was recently introduced in the California Legislature and would establish the following protections:

- Mandatory contracts: Any freelancer performing over $250 of work for a hiring entity over a four-month period is entitled to a contract outlining the scope of the work expected, the rate of pay, and the method of payment.
- 30-day payment terms: Clients must pay their freelancers within 30 days of completion of work unless otherwise specified in the contract.
- Payment agreement protections: Clients cannot require that freelancers accept less than the contract stipulates in exchange for faster payment.
- Anti-retaliation: Clients cannot retaliate against freelancers for pursuing payment.
- Double damages: Freelancers, who are the victim of non-payment, are entitled to damages equal to double the payment originally specified in their contract, plus costs and attorney's fees.

Working Animal Protection Ordinance

The rights and protection of "working animals" is also an area that may be regulated locally by cities pursuant to their police policies. The law generally considers and treats domestic animals as property, and cities may prescribe reasonable regulations so long as they are not arbitrary and unreasonable burdens have not been imposed.

California law currently regulates this area, and for example makes it a crime to engage in any of the following activities: maliciously and intentionally maiming, mutilating, torturing, killing or wounding a living animal; overdriving, overloading, driving when over loaded, overworking, torturing, tormenting, depriving of necessary sustenance, drink, or shelter, cruelly beating, mutilating, or cruelly killing any animal; or subjecting any animal to needless suffering, inflicting unnecessary cruelty upon the animal, or in any manner failing to provide the animal with proper food, drink, or shelter or protection from the weather.

Specific to horses, which are commonly used in entertainment-related functions, California law includes several protections. For example, the "poling" of a horse is prohibited, which consists of forcing, persuading, or enticing a horse to jump in such manner that one or more of its legs will come in contact with any kind of wire, or a pole, stick, rope or other object with sharp points, or raising, throwing or moving a pole, stick, wire, rope or other object, against one or more of the legs of a

horse while it is jumping so that the horse, in either case, is induced to raise such leg or legs higher in order to clear the obstruction. Tripping a horse is also unlawful, as is use of bristle-bur, tack bur, or other devices on a horse.

California law also requires animals kept in confined areas to have an adequate exercise area, and that any restrictions on the animal preventing it from becoming entangled or injured and allowing the animal's access to adequate shelter, food, and water. Animals also must be afforded proper care and attention by their owners and keepers, and the Health & Safety Code prescribes specific standards for the horses including:

- Enclosures must be of sufficient size to enable the horse to comfortably stand up, turn around, and lie down, and shall be kept free of excessive urine and waste matter.
- Paddocks and corrals shall be of adequate size for the equine to move about freely.
- Buildings, premises, and conveyances shall be kept free of sharp objects, protrusions, or other materials that are likely to cause injury.
- Horses must be supplied with nutritionally-adequate feed and clean water, in accordance with standards published by the Cooperative Extension of the Division of Agricultural Sciences of the University of California.
- Track and equipment shall be appropriate and fit properly.
- After use the horse must be cooled out to a normal condition at rest.

Last session the California Legislature considered but did not pass Assembly Bill 554, which would have expanded the right of certain nonprofit corporations whose organizational purpose is to prevent cruelty to animals to bring suit to enforce these laws. The bill was intended to bridge hurdles associated with "standing" to bring these types of lawsuits in court.

Staff surveyed local ordinances in this area, and while there are few examples. The City of Chino recently adopted an ordinance titled the Working Animal Protection Act. The measure applies to animals used and trained to perform specific tasks or functions, and makes minor additions to the protections already required by state law by:

- Requiring working animals at spectator events to be confined by a sound fence (e.g. wood, brick, pipe corral, or chain link) when working, resting, and feeding;
- Requires working animals in the public rights-of-way to be contained by a harness, bridle, headstall, lead rope, or lease, and by an appropriate age for birds; and
- Prevents interference with another person's right to use a working animal.

Staff will be available to respond to specific questions of the City Council and to implement any direction on these issues.

DISCUSS AND PROVIDE DIRECTION ON THE CITY'S GRANT APPLICATION FOR CALOPTIMA HOUSING AND HOMELESSNESS INCENTIVE PROGRAM (HHIP)

Meeting	Agenda Group
Tuesday, February 13, 2024, 5:00 PM	STUDY SESSION Item: 9E

Presented By	Prepared By
Matt Foulkes, Community and Economic Development Director	Matt Foulkes, Director of Community and Economic Development

Approved By
Aaron France, City Manager

DISCUSSION

This study session item was requested by Councilmember Castañeda to discuss and provide direction on whether the City should apply for the Housing and Homelessness Incentive Program (HHIP) Round 3 funding from CalOptima Health. CalOptima Health, through its Board of Directors and partnership with the Department of Health Care Services, have allocated grant funds to meet three specific priority areas as it relates to reducing and preventing homelessness.

- Priority Area 1 - Infrastructure to coordinate and meet member housing needs (Transitional Housing);
- Priority Area 2 - Partnerships and capacity to support referrals for services (Equity); and
- Priority Area 3 - Innovation and implementation of strategic interventions (Systems Change)

CalOptima Health has indicated that while the funding opportunity areas referenced above are intentionally broad, there are specific requirements pertaining to who is eligible to receive the grant funds and what the funds are to be used for. For example, the Equity grants priority area are intended for organizations with an annual operating budget of less than $5-million and are focused on supporting specific populations experiencing homelessness. The operating budget limitation results in the City is not being an eligible grant recipient in this priority area. The Transitional Housing development priority area grant is intended for affordable housing developers, who have site control of a specific property in the county with intent to construct supportive or transitional housing. While the City is the regulatory agency who approves plans for affordable housing development in the City, it is not a housing developer and is not an eligible grant recipient in this priority area.

The Systems Change grant priority area is intended for projects or programs that propose an innovative intervention to homelessness and that can be replicated on a county-wide basis or have county-wide implications. It is designed to support projects and initiatives that seek and deploy creative and effective solutions to combat homelessness, with strong emphasis on implementing evidence-based practices and novel approaches. Per the Notice of Funding Availability ("NOFA"), successful applicants will develop and pilot groundbreaking programs aimed at reducing homelessness and improving the lives of those affected by it. Examples include addressing student homelessness, equitable access to data and technology solutions such as the Homeless Management Information System (HMIS). The City is an eligible grant recipient in this funding priority area along with non-profit organizations, tribes, public schools or universities. The total grant funds available in the Systems Change priority area is $10.18 million with a minimum grant award of $2-million. CalOptima Health may award up to (5) Systems Change grants, but have indicated that they expect to award one or two. Grant recipients in the category will have up to three years to expend the grant funds awarded.

Grant proposals will be evaluated on the following criteria:

- **CalOptima Health core value alignment** - Project is trauma-informed, inclusive, non-residency restricted, low-barrier, person-centered, and aligned with the housing-first and harm-reduction principles.
- **Program Description** - The program description is clear and concise.
- **Program Implementation** - The plan is complete and includes specific objectives, logical and feasible activities, as well as clearly defined measures of success.
- **Sustainability** - Program or project is sustainable beyond this funding opportunity if funding is awarded or is time-bound and does not require continuous funding.
- **Readiness** - Projects can launch soon after grant award.
- **Experience** - Expertise in providing proposed services and/or implementation of similar project in the past.
- **Capacity of Applicant** - Able to demonstrate financial and management capacity to carry out the project, as evidenced in the submission of required materials in the application.
- **Evaluation Plan** - Application clearly articulates a feasible and well-thought-out plan for evaluating project success.

Systems Change Grant Program Concept - Accessory Dwelling Unit (ADU) Development Grant

Based on initial discussions with Council Member Castañeda, should the City Council direct staff to apply for the Systems Change grant, the program that would be applied for would be for the development of a City-administered ADU/JADU development fund. These funds, would allow participating property owners in Buena Park to apply for funding in the form of a forgivable loan to offset all, or a portion of the costs to construct an ADU or JADU on their property in exchange for entering into an agreement with the City to rent the ADU/JADU to a CalOptima Health member for a specified period of time (ex. 10-years). Provided the property owner rents the ADU/JADU to a CalOptima Health member during the agreement period, at the end of the term the loan would be forgiven and the deed restriction would be removed allowing the property owner to rent the ADU/JADU to the public at-large. The proposed program would aim to leverage the City's efforts over the past 12- months to streamline the ADU development process by providing pre-approved ADU plans for use by property owners. The City could also partner with participating lending institutions to streamline the financing process for property owners needing to supplement the City's grant funds with other institutional financing for the ADU/JADU construction. If a property owner wishes to sell the property, refinance the loan or discontinues renting to a CalOptima Health member, the loan would be due and payable and could then be reallocated to another participating property. If awarded the full $10.18-million, the City estimates that up to 100 ADU/JADUs could be developed throughout the city.

Program administration would be a three-way partnership between the City, who would assist with the initial ADU/JADU development along with ongoing compliance auditing of each unit; CalOptima Health, who would assist property owners to identify eligible CalOptima Health members for residency; and the property owner, who would provide housing for the extremely-low income or previously homeless tenant. The proposed program appears to meet each of the evaluation criteria specified in the NOFA and while it would be implemented locally in Buena Park, the program could be replicated by other cities in the county, if successful. There is also an opportunity to outsource the ongoing compliance portion of the program to a third-party, non-profit partner if one can be identified, which would lessen the administration burden on the City.

Grant applications are due on February 22, 2024. Should the City Council direct staff to pursue this grant, staff will quickly mobilize with the assistance from Council Member Castañeda to complete the grant application and submittal materials prior to the February 22nd deadline. Grant award notifications are scheduled for April 2024, with a grant start date of May 2024.

Attachments

Attachment 1 - CalOptimaHealth_NOFORound_3_Announcement_508.pdf

Housing and Homelessness Incentive Program (HHIP) Round 3: Notice of Funding Opportunity (NOFO)

CalOptima Health solicits equity, systems change, and transitional housing capital funding requests for people experiencing homelessness.

Application Deadline — February 22, 2024 (5 p.m. PST)

Background

CalOptima Health's mission is to serve member health with excellence and dignity, respecting the value and needs of each person. With a strategic goal of decreasing health inequities, CalOptima Health is engaging in programs and expanding partnerships to better serve members who are at greater risk for poor health outcomes, especially those experiencing homelessness.

CalOptima Health's Board of Directors has shown a strong commitment to the issue of homelessness, as demonstrated by the ongoing allocation of Board reserved funds. The Board's support of these efforts is central to the overarching community investment strategy.

Further, CalOptima Health is participating in the Department of Health Care Services' Housing and Homelessness Incentive Program (HHIP) through which additional funds can be earned. This voluntary program is intended to support delivery and coordination of health and housing services for Medi-Cal members experiencing homelessness or at risk of homelessness by rewarding and incentivizing Managed Care Plans for taking an active role in reducing and preventing homelessness.

Through this program, CalOptima Health has the opportunity to earn funding by meeting specific program measures that fall under three priority areas:

1. Infrastructure to coordinate and meet member housing needs;
2. Partnerships and capacity to support referrals for services; and
3. Delivery of services and member engagement. In June 2023, CalOptima Health's Board approved the creation of a new priority area, as part of the evolving community investment strategy: Innovation and implementation of strategic interventions (referred to as systems change for the purposes of this NOFO).

The combined resources made available through CalOptima Health board allocated funds and HHIP has to date facilitated broad reaching and meaningful investments across Orange County. This third funding opportunity will focus on equity grants, systems change programs and capital for transitional housing (including recuperative care). **The application period is January 17 – February 22, 2024.**

Community Investment Strategy

CalOptima Health is prioritizing projects and programs that are trauma-informed, inclusive, non-residency restricted, low barrier, and aligned with housing-first and harm-reduction principles. This includes ensuring the "voice of lived experience" is integrated into all phases: design, development, implementation and evaluation.

CalOptima Health is committed to the following:

- Working toward a cohesive, countywide approach to address and prevent homelessness
- Developing equitable systems that distribute resources among a variety of community service providers across all three Orange county Service Planning Areas
- Promoting and facilitating innovation in data collection and sharing, with emphasis on greater integration across systems
- Increasing the number of service providers and the capacity of these providers to add to the overall continuum of care infrastructure throughout Orange County
- Establishing and/or using best practices in providing care by meeting members "where they are" and increasing access to that care
- Delivering culturally competent services to traditionally underrepresented populations (e.g., families, seniors, LGBTQIA+ and Black, Indigenous and People of Color [BIPOC])
- Investment and implementation of programs that add to the available affordable housing pool

Description of Funding Priorities

Applications must demonstrate how the request adds to the existing cadre of services offered in Orange County with a focus on non-duplicative, sustainable programming.

This funding opportunity is purposefully broad in order to solicit as many ideas as possible from organizations across Orange County working to address the homelessness crisis. CalOptima Health will be working to award funds across all three Service Planning Areas unless otherwise noted.

Funding Priority #1: Equity Grants

The objective of this funding priority is to ensure all individuals experiencing homelessness have access to housing and supportive services that center around their lived experience, are reflective of their unique experiences and are culturally appropriate. Applicants who can demonstrate expertise in addressing the needs of specific populations experiencing homelessness, including, but not limited to, BIPOC, transitional aged youth (TAY), older adults (age 55+), LGBTQIA+ populations and justice-involved individuals, will be prioritized during the application review process.

Requirements:

1. Organizations must have an annual operating budget of $5 million or less.
2. Organizations must demonstrate how they support specific populations experiencing homelessness connecting to permanent supportive or affordable housing.

3. Organizations are not eligible if they've previously received a CalOptima Health HHIP Equity or HHIP Capacity grant in a previous funding round. Participants in CalOptima Health's Nonprofit Healthcare Academy are eligible for this opportunity if they meet the other requirements.

Funding Priority #2: Transitional Housing

The objective of this funding priority is to increase availability and access to transitional housing (including medical transitional housing such as recuperative care) among people experiencing homelessness. An effective and dignified transitional housing project makes available supportive and other medically appropriate services, as applicable, that center on the person's lived experience, are reflective of their unique experiences and are culturally appropriate. Occupancy can range anywhere from six to 24 months. Please see the attached housing continuum document (page 7) for more details on CalOptima Health's perspective on transitional housing and how it fits into the full housing continuum.

Projects that deliberately increase equitable and countywide access to transitional housing will be prioritized along with projects that take a capital approach to addressing an identified transitional or temporary housing service deficit in Orange County. Projects that can launch more quickly will also be prioritized. Creativity is encouraged in bridging the transition from street and/or emergency shelter to more permanent housing.

Examples of transitional housing, for the purposes of this funding opportunity can include but are not limited to the following:

- Recuperative Care
- Short-term Post Hospitalization Housing
- Bridge Housing
- Sober Living Centers
- Residential Recovery Homes

Requirements:

1. Projects must be located within the county of Orange.
2. Applicants must have site control and be able to provide the site address. Site control is not required only in cases where grant funding is being used to purchase the property. However, in those instances the address of the property to be purchased must still be included and there must be formal documentation of intent to purchase.
3. Projects must provide a letter of support for the proposed project from the city in which it is located. The address of the site must be included in the letter of support.
4. Applicants must demonstrate how the project is sustainable once launched including revenue generated as a contracted provider of CalOptima Health Enhanced Care Management and/or Community Supports.
5. Applicants must have prior experience with developing and/or operating transitional housing.
6. Proposed projects must offer a minimum of six months occupancy and up to 24 months.
7. Proposed projects must provide privacy and enable people to perform normal household tasks in a space that is both safe and dignified.
8. Emergency shelter or congregate housing sites are not eligible for this funding opportunity.

Funding Priority #3: Systems Change Projects

This funding priority focuses on addressing homelessness through the development of innovative interventions that are county-wide or have county-wide implications. It is designed to support projects and initiatives that seek and deploy creative and effective solutions to combat homelessness, with a strong emphasis on implementing evidence-based practices and novel approaches.

Successful applicants will develop and pilot groundbreaking programs aimed at reducing homelessness and improving the lives of those affected by it. Some examples include, but are not limited to, addressing student homelessness, equitable access to data and technology solutions such as the Homeless Management Information System, improve quality of services in permanent supportive/other housing, community engagement. This could mean operationalization of a new process, practice, etc.

All applicants will be given the opportunity to meet with staff for a 30-minute phone consultation prior to submission of Systems Change applications to determine if their proposal is appropriate for this funding opportunity. Those phone consultations can be scheduled by submitting a request to CalAIM@caloptima.org. Please title your email "Request for HHIP Systems Change Phone Consult" and we will reply to you with available times.

Requirements:

1. Proposed projects must be implemented county wide or have demonstrable county-wide impact.
2. Applications must clearly articulate the problem to be solved, propose a feasible solution, and demonstrate how success or progress can be achieved.
3. Applicants must clearly demonstrate experience with implementing system-wide interventions and/or programs.

Grant Budgets, Amounts and Duration

Funding Priority	Grant Request Limit	Total Amount Available	Notes Specific to this Priority	Project Duration
Equity Grants	No minimum $100,000 maximum request	$1 million	• Up to 10 organizations will be selected for funding.	• One-year projects.
Transitional Housing	No minimum $5 million maximum	Up to $25 million	• A minimum of 5 awards could be made in this category but potentially more.	• Dependent on capital project timeline. • Not restricted to one-year; can be multi-year.
Systems Change Projects	$2 million minimum $10.18 million maximum	Up to $10.18 million	• A minimum of one award will be made but there is potential for up to five.	• Projects can be from one to three years in duration.

Payment will be made as defined in the fully executed grant agreement for awarded grants. Capital projects are paid in full upon execution of the contract. ***Prohibited budget items include lobbying and ongoing rental assistance.***

Entities Eligible to Apply

1. **Organizations may only submit one (1) application for this funding opportunity.**
2. For Equity grants and Systems Change projects: Applicants must be a 501(c)(3) or equivalent in good standing with the IRS. Equivalent organizations may include tribes, public schools, universities, and local, state or federal government agencies and programs.
3. For Transitional Housing projects: Proposals will be accepted from nonprofit and for-profit organizations, joint ventures, or partnerships that serve the identified purpose of this NOFO.
4. Equity grant applicants must have annual operating budgets less than or equal to $5 million.
5. Applicants must propose projects or programs that align with the funding opportunity in this document and present a plan that aligns with connecting individuals to permanent/affordable housing or increasing the number of transitional housing units available in Orange County.
6. Applicants that previously received funding from CalOptima Health must be/have been in good standing with the terms of that contract or grant agreement to be eligible for new funding.
7. Funds must benefit actively enrolled CalOptima Health members.
8. Applicants are strongly encouraged to apply for funds when they are ready to implement the activity proposed for funding.
9. There are no requirements for cost sharing, matching or cost participation.

Remember: Carefully review all threshold eligibility requirements. Applicants who fail to meet threshold requirements will be deemed ineligible. Applicants must successfully complete an application and submit it by the deadline to be considered for funding.

Proposal Evaluation Criteria

	Criterion	Maximum Points	Description of basis for assigning points
1	CalOptima Health core value alignment	15	Project is trauma-informed, inclusive, non-residency restricted, low barrier, person-centered, and aligned with housing-first and harm-reduction principles.
2	Program Description	15	Program description is clear, concise and
3	Program Implementation	10	Plan is complete and includes specific objectives, logical and feasible activities, as well as clearly defined measures of success.
4	Sustainability	10	Program or projects is sustainable beyond this funding opportunity if funding is awarded or is time-bound and does not require continuous funding.
5	Readiness	15	Projects that can launch soon after grant award will receive more points.

6	Experience	15	Expertise in providing proposed services and/or implementation of similar projects in the past. Must be clearly articulated in application.
7	Capacity of Applicant	10	Able to demonstrate financial and management capacity to carry out the project, as evidenced in the submission of required materials in application portal.
8	Evaluation Plan	10	Applicant clearly articulates a feasible and well thought out plan for evaluating project success.
Total Earnable Points		**100**	

Application Timeline

Action	Date
Application Released/Portal Opens	1/17/2024
Round 3 NOFO – Bidder's Conference * *Q&A posted on the Funding Opportunity webpage by 2/5/2024*	1/31/2024 at 11 a.m. PST
Application Deadline	**2/22/2024 at 5 p.m. PST**
Internal Review	2/23 – 3/8/2024
CalOptima Health Board of Director's Meeting	4/4/2024
Announcement of Approved Grants	4/5/2024
Grants Start Date	5/1/2024

Documents and Portal Access

All documents related to this NOFO and application portal access are available at this site:
https://www.caloptima.org/en/About/CurrentInitiatives/CalAIM/FundingOpportunities

Bidder's Conferences

Join our Bidder's Conference for this funding opportunity by registering through the link below:

Bidder's Conference
Date and Time: Wednesday, January 31, 2024, 11 a.m. PST
Link: https://us06web.zoom.us/webinar/register/WN_vcAqy2XoQJyATU_vCiSrPg

Questions about the funding opportunity or application? Contact the CalAIM Program Development team at CalAIM@caloptima.org.

ORANGE COUNTY HOUSING NEEDS CONTINUUM

						
Unsheltered Homelessness	**Emergency Shelter**	**Transitional Housing**	**Medical Transitional and Permanent Housing**	**Permanent and Supportive Housing**	**Affordable Rental and Homeownership**	**Market Rate Rental and Ownership**
Sanctuary and supported sites for unsheltered individuals lacking a fixed, regular, and adequate nighttime residence.	Any facility, the primary purpose of which is to provide temporary shelter for the unhoused. Minimal services are provided, and occupancy is limited to 6 months or less.	Facility that moves unhoused individuals and families into permanent housing. Occupancy 6 to 24 months. Provides privacy and enables normal household tasks and livelihood actions. Fills gap between emergency shelter and permanent housing.	Facility that combines transitional or permanent housing with medical support and/or care for individuals with specific medical conditions who struggle with daily life and need added support.	Facility that combines housing with individualized and voluntary support services to assist the unhoused with high needs such as mental health, disabilities, or substance use.	Long term rental assistance using subsidies to make rent affordable; pays no more than 30% of income for gross household costs, including utilities. Homeownership assistance programs.	Housing where pricing is defined by current real estate market evaluations.
• Safe Sleeping and Camping Sites • Safe Parking Sites	• Severe Weather Shelter • County Shelter System • City Shelters • Church Shelters • Family Shelters • Domestic Violence Shelters • Hotel Vouchers	• **Recuperative Care** • **Short-Term Post Hospitalization** • Bridge Housing • **Street Medicine Support Center** • Sober Living Centers • Residential Recovery Homes • Treatment Centers • Halfway House • Tiny Homes	• **Assisted Living** • **Skilled Nursing Facilities** • PSH/PACE • **Recuperative Care/PACE** • Rehabilitation Facility	• **Single Room Occupancy (SRO)** • **Scattered Site PSH** • **Full-site PSH** • Veteran Housing • Shared Housing • RCFE • Board and Cares • Independent Living Facilities • **ADU Program**	• Rental Subsidy programs • Housing Vouchers • Rapid Rehousing • Shallow subsidies • Mortgage Interest Deduction Program • First time Home Ownership Programs	• Realtor Assistance • Family inheritance • Generational Wealth

Bolded= Supported /Funded by CalOptima Health

CalOptima Health