PLEASANT VALLEY RECREATION & PARK DISTRICT
CITY OF CAMARILLO, CITY HALL COUNCIL CHAMBERS
601 CARMEN DR., CAMARILLO, CALIFORNIA

BOARD OF DIRECTORS
REGULAR MEETING AGENDA
May 6, 2026

6:00 P.M. **REGULAR MEETING** **NEXT RESOLUTION #802**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **AMENDMENTS TO THE AGENDA -** This is the time and place to change the order of the agenda, delete any agenda item(s), or add any emergency agenda item(s).

5. **PUBLIC COMMENT - In accordance with Government Code Section 54954.3, the Board reserves this time to hear from the public.** If you would like to make comments about a matter within the Board's subject matter jurisdiction but not specifically on this agenda, in accordance with California law, the Board will listen, note the comments, and may bring the comments back up at a later date as an agendized item for discussion. Speakers will be allowed three minutes to address the Board.

6. **CONSENT AGENDA –** Matters listed under the Consent Agenda are considered routine and shall be acted upon without discussion and by one motion. If discussion is desired, the item will be removed from the Consent Agenda for discussion and voted on as a separate item. If no discussion is desired, then the suggested action is for the Chair to request that a motion be made to approve the Consent Agenda.
   - **A. Minutes for Regular Board Meeting of April 1, 2026**
     Approval receives and files minutes.
   - **B. Warrants, Accounts Payable & Payroll**
     District's disbursements dated on or before March 31, 2026.
   - **C. Financial Reports**
     Monthly unaudited financial reports are presented to the Board for information. Approval receives and files the financial reports for March 31, 2026.
   - **D. Consideration and Adoption of Resolution No. 801, Declaring Intention to Levy Assessments for FY 2026-2027, Preliminarily Approving the Engineer's Report, and Authorizing the Issuance of a Notice for the Public Hearing for the Proposed FY 2026-2027 Assessments for the Park Maintenance and Recreation Improvement District for the Pleasant Valley Recreation and Park District**
     Preliminary approval of the Engineer's Report and establishment of the hearing date allows for the development of the proposed budget and assessment rate.
   - **E. Consideration and Approval of a Request for Proposals for the Top-Dressing Material for Pleasant Valley Fields Park**
     District is seeking a qualified company to provide top-dressing material for Pleasant Valley Fields Park.

7. PUBLIC HEARING

A. Consideration and Approval of Status Update on Vacancies in Compliance with Assembly Bill 2561 (2024) – Local Public Employee Vacant Positions

AB 2561 aims to improve transparency and accountability in public workforce planning by governing labor relations between local public agencies and their employees.

Suggested Action: A MOTION to receive and file the report.

8. NEW ITEMS – DISCUSSION/ACTION

A. Consideration and Approval of a Special Event by 3V3 Impact for a Gus Macker 3-on-3 Basketball Tournament at Bob Kildee Community Park on August 27-30, 2026

3V3 Impact would like to host a 3-on-3 basketball tournament at Bob Kildee Community Park over the course of three days, utilizing the parking lots and picnic areas at the park.

Suggested Action(s): A MOTION to approve the special event application by 3V3 Impact for a Gus Macker 3-on-3 Basketball Tournament at Bob Kildee Community Park on August 27-30, 2026.

B. Consideration and Approval of Preliminary Design Options for Freedom Center Redesign Project

$100,000 was approved in the FY 25-26 Capital Budget to redesign the Freedom Center at Freedom Park. BOA Architecture has produced four preliminary designs for the Board to review and provide feedback on.

Suggested Action: A MOTION to accept the four preliminary design options for the Freedom Center Redesign Project and provide direction to Staff and BOA Architecture to further refine the final concept designs of the project.

C. Consideration and Approval of the Updated 2027-2032 Five-Year Strategic Plan Goals

The current 2021-2026 Strategic Plan is nearing completion, and the District is preparing an updated Strategic Plan for 2027-2032. Staff seeks guidance and approval of the proposed goals for the 2027-2032 Plan.

Suggested Action: A MOTION to review the proposed 2027-2032 strategic goals, discuss their relevance and priorities, and either provide direction to staff for refinement or approve the goals as presented for development of the Strategic Plan.

D. Consideration and Approval of a First Reading for the Adoption of Ordinance No. 16, an Ordinance of the Board of Directors of the Pleasant Valley Recreation and Park District Setting Board Member Compensation

The Board last approved Ordinance No. 14 on June 5, 2024, setting Board member compensation rates. Ordinance No. 16 would raise compensation to $127.55 per meeting and replace Ordinance No. 14.

Suggested Action: A MOTION to:

1. Read the complete Ordinance No. 16 title – *Ordinance No. 16, An Ordinance of the Board of Directors of the Pleasant Valley Recreation and Park District Setting Board Member Compensation* and to waive further reading; and
2. Approve the introduction and first reading of the District's *Ordinance No. 16, An Ordinance of the Board of Directors of the Pleasant Valley Recreation and Park District Setting Board Member Compensation*.

9. ORAL COMMUNICATION – INFORMATIONAL ITEMS, which do not require action but relate to District Business, will be reported by members of the Board and staff as follows:

A. Chair Kelley
B. Ventura County/California Special District Association
C. Santa Monica Mountains Conservancy
D. Standing Committees: Finance, Long Range Planning, Policy
E. Foundation for Pleasant Valley Recreation and Parks
F. General Manager's Report
G. **Board Members**

10. ADJOURNMENT

Notes: The Board of Directors reserves the right to modify the order in which agenda items are heard. Written materials related to these agenda items are available for public inspection in the Office of the Clerk of the Board, located at 1605 E. Burnley Street, Camarillo, during regular business hours beginning the Friday preceding the Wednesday Board meeting.

Announcement: Public Comment: Members of the public may address the Board on any agenda item before or during consideration of the item. [Government Code section 54954.3] Should you need special assistance (i.e., a disability-related modification or accommodations) to participate in the Board meeting or other District activities (including receipt of an agenda in an appropriate alternative format), as outlined in the Americans with Disabilities Act, or require further information, please contact the General Manager at (805) 482-1996, extension 114. Please notify the General Manager 48 hours in advance to provide sufficient time to make a disability-related modification or reasonable accommodation.

Pleasant Valley Recreation and Park District
City of Camarillo, City Hall Council Chambers
601 Carmen Dr., Camarillo, CA
Minutes of Regular Meeting
April 1, 2026

6:00 P.M. **REGULAR MEETING**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL
All present.

4. AMENDMENTS TO THE AGENDA
Chair Kelley called for a motion. A motion was made by Director Magner and seconded by Director Schlangen to approve the agenda as presented.

Motion to Approve Agenda

Voting was as follows:
Ayes: Magner, Schlangen, Fernandez, Dransfeldt, Chair Kelley
Noes:
Absent:

Motion: Carried **Carried**

5. PRESENTATIONS
A. 2025 Volunteer of the Year
In honor of April being National Volunteer Appreciation Month, Development Analyst Nic Castro recognized District volunteers who have assisted with special events and ongoing District and Foundation programs. Volunteers can sign up for volunteer opportunities through the Point app. Kerry Bates-Redler was awarded a Volunteer of the Year for 2025 plaque for her 382 hours of volunteering with Bingo Services at the Community Center.

6. PUBLIC COMMENT
No comments.

7. CONSENT AGENDA
A. Minutes for Regular Board Meeting of March 4, 2026
B. Warrants, Accounts Payable & Payroll
C. Financial Reports
D. Consideration and Approval of Legislative Advocacy Policy as Adopted

Chair Kelley called for a motion. A motion was made by Director Magner and seconded by Director Schlangen to approve the Consent Agenda.

Motion to Approve Consent Agenda

Voting was as follows:
Ayes: Magner, Schlangen, Fernandez, Dransfeldt, Chair Kelley
Noes:
Absent:

Carried

Motion: Carried

8. NEW ITEMS – DISCUSSION/ACTION

A. Consideration and Approval of Bid Award for Community Center Fire Alarm System Design and Installation and the Adoption of Resolution No. 800 Authorizing the Drawdown of Undedicated Capital Funds

Park Services Manager Matt Parker presented a bid award to Everon for the installation of the first fire alarm system at the Community Center campus for safety and code compliance. Discussion included: interior system only; early detection with fire dispatch and increased life safety; the center as an evacuation location; ADA concerns for those who might need assistance; expense of 24 hr monitoring; no inclusion of a sprinkler system; and consideration of aging structure, occupancy loads and current fire codes.

Chair Kelley called for a motion. A motion was made by Director Dransfeldt and seconded by Director Magner to:

1. Approve and award the contract for the Community Center Fire Alarm System design and installation to Everon in the amount of $213,486.42 plus a 10% contingency for a total not to exceed amount of $234,835.06; and
2. Authorize the General Manager to execute the construction contract and all related documents to proceed with the project; and
3. Adopt Resolution No. 800 authorizing the drawdown of $114,835.06 from the Undedicated Capital Fund balance.

Motion to Approve Bid Award to Everon for CC Fire Alarm System & Adopt Reso 800 Drawdown

Voting was as follows:
Ayes: Dransfeldt, Magner, Schlangen, Chair Kelley
Noes: Fernandez
Absent:

Carried

Motion: Carried

B. Consideration and Approval of Lease Agreement with Camrosa Water District for the Valencia Well Project at Calleguas Creek Park

Park Services Manager Matt Parker presented the consideration and approval of the lease agreement for a well project with Camrosa Water District at Calleguas Creek Park. Brad Milner, Assistant General Manager with Camrosa Water District was present in the audience for any questions. The water district sent out outreach letters to 115 nearby property owners and residents and did not receive any comments for or against the project.

Chair Kelley called for a motion. A motion was made by Director Dransfeldt and seconded by Director Magner to approve the lease agreement with Camrosa Water District for development of the Valencia Well Project at Calleguas Creek Park and authorize the General Manager to execute the agreement and associated documents.

Motion to Approve Agrmt w/ Camrosa for Well Project at Calleguas Creek Park

Voting was as follows:
Ayes: Dransfeldt, Magner, Schlangen, Fernandez, Chair Kelley
Noes:
Absent:

Carried

Motion: Carried

9. ORAL COMMUNICATIONS – INFORMATIONAL ITEMS

A. Chair Kelley – Chair Kelley requested that additional lighting be considered for Pleasant Valley Fields in some of the unlit areas during the winter months. Mr. Kelley stated that the pickleball project is steadily moving along and that the District did not anticipate the roadblocks which have delayed its progress

B. Ventura County Special District Association/California Special District Association – VCSDA – No report. CSDA - Director Magner reported that Legislative Days will be occurring next week in Sacramento. CSDA is opposing two bills on AI in the workplace. Of concern is the diversion of local property and sales tax to the California High Speed Rail Authority. HR2766 was passed and will establish a formal definition of Special District in federal law.

C. Santa Monica Mountains Conservancy – Director Schlangen reported that during the March 16 meeting they approved grants for MRCA to acquire land for watersheds, wetland projects and trail restorations.

D. Standing Committees – Finance – Director Dransfeldt reported the committee extensively reviewed the Reserve Policy on March 25 and the next meeting will be held on April 20 at 3pm.

E. Foundation for Pleasant Valley Recreation and Parks – Director Schlangen stated that there is a dine-in fundraiser on April 8 at Panda Express. Bingo Bash for April has been cancelled. The Amazing Race fundraiser is scheduled for October 3.

F. General Manager's Report – General Manager Mary Otten reported on current projects that staff are working on along with programs and special events. The Budget Workshop is coming up on Saturday, April 25. The Freedom Park Pickleball Complex plans are currently with the Camarillo Public Works Department, and the District hopes to have bid documents in July 2026. The District is tracking AB1819 – AED and Senior Center thresholds; AB2007 – limits of image likeness in registrations and marketing; AB2346 – speedometers on ebikes; and AB1942 – DMV registration for ebikes. The new Ran Rancho Park is scheduled to open in June when the grass is established.

G. Board Members – The Directors updated on the meetings and District events they attended for the month.

10. ADJOURNMENT

Chair Kelley adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Karen Roberts
Recording Secretary

Approval,

Robert Kelley
Chair

Pleasant Valley Recreation and Park District
Monthly AP, Payroll, Wire, Online Payment Report
March 2026

	Date		Amount	
Accounts Payables:	3/31/2026	$	568,660.07	
	Total	**$**	**568,660.07**	
Payroll (Total Cost):	3/12/2026	$	192,416.34	
	3/26/2026	$	191,399.87	
	Total	**$**	**383,816.21**	
Payroll AP Payments	3/4/2026	$	43,392.73	PERS Health Insurance Premium
	3/4/2026	$	3,360.38	Guardian
	3/4/2026	$	482.56	VSP
	3/4/2026	$	2,373.97	Hartford
	3/12/2026	$	22,043.15	CALPERS -Ret-PR 3/12/2026
	3/26/2026	$	22,107.99	CALPERS- Ret-PR-3/26/2026
	Total	**$**	**93,760.78**	
	Grand Total	**$**	**1,046,237.06**	

Bank Reconciliation

Board Audit

User: Cwebster
Printed: 04/08/2026 - 2:57PM
Date Range: 03/01/2026 - 03/31/2026
Systems: 'AP'

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 10 General Fund				
Department: 00 Non Departmentalized				
0	AFLAC	FEB 2026 BILLING ACTIVITY	03/04/2026	661.44
0	CALPERS HEALTH	HEALTH INS BILLING MAR 2026	03/04/2026	43,392.73
0	CALPERS PENSION	PERS CONT PR 3/12/2026 / PLAN 9(	03/12/2026	22,043.15
0	CALPERS PENSION	PERS CONT PR 3/26/2026/ PLAN 96	03/26/2026	22,107.99
0	EMPLOYMENT DEVELOPMENT DI	DE 88 PMT / PR 3/12/2026	03/12/2026	3,751.07
0	EMPLOYMENT DEVELOPMENT DI	DE 88 PMT / PR 3/26/2026	03/26/2026	3,755.80
0	GUARDIAN	DENTAL MAR 2026 BILLING	03/04/2026	3,360.38
0	HARTFORD LIFE & ACC. INSURAN	MAR 2026 BILLING	03/04/2026	2,373.97
0	INTERNAL REVENUE SERVICE - O	EFPTS 941 PMT / PR 3/12/2026	03/12/2026	30,988.23
0	INTERNAL REVENUE SERVICE - O	EFTPS 941 PMT / PR 3/26/2026	03/26/2026	30,986.08
0	VSP	MARCH 2026 BILLING	03/04/2026	482.56
28530	METLIFE INSURANCE CO USA	JUAREZ, JAVIER/ LAST 4 SSN 432(	03/05/2026	100.00
28534	VENTURA COUNTY READING ASS	REFUND CONTRACT#7027 / YOUI	03/05/2026	920.00
28538	METLIFE INSURANCE CO USA	JAVIER, JUAREZ/ LAST 4 SSN 432(	03/12/2026	100.00
28540	ADOLFO CAMARILLO HIGH SCHC	CLEANING DEP REFUND/ CONTR	03/19/2026	200.00
28547	CAPRI	QTR 4 WORK COMP FY 2026	03/19/2026	74,304.50
28562	VENTURA COUNTY CHINESE AMI	CLEANING DEP REFUND/ CONTR	03/19/2026	300.00
28568	METLIFE INSURANCE CO USA	JUAREZ, JAVIER/ LAST 4 SSN 432(	03/26/2026	100.00
		Total for Department: 00 Non Departmentalized		239,927.90
Department: 03 Recreation				
0	BEGINNERS EDGE SPORTS TRAIN	JAN-FEB 2026 MULTI SPORTS	03/05/2026	2,457.00
0	CHASE MAYSICK	MILEAGE REIMB / FEB 2026	03/19/2026	23.20
0	DEBRA GREENWOOD	FEB 2026 WATER EXERCISE CLAS	03/20/2026	940.55
0	ESTELA LIZARRAGA	FEB 2026 CLASS / 5 ENROLLED	03/05/2026	438.75
0	EXECUTIVE FACILITIES SERVICES	JANITORIAL SVC / TOURNAMEN	03/05/2026	3,893.76
0	EXECUTIVE FACILITIES SERVICES	JANITORIAL SVC / NOV TOURNAI	03/19/2026	1,294.84
0	JANET SNYDER	VALENTINE'S DATE NIGHT WORK	03/05/2026	280.00
0	JANET SNYDER	FOXTROT & WALTZ WORKSHOP	03/20/2026	175.00
0	KATIE SHINDEN	KINDERMUSK CLASSES FEB 2026	03/05/2026	1,240.85
0	LINCOLN AQUATICS	BPO Lincolin Pool Supply Pool Chem	03/05/2026	930.47
0	RAMIRO SALDAIN	FEB 2026 MILEAGE REIMB	03/19/2026	27.79
0	SOCAL GAS COMPANY	SVC DATE 2026-1/26 - 2/25 / AQUA	03/06/2026	4,382.71
0	US BANK	CAL CARD STMT 2/23/2026	03/17/2026	1,305.88
28519	AMERICAN RED CROSS	First Aid/CPR/AED-BL for class offer	03/05/2026	42.00
28527	DANIEL E HOWARD	JU-JITSU CLASS / JAN-FEB 2026	03/05/2026	643.50
28532	JOHANNES M POUW	JAN-FEB 2026 MULTI SPORT	03/05/2026	1,212.90
28535	AUDREY WALZER	YOGA CLASS / FEB 2026/ 12 ENRO	03/05/2026	858.00
28537	DUNCAN YOUNG	FEB 2026 GYMNASTIC CLASSES /	03/05/2026	1,638.00
28559	SUPERIOR POOL PRODUCTS LLC	BPO Superior Pool Pool Chemicals	03/19/2026	83.58
28565	BRYAN MONKA	SOCCER ACADEMY / 4 PARTICIPA	03/20/2026	167.70
28566	BRIAN SMALLWOOD	FEB 2026 SWIM CLASSES	03/20/2026	169.00
28567	LESLIE SOKOL	JAZZ / BODY SCULPT / JAN-MAR	03/20/2026	1,430.00
28569	UNITED STATES POSTAL SERVICE	BULK PERMIT# 109/ ACCT# 18747	03/25/2026	7,283.72
		Total for Department: 03 Recreation		30,919.20
Department: 04 Parks				

Check No.	Vendor/Employee	Transaction Description	Date	Amount
0	ARAMSCO INC.	Aramsco BPO	03/05/2026	384.63
0	CULLIGAN OF VENTURA COUNTY	FEB 2026 BILLING ACTIVITY	03/19/2026	44.34
0	EDWARD A. KAISER	BOOTS ALLOWANCE FY 26	03/19/2026	194.74
0	FERGUSON ENTERPRISES INC. #13	BPO Fergusons Plumbing Building Re	03/05/2026	228.44
0	GAMETIME	Tax	03/19/2026	1,887.60
0	GRAINGER	BPO Grainger Vehicle Maintenance	03/05/2026	490.13
0	GRAINGER	BPO Grainger Building Repair	03/19/2026	111.75
0	LINCOLN AQUATICS	BPO Lincolin Pool Supply Building R	03/05/2026	108.26
0	SITEONE LANDSCAPE SUPPLY LL	BPO - Irrigation parts and supplies	03/19/2026	226.43
0	SOCAL GAS COMPANY	SVC DATE 2026-1/23 - 2/24 / COMM	03/06/2026	1,434.53
0	SOUTHERN CALIF EDISON COMPA	SVC DATE 2026-1/29 - 3/1 / PARK O	03/12/2026	5,569.20
0	SOUTHERN CALIF EDISON COMPA	SVC DATE 2026-2/11 - 3/12 / ARNEI	03/25/2026	4,849.45
0	UNITED SITE SERVICES OF CA INC	SVC DATE 2026-1/22 - 2/18 / HOCK	03/05/2026	288.18
0	UNITED SITE SERVICES OF CA INC	SVC DATE 2026-2/19 - 3/18 / HOCK	03/06/2026	288.18
0	US BANK	CAL CARD STMT 2/23/2026	03/17/2026	2,807.95
0	WATER & SANITATION SERVICES	MAR 2026 BILLING/ PARK OFFICE	03/19/2026	1,172.06
0	WEX BANK	FUEL PURCHASES / FEB 2026	03/05/2026	331.94
28520	B & B DO IT CENTER	BPO B&B Hardware Grounds Mainte	03/05/2026	2,837.46
28521	BIGBRAND TIRE & SERVICE	4 tires truck #29	03/05/2026	1,292.35
28522	CITY OF CAMARILLO	SVC DATE 2026-1/6 - 2/6 / BOB KIL	03/05/2026	15,728.48
28523	CITY OF OXNARD - TREASURER	JAN 2026 RECYCLING SVC	03/05/2026	543.87
28524	COASTAL PIPCO IRRIGATION INC.	Coastal Pipeco BPO Grounds Mainten	03/05/2026	636.76
28525	COUNTY OF VENTURA FLEET SVC	JAN 2026 FUEL PURCHASES	03/05/2026	4,803.16
28529	KASTLE KARE	BPO Kastle Kare Contracted Pest Con	03/05/2026	1,200.00
28531	NAPA AUTO PARTS	BPO Napa Vehicle Maintenance	03/05/2026	649.00
28542	AMERICAN RESOURCE RECVY	FEB 2026 BILLING	03/19/2026	947.39
28543	ASTRA BACKFLOW INC.	BPO Astria Backflows Grounds Maint	03/19/2026	378.41
28544	BIGBRAND TIRE & SERVICE	Tires Truck #2	03/19/2026	1,653.20
28546	CAMROSA WATER DISTRICT	FEB 2026 BILLING / BIRCHVIEW	03/19/2026	4,376.69
28548	CITY OF CAMARILLO	SVC DATE 2026-1/16 - 2/18 / MEL V	03/19/2026	7,370.81
28549	COASTAL PIPCO IRRIGATION INC.	SMALL TOOLS / FREEDOM PARK	03/19/2026	275.68
28550	COUNTY OF VENTURA	REVENUE DIST / NOV 2025 ACTIV	03/19/2026	100.00
28551	CRESTVIEW MUTUAL WATER CO.	FEB 2026 BILLING/ EQUESTRIAN	03/19/2026	127.67
28552	DAVE BANG ASSOCIATES INC.	Shipping	03/19/2026	1,447.29
28553	NAPA AUTO PARTS	BPO Napa Vehicle Maintenance	03/19/2026	913.30
28555	PHOENIX GROUP INFORMATION S	PCSC NOV 2025	03/19/2026	100.00
28561	TRAFFIC TECHNOLOGIES LLC	BPO Traffic Technologies Building Re	03/19/2026	46.43
		Total for Department: 04 Parks		65,845.76

Department: 05 Administration

0	ADVANTAGE TELECOM	INTERNET SVC / MAR 2026	03/05/2026	1,050.74
0	ALESHIRE & WYNDER LLP	FEB 2026 LEGAL SVC/ SPECIAL PI	03/19/2026	7,270.00
0	AMAZON	Office Supplies BPO	03/05/2026	231.37
0	AMILIA TECHNOLOGIES USA, INC	FEBRUARY BILLING ACTIVITY	03/05/2026	5,120.53
0	BAY ALARM	SECURITY SYSTEM / BILLING 202	03/19/2026	385.50
0	CALPERS HEALTH	HEALTH INS BILLING MAR 2026	03/04/2026	1,492.94
0	CULLIGAN OF VENTURA COUNTY	MAR 2026 BILLING/ POU COOLER	03/19/2026	70.00
0	GUARDIAN	DENTAL MAR 2026 BILLING	03/04/2026	51.49
0	J. THAYER COMPANY	Office Supplies BPO	03/05/2026	298.19
0	KONICA MINOLTA PREMIER FINAI	MAR 2026 BILLING	03/19/2026	573.19
0	LPA INC.	FEB 2026 BILLING ACTIVITY	03/19/2026	6,020.00
0	MIXTUS INC	Contract- Marketing Services for Mult	03/05/2026	3,750.00
0	PLACER LABS INC	PLATFORM ACCESS/ SVC PERIOD	03/05/2026	26,250.00
0	QUADIENT LEASING USA, INC.	BILLING PERIOD 2026-4/12 - 7/11	03/19/2026	261.41
0	SPECTRUM BUSINESS	SVC DATE 2026-2/17 - 3/16	03/05/2026	20.05
0	SPECTRUM BUSINESS	BILLING ACTIVITY 2026-3/17 - 4/1	03/19/2026	20.05
0	STAPLES BUSINESS ADVANTAGE	Office Supplies BPO	03/05/2026	155.44
0	US BANK	CAL CARD STMT 2/23/2026	03/17/2026	3,314.69
0	VSP	MARCH 2026 BILLING	03/04/2026	18.56
0	WATER & SANITATION SERVICES	ONLINE PMT PROCESSING FEE	03/19/2026	0.75
28526	HIGHLAND BUSINESS FORMS	Shipping	03/05/2026	1,541.02
28541	ALLCONNECTED, INC.	CREDIT - ADDL 3TB & VMWARE	03/19/2026	4,886.49

Check No.	Vendor/Employee	Transaction Description	Date	Amount
28561	TRAFFIC TECHNOLOGIES LLC	16"x24" .063 Alum. NR Bike Rules Si	03/19/2026	655.50
28564	PAUL LERMA	HIKE DATE 2/7/2026	03/20/2026	125.00
		Total for Department: 05 Administration		63,562.91
		Total for Fund:10 General Fund		400,255.77

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 20 Assessment Fund				
Department: 00 Non Departmentalized				
0	EXECUTIVE FACILITIES SERVICES	JANITORIAL SVC / JAN 2026	03/05/2026	7,791.36
0	NUTRIEN AG SOLUTIONS, INC	BPO Nutrien AG Solutions Grounds M	03/19/2026	65.29
28518	AGROMIN HORTICULTURAL PROI	Tax	03/05/2026	2,895.75
28533	SCI CONSULTING GROUP	ASSESSMENT ADMIN FY 25-26	03/05/2026	7,188.00
28536	WEST COAST ARBORISTS INC.	BPO TREE TRIMMING AND TREE	03/05/2026	2,368.00
28556	RJ THOMAS MFG CO INC	XT/G-6AL TABLE XT 2-3/8OD 6' GA	03/19/2026	35,217.07
28557	SHOWSCAPES, INC	LANDSCAPE SVC / FEB 2026	03/19/2026	39,196.66
28558	SIMPLOT TURF & HORTICULTURE	FULAgy 460526Z TRIBUTE TOTAL	03/19/2026	9,400.03
28563	WEST COAST ARBORISTS INC.	BPO TREE TRIMMING AND TREE	03/19/2026	2,592.00
		Total for Department: 00 Non Departmentalized		106,714.16
		Total for Fund:20 Assessment Fund		106,714.16

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 30 Park Dedication Fund				
Department: 00				
0	MNS ENGINEERS INC.	JAN 2026 SVC/ SURVEYOR	03/05/2026	5,500.00
28528	JORDAN & BAIN LANDSCAPE ARC	Competition of a 16-court pickleball fa	03/05/2026	27,775.00
28539	CITY OF CAMARILLO	ZONE CLEARANCE/BLDG PERMI	03/10/2026	1,104.78
28548	CITY OF CAMARILLO	CLOSE HYDRANT / PICKLEBALL	03/19/2026	-986.19
		Total for Department: 00		33,393.59
		Total for Fund:30 Park Dedication Fund		33,393.59

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 70 Capital Projects Fund				
Department: 00				
0	NV5 INC.	CONCRETE PSI TESTING / CARMI	03/19/2026	1,084.00
0	US BANK	CAL CARD STMT 2/23/2026	03/17/2026	123.57
28545	BLACK O'DOWD AND ASSOCIATES	Architectural services for the Freedom	03/19/2026	4,000.00
28554	PAVEMENT COATINGS COMPANY	JOB#PJC005600/ DOS CAMINOS &	03/19/2026	116,849.76
		Total for Department: 00		122,057.33
		Total for Fund:70 Capital Projects Fund		122,057.33

Check No.	Vendor/Employee	Transaction Description	Date	Amount
		Grand Total		662,420.85

CASH REPORT

	3/31/2026 Balance	3/31/2025 Balance
Restricted Funds		
Debt Service - Restricted	$ 667,769.18	$ 158,251.75
457 Pension Trust Restricted	$ 171,017.29	$ 164,271.69
Cal CLASS/PW Quimby Fee - Restricted	$ 3,944,099.05	$ 4,138,136.28
VC Pool Quimby- Restricted	$ 2,879,726.05	$ 2,772,288.48
Park Impact Fees	$ 2,289,857.46	$ 2,160,405.69
Total	**$ 9,952,469.03**	**$ 9,393,353.89**
Semi-Restricted Funds		
Assessment	$ 1,230,833.45	$ 1,066,315.21
LAIF - Capital	$ 1,724,327.82	$ 1,587,644.19
PacWest/CalCLASS - Capital	$ 2,149,034.17	$ 2,062,852.80
Designated Project	$ 230,484.00	$ 230,484.00
Capital Reserves	$ 500,000.00	$ 500,000.00
Contingency - Dry Period	$ 517,337.09	$ 517,337.09
Contingency - Computer	$ 40,000.00	$ 40,000.00
Contingency - Repair/Oper/Admin	$ 470,000.00	$ 470,000.00
Contingency - Compensated Absences	$ 150,000.00	$ 150,000.00
Contingency - Vehicle Replacement	$ 80,000.00	$ 80,000.00
Total	**$ 7,092,016.53**	**$ 6,704,633.29**
Unrestricted Funds		
Contingency	$ 6,716,341.76	$ 6,396,642.25
General Fund Checking	$ 445,831.24	$ 385,440.71
Total	**$ 7,162,173.00**	**$ 6,782,082.96**
Total of all Funds	**$ 24,206,658.56**	**$ 22,880,070.14**

	4/15/2026 Balance	4/31/2025 Balance
Restricted Funds		
Debt Service - Restricted	$ 667,769.18	$ 158,803.12
457 Pension Trust Restricted	$ 171,017.29	$ 164,852.64
Cal CLASS/PW Quimby Fee - Restricted	$ 3,942,736.05	$ 4,051,770.12
VC Pool Quimby- Restricted	$ 2,879,726.05	$ 2,787,902.17
Park Impact Fees	$ 2,289,857.46	$ 2,168,188.94
Total	**$ 9,951,106.03**	**$ 9,331,516.99**
Semi-Restricted Funds		
Assessment	$ 1,212,091.72	$ 1,577,563.77
LAIF - Capital	$ 1,724,327.82	$ 1,621,041.18
PacWest/CalCLASS - Capital	$ 2,149,034.17	$ 2,070,227.96
Designated Project	$ 230,484.00	$ 230,484.00
Capital Reserves	$ 500,000.00	$ 500,000.00
Contingency - Dry Period	$ 517,337.09	$ 517,337.09
Contingency - Computer	$ 40,000.00	$ 40,000.00
Contingency - Repair/Oper/Admin	$ 470,000.00	$ 470,000.00
Contingency - Compensated Absences	$ 150,000.00	$ 150,000.00
Contingency - Vehicle Replacement	$ 80,000.00	$ 80,000.00
Total	**$ 7,073,274.80**	**$ 7,256,654.00**
Unrestricted Funds		
Contingency	$ 6,516,341.76	$ 5,919,397.82
General Fund Checking	$ 358,002.39	$ 3,296,842.51
Total	**$ 6,874,344.15**	**$ 9,216,240.33**
Total of all Funds	**$ 23,898,724.98**	**$ 25,804,411.32**

Developer	Project					Quimby Funds				GL Code
	No.	Location	Description	Budgeted	Expended	Awarded	Balance	Committed Date	Allocation Date	Assigned
ELACORA MISSION OAKS						**$ 2,649,209.00**	$ 2,649,209.00		**8/8/2021**	
	1	Encanto	Playground Equipment Installation		$ 189,887.74		$ 2,459,321.26	11/3/2016		
Budget Allocation 11/5/2020	2	Arneill Rch Pk	Arneill Ranch Park Renovation	$ 1,500,000.00	$ 1,496,641.96		$ 962,679.30	11/5/2020		8464
Budget Allocation 7/7/2021	3		Freedom Pickleball Courts	$ 1,400,000.00	$ 551,369.94		$ 411,309.36			8493
	4		Camarillo Nature Center	$ 300,000.00	$ -		$ 411,309.36			
	5		Freedom Park Landscape and Walking Path		$ -		$ 411,309.36			
			Freedom Baseball Fields		$ -		$ 411,309.36			
				$ 3,200,000.00	**$ 2,237,899.64**		**$ 411,309.36**			
KB HOMES						**$ 474,353.00**	$ 474,353.00		**8/10/2021**	
Public Hearing 7/5/2018	1	Valle Lindo	Valle Lindo RR/Pavilion*	$ 425,000.00	$ 32,368.30		$ 441,984.70			8444
Public Hearing 7/5/2018	2	Mel Vincent	Mel Vincent Park Restrooms	$ 139,500.00	$ 166,253.78		$ 275,730.92			8460
Public Hearing 7/5/2018	3	Nancy Bush	Nancy Bush Pavilion	$ 65,000.00	$ 31,537.74		$ 244,193.18			8447
	4		Community Center Classroom and Auditorium Enhancements		$ 206,464.18		$ 37,729.00			8513
	5		Dos Caminos Expansion and ADA		$ -		$ 37,729.00			
				$ 629,500.00	**$ 436,624.00**		**$ 37,729.00**			
HABITAT FOR HUMANITY						**$ 35,242.00**	$ 35,242.00		**9/17/2024**	
Public Hearing 3/6/2024	1		Community Center Improvements	$ 35,242.00	$ -		$ 35,242.00			
	2		Freedom Pickleball Courts	$ 35,242.00	$ -		$ 35,242.00			
					$ -		$ 35,242.00			
				$ 70,484.00	**$ -**		**$ 35,242.00**			
SHEA HOMES						**$ 1,264,500.00**	$ 1,264,500.00		**11/21/2024**	
Publich Hearing 7/5/2023	1		Multi-Use Gymnasium	$ 1,000,000.00	$ -		$ 1,264,500.00	7/5/2023		8504
	2		Freedom Park ADA Bathroom	$ 500,000.00	$ 47,528.10		$ 1,216,971.90	11/4/2024		8529
	3		Freedom Park Improvements		$ -		$ 1,216,971.90	11/4/2024		
	4		Community Center Improvements		$ -		$ 1,216,971.90	11/4/2024		
	5				$ -		$ 1,216,971.90			
					$ -		$ 1,216,971.90			
				$ 1,500,000.00	**$ 47,528.10**		**$ 1,216,971.90**			
Williams Homes						**$ 2,840,447.45**	$ 2,840,447.45		**7/29/2027**	
							$ 2,840,447.45			
Somis Ranch Phase 1						**$ 347,625.00**	$ 347,625.00		**8/5/2027**	
							$ 347,625.00			
Somis Ranch Phase 2						**$ 278,100.00**	$ 278,100.00		**10/20/2027**	
							$ 278,100.00			
Barry 60 LP						**$ 313,508.00**	$ 313,508.00		**3/15/2028**	
							$ 313,508.00			
Interest						**$ 1,342,892.39**	$ 1,342,892.39			
							$ 1,342,892.39			
Grand Total				**$ 8,052,196.25**	**$ 5,609,862.69**	**$ 12,433,687.79**	**$ 6,823,825.10**			

Pleasant Valley Recreation and Park District
Park Impact Fee's Collected
March 2026

FY2022

Date Received	Amount	Applicant	Project
10/28/2021	$ 158.40	Square One Arch	Messner Filtration
12/20/2021	$ 6,983.00	Art Wahl	Stern Residence
12/21/2021	$ 158,222.80	Levon Ghukasyan	Village at the Park
3/23/2022	$ 6,983.00	Crestview Ranch	Spanish Hills Estates
FY 2022 Total Received	**$ 172,347.20**		
FY 2022 Interest Earned	**$ 11.90**		
PVRPD Administrative Fee	**$ (3,446.94)**		
City Administrative Fee	**$ (3,446.94)**		

FY2023

Date Received	Amount	Applicant	Project
9/29/2022	$ 218.40	Raymond Dickerhoff	Wedgewood Weddings
1/10/2023	$ 7,712.79	Travis Rodriguez	Jenkins Residence
3/6/2023	$ 7,712.79	Michael Dubin	600 Corte Corride
4/25/2023	$ 187.98	Daiva McBride	House of Bamboo
4/28/2023	$ 7,712.79	Phineas Turner	RPD-206
5/4/2023	$ 69.81	Sustainability Engineering Group	Ralph's Fuel Center
5/24/2023	$ 17,511.56	RJ Rieves	Rexford Ind.
FY 2023 Total Received	**$ 41,126.12**		
FY 2023 Interest Earned	**$ 5,998.78**		
PVRPD Administrative Fee	**$ (981.42)**		
City Administrative Fee	**$ (981.42)**		

FY2024

Date Received	Amount	Applicant	Project
9/7/2023	$ 1,771,314.00	Grant Williams	RPD-201 Camino Ruiz
11/30/2023	$ 2,060.00	Dillon Merchant	Chick Fil-A
3/5/2024	$ 660.00	Mahdi Rezvan	Arneill Pharmacy
3/18/2024	$ 18,577.89	Robert Goetsch	IPD-405
3/26/2024	$ 21,706.91	Charles Sandlin	Gleson/Dawson Self Storage
FY 2024 Total Received	**$ 1,814,318.80**		
FY 2024 Interest Earned	**$ 93,232.69**		
PVRPD Administrative Fee	**$ (36,286.37)**		
City Administrative Fee	**$ (36,286.38)**		

FY2025

Date Received	Amount	Applicant	Project
7/19/2024	$ 8,159.33	Connor Christ	PR-1061
7/19/2024	$ 8,159.33	Travis Rodriguez	PR-1062
7/19/2024	$ 8,159.33	Connor Christ	PR-1063
10/28/2024	$ 80.36	Rick Morga	IPD-258TI
11/25/2024	$ 3,405.87	Texas Roadhouse	CPD-256
2/14/2025	$ 8,159.33	Don Gordon	PR-1065
FY 2025 Total Received	**$ 36,123.55**		
FY 2025 Interest Earned	**$ 102,210.56**		

FY2026

Date Received	Amount	Applicant	Project
7/1/2025	$ 9,513.80	Sean Trujillo	HTE 24-304
9/2/2025	$ 8,955.84	GT Camarillo Owners,LLC	IPD-413
10/3/2025	$ 6,088.32	Sarah Bertis	CostCo Fuel
3/20/2026	$ 12,611.52	Robert Goetsch	IPD-409
3/24/2026	$ 1,303.20	Hiji Investment Co	CPD-255
YTD Received	**$ 38,472.68**		
YTD Interest Earned	**$ 67,444.65**		
Balance as of 3/31/2026	**$ 2,289,857.46**		
Interest Balance as of 3/31/2026	**$ 268,898.58**		

5-Year Findings Report Due
FY2027 (w/in 180D)
FY2032 (w/in 180D)
FY2037 (w/in 180D)
FY2042 (w/in 180D)

Investment Rate Report
March 2026

California CLASS

Investment Name	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
California CLASS	5.00%	4.83%	4.63%	4.42%	4.41%	4.39%	4.39%	4.35%	4.34%
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
California CLASS	4.34%	4.32%	4.27%	4.19%	4.04%	3.88%	3.88%	3.74%	3.70%

- Rates are the average monthly rate of return

Ventura County Pool

Investment Name	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Ventura County Pool	4.47%	4.58%	4.51%	4.46%	4.58%	4.38%	4.34%	4.28%	4.31%
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Ventura County Pool	4.23%	4.21%	4.23%	4.18%	4.17%	4.01%	3.94%	4.03%	3.85%

Local Agency Investment Fund (LAIF)

Investment Name	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Local Agency Investment Fund (LAIF)	4.52%	4.48%	4.43%	4.37%	4.33%	4.31%	4.28%	4.27%	4.27%
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Local Agency Investment Fund (LAIF)	4.26%	4.25%	4.21%	4.15%	4.10%	4.03%	3.93%	3.87%	3.83%

Banc of California

Investment Name	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Banc of California	0.31%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26
Banc of California	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Justin Kiraly, Assistant General Manager

DATE: **May 6, 2026**

SUBJECT: **FINANCE REPORT MARCH 2026**

ANALYSIS OF COMPARATIVE FINANCIALS THROUGH MARCH 31, 2026

The District's Statements of Revenues and Expenditures for the period of March 1, 2026, through March 31, 2026, with a year-to-date comparison for the period of March 1, 2025, through March 31, 2025, are attached. The percentage of the fiscal year completed is 75% through Period 9 of the current fiscal year. All dollar amounts as presented are rounded to the nearest whole dollar.

REVENUES

Total revenue, including the 9th month ending March 31, 2026, for Fund 10 (General Fund) has an overall increase of $138,986 in comparison to Fiscal Year 2025-2026. The variance from the prior year includes: 1) decrease in Interest Earnings (5310) of $78,791; 2) decrease in Rentals (5530) of $57,322, and 3) decrease in Rebates Received (5574) of $102,572. The Interest decrease is due to reductions in interest rates. The decrease in Rentals is in part due to more accurately accruing and recognizing a year-long rental at the Community Center that was recognized up front in FY 2024-2025; the full amount of the rental will be recognized by year's end. The District received $102,572 in one-time turf mitigation rebates in fiscal year 2025 that will not be received this fiscal year. The District also received FEMA grant funding of $53,570 for COVID-19 expenditures that was processed this fiscal year.

Fund 15, the Debt Service Fund, is funded by inter-fund transfers. There is budgeted $828,360 from Fund 10 and $525,000 from Fund 20. All transfers have been completed in full.

Total revenue recorded for Fund 20 for March 2026, the Assessment District Fund, was $3,960 in interest earnings and $1,655 in Assessment Revenue.

Total revenue recorded for Fund 30 for March 2026, the Quimby Fund, was $10,997 in interest. Quimby funds are only collected when new housing developments are subdivided.

Total revenue recorded for Fund 40 for March 2026, the Park Impact Fees Fund, was $7,113 in interest and $12,915 in Park Impact Fees collected. Park Impact Fees are only collected when certain requirements are met whenever additional square footage is added to either residential or commercial properties.

Fund 50 Community Development Block Grant has been fully expended and reported. There is nothing further to report.

Fund 60 was established to keep donations made for a specific purpose/project separate from all other funds. There are no funds as of this report.

Fund 70, the Capital Projects Fund, is primarily funded by inter-fund transfers. There is a budgeted transfer of $532,000 from Fund 10. This transfer has been made in full. There was also $6,711 in Interest Earnings this month.

EXPENDITURES

Fund 10 Personnel Expenditures: Adjusting for the Unfunded Liability payment to CalPERS (6170) of $570,318, there is a year-over-year increase in salaries and benefits of $194,833. This is a result of reaching full staffing levels, as well as minimum wage, merit, and cost-of-living adjustments.

Fund 10 Service and Supply Expenditures show a decrease of $137,425 in comparison to the same period last year.

Adjusting for the $132,000 in reserves from last fiscal year and the $87,638 in COP Debt for PV Fields that has been designated as inter-fund transfers this year, the year-to-date increase in Services and Supplies is $82,212. This includes an increase in Appropriation for Redevelopment and Collection Fees (6960) of $45,006 due to the usual increase year over year, an increase in Legal Services (7110) of $29,445 due to legal questions on different projects this year, and an increase in Professional Services (7100) of $99,068 due to expenditures associated with a potential large-scale capital project.

Capital Expenditures were previously reported in Fund 10. This fiscal year, Fund 70 was established for Capital Expenditures. This will lead to Capital Expenditures not being reported with Fund 10 this fiscal year. There was one final payment for the Bob Kildee Windscreens of $680 from a late invoice that was charged to Fund 10 this Fiscal Year.

There is a budgeted $198,000 of drawdowns from the Designated Projects cash account for multiple projects this year. As those projects are expended, the drawdown will be reflected.

There is budgeted $1,360,360 of fund transfers this year, $532,000 to Fund 70 – Capital Projects, and $828,360 to Fund 15 – Debt Service. These transfers have been fully made, as the District received the first tax apportionment.

Fund 10 Total Expenditures year-to-date are $87,389 more than compared to this point last year, when adjusting for capital expenditures from FY 2025.

Fund 15 Total Expenditures year-to-date are $553,696 in debt service payments for the COP for PV Fields and $301,158 for the ELPA for the Solar Project.

Fund 20 Total Expenditures year to date show as $505,857, less than compared to this point last year. However, when accounting for the budgeted $525,000 of COP Debt being paid from Fund

15 using transfers out this fiscal year, total expenses plus transfers are $19,143 higher than at this point last year.

Fund 30 has $32,289 in Pickleball Sports Complex and $1,105 in Freedom Park Restroom spending this month.

Fund 40 has no expenditures year-to-date.

Fund 70 has total capital expenditures this fiscal year of $15,371 for a new Dump Trailer and $44,192 for a new Park Truck in account 8420 – Equip/Facility Replacement, $2,608 for electric vehicle chargers at the Shop (Carryover project from Fiscal Year 2025), $24 for the Community Center Alarm, $256,812 for the Bob Kildee Parking Lot, $3,625 for the Cam Grove Parking Lot, $17,602 for the Dos Caminos Parking Lot, $159,057 for the Carmenita Playground Replacement, $39,297 for the PVAC Window Wall Motors, $4,000 for the Freedom Center Refurbishments, $12,534 for the Lokker Park Basketball Court Resurfacing, $34,506 for the Springville Tennis Court Resurfacing, and $22,542 for the Springville Upper Parking Lot Resurfacing.

FISCAL IMPACT

Overall, the financials show the District is under the approved budget for Fund 10 by 32%, Fund 15 by 37%, Fund 20 by 23%, Fund 30 by 96%, Fund 40 by 100%, and Fund 70 by 40%.

RECOMMENDATION

It is recommended that the Board review and approve the Financial Statements for March 31, 2026, for Fund 10, Fund 15, Fund 20, Fund 30, Fund 40, and Fund 70.

ATTACHMENTS

1) Financial Statement of Revenue and Expenditures as of March 31, 2026, Fund 10 (2 pages)
2) Financial Statement of Revenue and Expenditures as of March 31, 2026, Fund 15 (1 page)
3) Financial Statement of Revenue and Expenditures as of March 31, 2026, Fund 20 (1 page)
4) Financial Statement of Revenue and Expenditures as of March 31, 2026, Fund 30 (1 page)
5) Financial Statement of Revenue and Expenditures as of March 31, 2026, Fund 40 (1 page)
6) Financial Statement of Revenue and Expenditures as of March 31, 2026, Fund 70 (1 page)

General Ledger
10 - General Fund
March 2026 75.0%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
5110-5230 Tax Apportionment	$ 15,160.39	$ 5,003,400.43	$ 5,306,515.08	$ 9,236,500.00	$ 3,929,984.92	57%
5310 - Interest Earnings	$ 23,148.49	$ 391,462.49	$ 312,671.41	$ 320,000.00	$ 7,328.59	98%
5505 - Facility Cleaning Fee	$ 695.80	$ -	$ 2,783.20	$ -	$ (2,783.20)	-
5506 - Park Patrol Citations	$ 673.42	$ 2,770.79	$ 5,926.83	$ 5,000.00	$ (926.83)	119%
5508 - Bingo - Primary Revenue	$ -	$ 9,882.76	$ -	$ 3,600.00	$ 3,600.00	0%
5509 - Excess Bingo Revenue	$ -	$ 919.05	$ -	$ -	$ -	-
5510 - Contract Classes-Public Fees	$ 16,574.45	$ 174,140.30	$ 150,330.55	$ 215,763.00	$ 65,432.45	70%
5511 - Public Fees	$ 15,740.90	$ 232,932.54	$ 249,890.70	$ 337,745.00	$ 87,854.30	74%
5520 - Public Fees-Entry Fees	$ 3,175.00	$ 30,335.20	$ 23,124.20	$ 47,240.00	$ 24,115.80	49%
5525 - Vending Concessions	$ -	$ 259.65	$ 248.02	$ 1,450.00	$ 1,201.98	17%
5530 - Rental	$ 68,435.50	$ 617,299.79	$ 559,976.84	$ 772,640.30	$ 212,663.46	72%
5535 - Cell Tower Revenue	$ 10,678.53	$ 127,622.03	$ 103,878.27	$ 171,863.00	$ 67,984.73	60%
5540 - Parking Fees	$ 2,837.80	$ 23,800.95	$ 20,921.99	$ 23,000.00	$ 2,078.01	91%
5550 - Dues	$ -	$ 125.00	$ -	$ -	$ -	-
5551 - EV Charging Fees	$ 815.00	$ -	$ 7,636.04	$ 12,000.00	$ 4,363.96	64%
5555 - Advertising Revenue	$ -	$ 6,625.00	$ 3,825.00	$ 6,000.00	$ 2,175.00	64%
5558 - Sponsorships/Donations	$ -	$ 13,114.32	$ 543.51	$ 10,000.00	$ 9,456.49	5%
5561 - Special Event	$ 52,870.59	$ 30,652.33	$ 112,498.43	$ 132,406.00	$ 19,907.57	85%
5563 - Staffing Cost Recovery	$ 753.00	$ 46,997.75	$ 34,036.00	$ 46,110.00	$ 12,074.00	74%
5564 - Special Event Permits	$ 100.00	$ 1,650.00	$ 800.00	$ -	$ (800.00)	-
5566 - Security Services - Recovery	$ -	$ 5,145.00	$ 4,000.00	$ 8,000.00	$ 4,000.00	50%
5570 - Contributions	$ -	$ 955.39	$ 272.90	$ -	$ (272.90)	-
5573 - Grants	$ -	$ -	$ 4,672.00	$ 16,717.00	$ 12,045.00	28%
5574 - Rebates Recieved	$ -	$ 102,572.00	$ -	$ -	$ -	-
5575 - Other Misc Revenue	$ 7,216.00	$ 88,301.06	$ 50,058.67	$ 42,000.00	$ (8,058.67)	119%
5576 - Restricted Donations	$ -	$ 19,172.64	$ 1,500.00	$ -	$ (1,500.00)	-
5585 - Incentive Income	$ 459.27	$ 2,248.96	$ 1,595.90	$ 2,350.00	$ 754.10	68%
5592 - FEMA Grant	$ 6,773.38	$ -	$ 60,343.47	$ -	$ (60,343.47)	-
5600 - Reimbursement - ROPS	$ -	$ 561,451.71	$ 614,773.82	$ 614,774.00	$ 0.18	100%
Revenue	$ 226,107.52	$ 7,493,837.14	$ 7,632,822.83	$ 12,025,158.30	$ 4,392,335.47	63%
YTD Comparison			$ 138,985.69			
1111-Designated Projects Drawdown	$ -	$ -	$ -	$ 198,000.00	$ 198,000.00	0%
Drawdown	$ -	$ -	$ -	$ 198,000.00	$ 198,000.00	0%
YTD Comparison			$ -			
Personnel	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
6100 - Full Time Salaries	$ 258,327.84	$ 2,190,672.93	$ 2,347,875.05	$ 3,409,438.44	$ 1,061,563.39	69%
6101 - Overtime Salaries	$ 1,167.52	$ 15,552.04	$ 14,445.69	$ 21,500.00	$ 7,054.31	67%
6105 - Car Allowance	$ 461.52	$ 4,384.44	$ 4,384.44	$ 6,000.00	$ 1,615.56	73%
6108 - Cell Phone Allowance	$ 1,448.00	$ 12,286.00	$ 13,704.36	$ 18,589.00	$ 4,884.64	74%
6110 - Part-Time Salaries	$ 24,831.06	$ 307,172.46	$ 299,077.82	$ 610,279.00	$ 311,201.18	49%
6120 - Retirement	$ 44,742.48	$ 383,372.49	$ 409,458.75	$ 625,924.00	$ 216,465.25	65%
6121 - 457 Pension	$ 87.17	$ 8,854.65	$ 7,170.54	$ 10,000.00	$ 2,829.46	72%
6125 - Deferred Compensation	$ 399.46	$ 3,794.87	$ 3,775.59	$ 6,165.00	$ 2,389.41	61%
6130 - Employee Insurance	$ 38,328.42	$ 303,847.71	$ 312,790.23	$ 467,432.00	$ 154,641.77	67%
6131 - Med Ins.- Retirees	$ -	$ -	$ -	$ 16,683.00	$ 16,683.00	0%
6140 - Workers Compensation	$ 15,753.92	$ 131,676.78	$ 143,765.78	$ 206,289.00	$ 62,523.22	70%
6150 - Unemployment Insurance	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	0%
6170 - PERS Unfunded Liability	$ -	$ 515,039.00	$ 570,318.00	$ 657,229.00	$ 86,911.00	87%
Personnel	$ 385,547.39	$ 3,876,653.37	$ 4,126,766.25	$ 6,065,528.44	$ 1,938,762.19	68%
YTD Comparison			$ 250,112.88			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
6210 - Telephone/Internet	$ 1,062.69	$ 17,638.15	$ 13,942.17	$ 23,860.00	$ 9,917.83	58%
6220 - IT Services	$ 4,886.49	$ 53,612.54	$ 55,517.20	$ 67,317.00	$ 11,799.80	82%
6230 - IT Hardware	$ -	$ 5,913.24	$ 5,168.71	$ 7,200.00	$ 2,031.29	72%
6240 - Software Services	$ 5,075.90	$ 32,504.93	$ 31,708.15	$ 47,110.00	$ 15,401.85	67%
6310 - Pool Chemicals	$ 1,014.05	$ 6,338.92	$ 5,301.63	$ 7,500.00	$ 2,198.37	71%
6320 - Janitorial Supplies	$ 384.63	$ 49,627.12	$ 46,994.61	$ 73,200.00	$ 26,205.39	64%
6330 - Kitchen Supplies	$ -	$ 158.79	$ -	$ 500.00	$ 500.00	0%
6340 - Food Supplies	$ 381.13	$ 6,564.92	$ 8,019.15	$ 6,665.00	$ (1,354.15)	120%
6350 - Water Maint & Service	$ 114.34	$ 468.41	$ 606.10	$ 908.00	$ 301.90	67%
6360 - Laundry/Wash Service	$ -	$ 358.00	$ 80.00	$ 1,425.00	$ 1,345.00	6%
6380 - Medical Supplies	$ -	$ -	$ 63.53	$ 1,115.00	$ 1,051.47	6%
6410 - Insurance Liability	$ -	$ 424,116.00	$ 411,735.00	$ 530,145.00	$ 118,410.00	78%
6500 - Equipment Maintenance	$ -	$ 1,755.58	$ 53.57	$ 2,500.00	$ 2,446.43	2%
6510 - Fuel	$ 5,242.64	$ 43,917.10	$ 38,071.22	$ 60,250.00	$ 22,178.78	63%
6520 - Vehicle Maintenance	$ 5,330.67	$ 35,183.18	$ 24,825.95	$ 46,620.00	$ 21,794.05	53%
6610 - Building Repair	$ 2,101.11	$ 43,297.24	$ 43,763.82	$ 79,779.00	$ 36,015.18	55%
6620 - HVAC Maintenance/Repairs	$ -	$ 5,015.79	$ 348.98	$ 9,000.00	$ 8,651.02	4%
6630 - Playground Maintenance	$ 3,334.89	$ 10,869.70	$ 22,599.62	$ 35,000.00	$ 12,400.38	65%
6650 - Deferred Maintenance	$ -	$ -	$ -	$ 180,000.00	$ 180,000.00	0%

6710 - Grounds Maintenance	$ 4,764.30	$ 74,119.20	$ 57,836.27	$ 104,588.00	$ 46,751.73	55%
6730 - Contracted Pest Control	$ 1,200.00	$ 5,400.00	$ 8,400.00	$ 7,400.00	$ (1,000.00)	114%
6740 - Rubbish & Refuse	$ 7,299.69	$ 60,917.60	$ 58,211.60	$ 101,332.00	$ 43,120.40	57%
6750 - Vandalism/Theft	$ -	$ -	$ 131.70	$ 1,500.00	$ 1,368.30	9%
6810 - Memberships	$ 65.00	$ 15,077.94	$ 7,470.00	$ 17,765.00	$ 10,295.00	42%
6910 - Office Supplies	$ 2,226.02	$ 11,878.72	$ 10,193.09	$ 34,595.00	$ 24,401.91	29%
6920 - Postage Expense	$ 7,283.72	$ 21,633.45	$ 22,474.98	$ 22,650.00	$ 175.02	99%
6930 - Advertising Expense	$ -	$ 4,072.26	$ 225.00	$ 5,200.00	$ 4,975.00	4%
6940 - Printing Charges	$ 573.19	$ 5,603.84	$ 5,481.00	$ 12,797.00	$ 7,316.00	43%
6950 - Bank & Registration Fees	$ 2,239.28	$ 24,090.95	$ 21,557.73	$ 35,920.00	$ 14,362.27	60%
6960 - Approp Redev/Collection Fees	$ 1,200.03	$ 498,897.97	$ 543,904.38	$ 1,000,000.00	$ 456,095.62	54%
6980 - Minor Furn Fixture & Equip	$ 261.41	$ 9,729.37	$ 2,575.09	$ 9,137.00	$ 6,561.91	28%
7010 - Fingerprint Fees (HR)	$ -	$ 576.00	$ 479.50	$ 3,360.00	$ 2,880.50	14%
7020 - Fire & Safety Insp Fees	$ -	$ 328.80	$ 1,109.24	$ 6,372.00	$ 5,262.76	17%
7030 - Permit & Licensing Fees	$ -	$ 4,080.57	$ 2,979.55	$ 8,708.00	$ 5,728.45	34%
7100 - Professional Services	$ 14,958.60	$ 54,972.73	$ 154,040.21	$ 241,705.00	$ 87,664.79	64%
7110 - Legal Services	$ 7,270.00	$ 23,557.87	$ 53,002.48	$ 96,000.00	$ 42,997.52	55%
7115 - Typeset and Print Services	$ -	$ 20,460.39	$ 21,808.78	$ 38,100.00	$ 16,291.22	57%
7120 - Instructor Services	$ 11,776.25	$ 86,097.38	$ 102,833.55	$ 137,620.00	$ 34,786.45	75%
7125 - PERS Admin Fees	$ 39.65	$ 1,225.33	$ 993.93	$ 2,200.00	$ 1,206.07	45%
7130 - Audit Services	$ -	$ 16,550.00	$ 15,350.00	$ 16,825.00	$ 1,475.00	91%
7140 - Medical & Health Srvcs	$ -	$ 2,044.49	$ 4,549.89	$ 11,000.00	$ 6,450.11	41%
7150 - Security Services	$ 385.50	$ 6,409.50	$ 6,888.50	$ 9,217.00	$ 2,328.50	75%
7160 - Entertainment Services	$ -	$ 250.00	$ 200.00	$ 3,750.00	$ 3,550.00	5%
7180 - Business Services	$ 28,117.60	$ 106,946.63	$ 121,671.12	$ 185,623.00	$ 63,951.88	66%
7190 - Umpire/Referee Services	$ -	$ 1,660.00	$ 1,635.00	$ 2,830.00	$ 1,195.00	58%
7210 - Subscriptions	$ 19.98	$ 262.66	$ 599.01	$ 3,130.00	$ 2,530.99	19%
7310 - Rents & Leases - Equip	$ (23.64)	$ 19,175.85	$ 21,148.43	$ 52,830.00	$ 31,681.57	40%
7320 - Bldg/Field Leases & Rental	$ -	$ 60.00	$ -	$ 60.00	$ 60.00	0%
7410 - Division Supplies	$ 552.75	$ 29,246.88	$ 15,334.31	$ 42,770.00	$ 27,435.69	36%
7430 - Bingo Supplies	$ -	$ 3,214.82	$ -	$ -	$ -	-
7440 - Sporting Goods	$ -	$ 4,888.99	$ 4,789.95	$ 11,780.00	$ 6,990.05	41%
7450 - Arts and Craft Supplies	$ -	$ 431.86	$ 84.71	$ 2,025.00	$ 1,940.29	4%
7460 - Training Supplies	$ 540.47	$ 1,356.94	$ 540.47	$ 4,675.00	$ 4,134.53	12%
7500 - Small Tools	$ 358.33	$ 5,469.20	$ 3,975.01	$ 7,000.00	$ 3,024.99	57%
7510 - Safety Supplies	$ -	$ 2,317.09	$ 897.12	$ 4,950.00	$ 4,052.88	18%
7610 - Uniform Allowance	$ 302.15	$ 15,970.30	$ 12,199.67	$ 18,100.00	$ 5,900.33	67%
7620 - Safety Clothing	$ -	$ 3,448.33	$ 52.97	$ 1,200.00	$ 1,147.03	4%
7710 - Conference&Seminar Staff	$ 239.88	$ 7,464.74	$ 6,178.88	$ 20,307.00	$ 14,128.12	30%
7715 - Conference&Seminar Board	$ -	$ -	$ 2,043.99	$ 2,325.00	$ 281.01	88%
7720 - Conference&Seminar Travel Exp	$ -	$ 3,479.21	$ 2,080.46	$ 10,030.00	$ 7,949.54	21%
7725 - Out of Town Travel Board	$ -	$ 461.32	$ 1,171.35	$ 2,970.00	$ 1,798.65	39%
7730 - Private Vehicle Mileage	$ 50.99	$ 636.63	$ 298.19	$ 1,470.00	$ 1,171.81	20%
7750 - Buses/Excursions	$ -	$ 4,652.85	$ 6,326.48	$ 10,950.00	$ 4,623.52	58%
7760 - Tuition/Book Reimbursement	$ -	$ -	$ -	$ 4,000.00	$ 4,000.00	0%
7810 - Utilities - Gas	$ 5,817.24	$ 31,061.60	$ 33,534.04	$ 51,525.00	$ 17,990.96	65%
7820 - Utilities - Water	$ 28,775.71	$ 641,421.01	$ 633,080.39	$ 988,248.20	$ 355,167.81	64%
7830 - Utilities - Electric	$ 10,418.65	$ 150,273.88	$ 120,709.67	$ 197,500.00	$ 76,790.33	61%
7840 - Airport Assessment Exp	$ -	$ -	$ -	$ 14,000.00	$ 14,000.00	0%
7910 - Awards and Certificates	$ 42.00	$ 5,737.18	$ 8,708.07	$ 20,690.00	$ 11,981.93	42%
7920 - Meals for Staff Training	$ 237.11	$ 994.42	$ 890.99	$ 3,000.00	$ 2,109.01	30%
7930 - Employee Morale	$ -	$ 3,265.98	$ 1,978.62	$ 5,500.00	$ 3,521.38	36%
7950 - COP Debt - PV Fields	$ -	$ 87,637.72	$ -	$ -	$ -	-
7971 - Reserve Computer Fleet	$ -	$ 7,000.00	$ -	$ -	$ -	-
7973 - Reserve Dry Period	$ -	$ 50,000.00	$ -	$ -	$ -	-
7975 - Reserve Repair/Oper/Admin	$ -	$ 50,000.00	$ -	$ -	$ -	-
7976 - Reserve - Compensated Absences	$ -	$ 25,000.00	$ -	$ -	$ -	-
Services and Supplies	$ 165,920.40	$ 2,948,850.06	$ 2,811,424.78	$ 4,777,323.20	$ 1,965,898.42	59%
YTD Comparison			$ (137,425.28)			
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
8420 - Equip/Facility Replacement	$ -	$ 53,459.91	$ -	$ -	$ -	-
8507 - Lokker Playground	$ -	$ 626,601.11	$ -	$ -	$ -	-
8520 - Cam Grove BBQ	$ -	$ 33,345.00	$ -	$ -	$ -	-
8525 - Calleguas Playground	$ -	$ 41,744.22	$ -	$ -	$ -	-
8527 - PV Field VFD Replacement	$ -	$ 40,226.48	$ -	$ -	$ -	-
8530 - Quito Playground	$ -	$ 67,833.31	$ -	$ -	$ -	-
8531 - Bob Kildee Windscreens	$ -	$ -	$ 680.00	$ 680.00	$ -	100%
Capital	$ -	$ 863,210.03	$ 680.00	$ 680.00	$ -	100%
YTD Comparison			$ (862,530.03)			
Total Expenses	$ 551,467.79	$ 7,688,713.46	$ 6,938,871.03	$ 10,843,531.64	$ 3,904,660.61	64%
YTD Comparison			$ (749,842.43)			
Total Non-Capital Expenses	$ 551,467.79	$ 6,825,503.43	$ 6,938,191.03	$ 10,842,851.64	$ 3,904,660.61	64%
YTD Comparison			$ 112,687.60			
Interfund Transfers Out						
Capital Fund 70 Transfer Out	$ -	$ -	$ 532,000.00	$ 532,000.00	$ -	100%
Debt Service Fund 15 Transfer Out	$ -	$ -	$ 828,409.50	$ 828,360.00	$ -	100%

Interfund Transfers Out	$ -	$ -	$ 1,360,409.50	$ 1,360,360.00	$ -	100%
YTD Comparison			$ 1,360,409.50			

Revenue plus Drawdown Total	$ 226,107.52	$ 7,493,837.14	$ 7,632,822.83	$ 12,223,158.30	$ 4,590,335.47	62%
Expense plus Transfers Out Total	$ 551,467.79	$ 7,688,713.46	$ 8,299,280.53	$ 12,203,891.64	$ 3,904,660.61	68%
YTD Revenue-Expenses		$ (194,876.32)	$ (666,457.70)			
YTD Comparison			$ (471,581.38)			

General Ledger
15 - Debt Services
March 2026 75.0%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Interfund Transfers In						
General Fund 10 Transfer	$ -	$ -	$ 828,409.50	$ 828,360.00	$ -	100%
Assessment Fund 15 Transfer	$ -	$ -	$ 525,000.00	$ 525,000.00	$ -	100%
Interfund Transfers In	$ -	$ -	$ 1,353,409.50	$ 1,353,360.00	$ -	100%
YTD Comparison			$ 1,353,409.50			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
7950 - COP Debt - PV Fields	$ -	$ -	$ 553,695.64	$ 753,419.00	$ 199,723.36	73%
7951 - ELPA Energy Services Project	$ -	$ -	$ 301,157.60	$ 599,941.00	$ 298,783.40	50%
Services and Supplies	$ -	$ -	$ 854,853.24	$ 1,353,360.00	$ 498,506.76	63%
YTD Comparison			$ 854,853.24			
Total Expenses	$ -	$ -	$ 854,853.24	$ 1,353,360.00	$ 498,506.76	63%
YTD Comparison			$ 854,853.24			
Revenue plus Transfers In Total	$ -	$ -	$ 1,353,409.50	$ 1,353,360.00	$ -	100%
Expenses Total	$ -	$ -	$ 854,853.24	$ 1,353,360.00	$ 498,506.76	63%
YTD Revenue-Expenses		$ -	$ 498,556.26			
YTD Comparison			$ 498,556.26			

General Ledger
20 - Assessment Fund
March 2026 75.0%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 3,960.07	$ 36,633.76	$ 52,395.05	$ 25,000.00	$ (27,395.05)	210%
5500 - Assessment Revenue	$ 1,654.72	$ 758,920.22	$ 792,219.16	$ 1,393,438.00	$ 601,218.84	57%
Revenue	$ 5,614.79	$ 795,553.98	$ 844,614.21	$ 1,418,438.00	$ 573,823.79	60%
YTD Comparison			$ 49,060.23			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
6709 - Incidental Costs - Assess	$ 7,188.00	$ 17,545.89	$ 18,969.64	$ 19,444.00	$ 474.36	98%
6710 - Grounds Maintenance	$ 9,465.32	$ 42,494.08	$ 14,202.80	$ 78,294.00	$ 64,091.20	18%
6719 - Tree Care	$ 4,960.00	$ 99,274.71	$ 88,255.00	$ 120,000.00	$ 31,745.00	74%
6720 - Contracted LS Services	$ 49,883.77	$ 372,562.31	$ 381,313.02	$ 603,748.00	$ 222,434.98	63%
6722 - Park Amenities - Assess	$ 35,217.07	$ 59,944.92	$ 43,700.45	$ 44,000.00	$ 299.55	99%
6750 - Vandalism/Theft	$ -	$ -	$ -	$ 70.00	$ 70.00	0%
6960 - Approp Redev/Collection Fees	$ -	$ 1,892.17	$ 1,971.24	$ 10,000.00	$ 8,028.76	20%
7950 - COP Debt - PV Fields	$ -	$ 460,554.69	$ -	$ -	$ -	-
Services and Supplies	$ 106,714.16	$ 1,054,268.77	$ 548,412.15	$ 875,556.00	$ 327,143.85	63%
YTD Comparison			$ (505,856.62)			
Total Expenses	$ 106,714.16	$ 1,054,268.77	$ 548,412.15	$ 875,556.00	$ 327,143.85	63%
YTD Comparison			$ (505,856.62)			
Interfund Transfers Out						
Debt Service Fund 15 Transfer Out	$ -	$ -	$ 525,000.00	$ 525,000.00	$ -	100%
Interfund Transfers Out	$ -	$ -	$ 525,000.00	$ 525,000.00	$ -	100%
YTD Comparison			$ 525,000.00			
Revenue Total	$ 5,614.79	$ 795,553.98	$ 844,614.21	$ 1,418,438.00	$ 573,823.79	60%
Expense plus Transfers Out Total	$ 106,714.16	$ 1,054,268.77	$ 1,073,412.15	$ 1,400,556.00	$ 327,143.85	77%
YTD Revenue-Expenses-Transfers Out		$ (258,714.79)	$ (228,797.94)			
YTD Comparison			$ 29,916.85			

General Ledger
30 - Park Dedication Fund
March 2026 75.0%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 10,996.87	$ 236,283.35	$ 167,458.06	$ 160,000.00	$ (7,458.06)	105%
Revenue	$ 10,996.87	$ 236,283.35	$ 167,458.06	$ 160,000.00	$ (7,458.06)	105%
YTD Comparison			$ (68,825.29)			
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
8493 - Pickleball Sports Complex	$ 32,288.81	$ 57,131.83	$ 112,009.24	$ 1,050,000.00	$ 937,990.76	11%
8504 - Multi-Generation Center	$ -	$ -	$ -	$ 1,000,000.00	$ 1,000,000.00	0%
8511 - Auditorium/SC ADA Improvements	$ -	$ 340,775.98	$ -	$ -	$ -	-
8513 - Community Ctr/Classroom Enhanc	$ -	$ 87,065.62	$ 31,310.95	$ 140,000.00	$ 108,689.05	22%
8529 - Freedom Park ADA Bathroom	$ 1,104.78	$ 632.41	$ 6,475.69	$ 400,000.00	$ 393,524.31	2%
8538 - Dos Caminos Refurbishment	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00	0%
Capital	$ 33,393.59	$ 485,605.84	$ 149,795.88	$ 2,690,000.00	$ 2,540,204.12	6%
YTD Comparison			$ (335,809.96)			
Total Expenses	$ 33,393.59	$ 485,605.84	$ 149,795.88	$ 2,690,000.00	$ 2,540,204.12	6%
YTD Comparison			$ (335,809.96)			
Revenue Total	$ 10,996.87	$ 236,283.35	$ 167,458.06	$ 160,000.00	$ (7,458.06)	105%
Expenses Total	$ 33,393.59	$ 485,605.84	$ 149,795.88	$ 2,690,000.00	$ 2,540,204.12	6%
YTD Revenue-Expenses		$ (249,322.49)	$ 17,662.18			
YTD Comparison			$ 266,984.67			

Date Received	Amount	Amount Earmarked	Developer	Amount Expended	Balance	Allocation Date
8/8/2016	$ 2,649,209.00	$ 3,200,000.00	Comstock/Elacora Mission Oaks	$ 2,237,899.64	$ 411,309.36	8/8/2021
8/10/2016	$ 474,353.00	$ 629,500.00	KB Homes	$ 436,624.00	$ 37,729.00	8/10/2021
3/6/2019	$ 35,242.00	$ 70,484.00	Habitat for Humanity	$ -	$ 35,242.00	9/17/2024
11/21/2019	$ 1,264,500.00	$ 1,500,000.00	Shea Homes	$ 47,528.10	$ 1,216,971.90	11/21/2024
7/29/2022	$ 2,840,447.45	$ -	Williams Homes	$ -	$ 2,840,447.45	7/29/2027
8/5/2022	$ 347,625.00	$ -	Somis Ranch Phase 1	$ -	$ 347,625.00	8/5/2027
10/20/2022	$ 278,100.00	$ -	Somis Ranch Phase 2	$ -	$ 278,100.00	10/20/2027
3/15/2023	$ 313,508.00	$ -	Barry 60 LP	$ -	$ 313,508.00	3/15/2028
	$ 1,342,892.39	$ -	Interest Account	$ -	$ 1,342,892.39	
Total	**$ 12,433,687.79**	**$ 8,392,685.95**		**$ 5,609,862.69**	**$ 6,823,825.10**	

General Ledger
40 - Park Impact Fees Fund
March 2026 75.0%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 7,112.55	$ 78,676.12	$ 67,444.65	$ 60,000.00	$ (7,444.65)	112%
5450 - Park Impact Fees	$ 13,914.72	$ 28,178.55	$ 38,472.68	$ -	$ (38,472.68)	-
Revenue	$ 21,027.27	$ 106,854.67	$ 105,917.33	$ 60,000.00	$ (45,917.33)	177%
YTD Comparison			$ (937.34)			
Services and Supplies	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
6951 - Administrative Fee	$ -	$ 72,572.75	$ -	$ 1,130.00	$ 1,130.00	0%
Services and Supplies	$ -	$ 72,572.75	$ -	$ 1,130.00	$ 1,130.00	0%
YTD Comparison			$ (72,572.75)			
Total Expenses	$ -	$ 72,572.75	$ -	$ 1,130.00	$ 1,130.00	0%
YTD Comparison			$ (72,572.75)			
Revenue Total	$ 21,027.27	$ 106,854.67	$ 105,917.33	$ 60,000.00	$ (45,917.33)	177%
Expenses Total	$ -	$ 72,572.75	$ -	$ 1,130.00	$ 1,130.00	0%
YTD Revenue-Expenses		$ 34,281.92	$ 105,917.33			
YTD Comparison			$ 71,635.41			

General Ledger
70 - Capital Projects Fund
March 2026 75.0%

Account-Description	Period Amount	One Year Prior Actual	Year to Date	Budget	Budget Remaining	% of Budget Used
Revenue						
	$ -	$ -	$ -	$ -	$ -	-
5310 - Interest Earnings	$ 6,736.21	$ -	$ 63,880.87	$ 78,000.00	$ 14,119.13	82%
Revenue	$ 6,736.21	$ -	$ 63,880.87	$ 78,000.00	$ 14,119.13	82%
YTD Comparison			$ 63,880.87			
Interfund Transfers In						
General Fund 10 Transfer In	$ -	$ -	$ 532,000.00	$ 532,000.00	$ -	100%
Interfund Transfers In	$ -	$ -	$ 532,000.00	$ 532,000.00	$ -	100%
YTD Comparison			$ 532,000.00			
Capital	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
8420 - Equip/Facility Replacement	$ -	$ -	$ 56,562.93	$ 57,000.00	$ 437.07	99%
8516 - Electric Vehicle Chargers	$ 123.57	$ -	$ 2,608.49	$ -	$ (2,608.49)	-
8517 - Community Center Alarm	$ -	$ -	$ 23.50	$ 120,000.00	$ 119,976.50	0%
8518 - Bob Kildee Parking Lot	$ 116,849.76	$ -	$ 256,811.62	$ 256,708.00	$ (103.62)	100%
8519 - Cam Grove Parking Lot	$ -	$ -	$ 3,625.32	$ 70,000.00	$ 66,374.68	5%
8521 - Dos Caminos Parking Lot	$ -	$ -	$ 17,601.95	$ 39,592.00	$ 21,990.05	44%
8532 - Carmenita Playground Replaceme	$ 1,084.00	$ -	$ 159,056.55	$ 250,000.00	$ 90,943.45	64%
8533 - PVAC Window Wall Motors	$ -	$ -	$ 39,297.08	$ 45,000.00	$ 5,702.92	87%
8534 - Freedom Center Refurbishment	$ 4,000.00	$ -	$ 4,000.00	$ 100,000.00	$ 96,000.00	4%
8535 - Lokker Park B-Ball Court Resur	$ -	$ -	$ 12,533.50	$ 12,533.00	$ (0.50)	100%
8536 - Springville Tennis Court Resur	$ -	$ -	$ 34,506.49	$ 34,506.00	$ (0.49)	100%
8537 - Springville Upper P-Lot Resurf	$ -	$ -	$ 22,542.00	$ 22,542.00	$ -	100%
Capital	$ 122,057.33	$ -	$ 609,169.43	$ 1,007,881.00	$ 398,711.57	60%
YTD Comparison			$ 609,169.43			
Total Expenses	$ 122,057.33	$ -	$ 609,169.43	$ 1,007,881.00	$ 398,711.57	60%
YTD Comparison			$ 609,169.43			
Revenue plus Transfers In Total	$ 6,736.21	$ -	$ 595,880.87	$ 610,000.00	$ 14,119.13	98%
Expenses Total	$ 122,057.33	$ -	$ 609,169.43	$ 1,007,881.00	$ 398,711.57	60%
YTD Revenue-Expenses		$ -	$ (13,288.56)			
YTD Comparison			$ (13,288.56)			

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Justin Kiraly, Assistant General Manager

DATE: **May 6, 2026**

SUBJECT: CONSIDERATION AND ADOPTION OF RESOLUTION NO. 801, DECLARING INTENTION TO LEVY ASSESSMENTS FOR FY 2026-2027, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND AUTHORIZING THE ISSUANCE OF A NOTICE FOR THE PUBLIC HEARING FOR THE PROPOSED FY 2026-2027 ASSESSMENTS FOR THE PARK MAINTENANCE AND RECREATION IMPROVEMENT DISTRICT FOR THE PLEASANT VALLEY RECREATION AND PARK DISTRICT

BACKGROUND

Every fiscal year Staff prepares an agenda report and resolution requesting the Board to adopt a resolution to declare the intention to levy an assessment for the fiscal year and for preliminary approval of the engineer's report created by SCI Consulting Group. In addition to the assessment, the report provides notice of a public hearing for the Park Maintenance and Recreation Improvement District for the Pleasant Valley Recreation and Park District.

On April 4, 2001, by Resolution No. 356, after receiving a weighted majority of 58.7% of ballots in support of the proposed assessment, the Board of Directors ordered the formation of and levied the first assessment within the Pleasant Valley Recreation and Park District, which is now known as the Park Maintenance and Recreation Improvement Assessment District.

On February 4, 2026, the Board adopted Resolution No. 797, directing the preparation of an Engineer's Report for the District, and initiating the procedures for the continuation of the Assessment District for FY 2026-2027. The next step in levying assessments for the upcoming fiscal year is the adoption of a Resolution of Intent to Levy the Assessments for FY 2026-2027 and setting the place and time for a Public Hearing to consider the assessments.

ANALYSIS

To continue to levy the assessments, the Board directed SCI Consulting Group on February 4, 2026, to prepare an Engineer's Report for FY 2026-2027. This Engineer's Report, which includes the proposed budget for the assessments for FY 2026-2027 and the updated proposed assessments for each parcel in the District, was completed, but will not be filed with the District's legal counsel this year, as the report only needs to be filed when there are significant changes. There are no significant changes for this report.

The Board has the authority to approve an annual adjustment to the assessment rate by an amount equal to the change in the Los Angeles Consumer Price Index (CPI), not to exceed 3%. The Engineer's Report contains a proposed assessment rate adjustment of 3.0% for FY 2026-2027. The proposed 3.0% increase was attained through the CPI as of Dec 31, 2025, which was at 3.01%. The additional 0.01% will be "banked" and can be used at a later time when the CPI is below 3%. The Unused CPI Bank is a bank made up of any CPI throughout past years that exceed 3.0%. The current Unused CPI Balance is 6.38%. The increase will result in a $50.46 per single-family equivalent benefit unit assessment, and a total assessment of $1,455,570.

Pending Board approval, a public hearing for the continuation of the assessments will be scheduled for June 3, 2026, at the hour of 6:00 p.m. Notification of the hearing will be given by publishing a notice, at least ten (10) days prior to the date of the hearing specified, in a newspaper circulated within the District. After the public hearing, the Board can, by resolution, levy the assessments for FY 2026-2027.

FISCAL IMPACT

There is no fiscal impact associated with this action.

Preliminary approval of the Engineer's Report and establishment of the hearing date allows for the development of the proposed budget and assessment rate. This information can then be released to District residents for comment at the June 3, 2026, hearing date.

RECOMMENDATION

It is recommended that the Board adopt Resolution No 801, accepting the Engineer's Report, including the proposed assessment rate, and schedule the public hearing for June 3, 2026.

ATTACHMENT

1) Resolution No. 801 (3 pages)
2) Preliminary Engineer's Report for FY 2026-2027 (43 pages)

RESOLUTION NO. 801

A RESOLUTION DECLARING INTENTION TO CONTINUE LEVYING ASSESSMENTS FOR FISCAL YEAR 2026-27, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND AUTHORIZING THE ISSUANCE OF A NOTICE FOR THE PUBLIC HEARING FOR THE PROPOSED FY 2026-27 ASSESSMENTS FOR THE PARK MAINTENANCE AND RECREATION IMPROVEMENT DISTRICT FOR THE PLEASANT VALLEY RECREATION AND PARK DISTRICT

WHEREAS, on April 4th, 2001, by its Resolution No. 356, after receiving a weighted majority of 58.7% of ballots in support of the proposed assessment, which included an annual adjustment as described below under Section 5 hereof (the "Authorized Assessment"), the Board of Directors of the Pleasant Valley Recreation and Park District (the "Board") ordered the formation of and levied the first assessment within the Pleasant Valley Recreation and Park District, Park Maintenance and Recreation Improvement Assessment District (the "District") pursuant to the provisions of Article XIIID of the California Constitution, and the Landscaping and Lighting Act of 1972 (the "Act"), Part 2 of Division 15 of the California Streets and Highways Code (commencing with Section 22500 thereof); and

WHEREAS, by Resolution No. 797, the Board ordered the preparation of an Engineer's Report for the District for fiscal year 2026-27; and

WHEREAS, pursuant to said Resolution, the Engineer's Report was prepared by SCI Consulting Group, Engineer of Work, in accordance with 22623, *et. seq.,* of the Streets and Highways Code (the "Report") and Article XIIID of the California Constitution; and

WHEREAS, said Engineer's Report was filed with the Clerk of the Board of Directors and the Board of Directors has reviewed the Report and wishes to take certain actions relative to said Report.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The Report for the "PARK MAINTENANCE AND RECREATION IMPROVEMENT ASSESSMENT DISTRICT", on file with the Clerk of the Board, has been duly considered by the Board of Directors and is hereby deemed sufficient and approved. The Report shall stand as the Engineer's Report for all subsequent proceedings under, and pursuant to, the foregoing resolution.

SECTION 2. It is the intention of this Board to continue to levy and collect assessments within the Assessment District for fiscal year 2026-27. Within the District, the work and improvements (the "Improvements") proposed to be undertaken by the District, are generally described as installation, maintenance and servicing of public facilities, including but not limited to, playing fields, playground equipment, hard court surfaces, irrigation and sprinkler systems, landscaping, turf and track facilities, gymnasiums, swimming pools, landscaping, sprinkler systems, park grounds, park facilities, landscape corridors, and trails, as applicable, for property

owned or maintained by the Pleasant Valley Recreation and Park District. Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal, or replacement of all or part of any improvement; providing for the life, growth, health and beauty of landscaping; and cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti. Servicing means the furnishing of electric current or energy for the operation or lighting of any improvements, and water for irrigation of any landscaping or the maintenance of any other Improvement.

SECTION 3. The District consists of the lots and parcels shown on the boundary map of the District on file with the Clerk of the Board, and reference is hereby made to such map for further particulars.

SECTION 4. Reference is hereby made to the Engineer's Report for a full and detailed description of the Improvements, the boundaries of the District and the proposed assessments upon assessable lots and parcels of land within the District. The Engineer's Report identifies all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed.

SECTION 5. The Authorized Assessment is subject to an annual adjustment tied to the Consumer Price Index-U for the Los Angeles Area, as published by United States Department of Labor, Bureau of Labor Statistics, as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of 1) 3% or 2) the change in the CPI plus any Unused CPI as described above.

The change in the CPI from December 2024 to December 2025 was 3.01%. Therefore, the maximum authorized assessment rate for fiscal year 2026-27 is increased by 3.00% which equates to $50.46 per single family equivalent benefit unit. Single family equivalent values for different property types, such as commercial and industrial land uses are described in the Engineer's Report. The estimate of cost and budget in the Engineer's Report proposes assessments for fiscal year 2026-27 at the rate of $50.46.

SECTION 6. Notice is hereby given that on June 3, 2026, at the hour of 6:00 o'clock p.m. at the City of Camarillo Chambers, 601 Carmen Drive, Camarillo, California the Board of Directors will hold a public hearing to consider the ordering of the Improvements and the continuation of the proposed assessments.

SECTION 7. Prior to the conclusion of the hearing, any interested person may file a written protest with the Clerk of the Board, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner. Such protest or withdrawal of protest should be mailed to Pleasant Valley Recreation and Park District, 1605 East Burnley Street, Camarillo, CA 93010.

SECTION 8. The Clerk of the Board shall cause a notice of the hearing to be given by publishing a copy of this resolution once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the Pleasant Valley Recreation and Park District.

PASSED AND ADOPTED by the Board of Directors of Pleasant Valley Recreation and Park District on this 6th day of May 2026 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

_____
Robert Kelley, Chair, Board of Directors
Pleasant Valley Recreation and Park District

ATTESTED:

_____
David Schlangen, Secretary, Board of Directors
Pleasant Valley Recreation and Park District

ENGINEER'S REPORT

Pleasant Valley Recreation and Park District

Park Maintenance and Recreation Improvement District

Fiscal Year 2026-27
April 2026

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIIID of the California Constitution

Engineer of Work:

SCIConsultingGroup
Public Finance Consulting Services

4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

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Introduction

Overview

The Pleasant Valley Recreation and Park District (the "Park District") currently provides park facilities and recreational programs for its service area of 27,700 parcels. The Park District currently owns, operates and maintains 28 neighborhood, community, and regional parks which are distributed throughout the Park District. (For locations of the Park District's facilities, see the Diagram following in this Report.)

The Park District's facilities are summarized as follows:

District Parks

- **Adolfo Park**, (3.0 acres), 3601 N. Adolfo.
- **Arneill Ranch Park**, (5.0 acres), 1301 Sweetwater.
- **Birchview Park**, (0.7 acres), 5564 Laurel Ridge Lane, Birchview/Laurel Ridge.
- **Calleguas Creek Park**, (3.0 acres), 675 Avenida Valencia.
- **Camarillo Oak Grove Park**, (24.55 acres), 6968 Camarillo Springs Road.
- **Carmenita Park**, (1.0 acres), 1506 Sevilla.
- **Charter Oak Park**, (5.7 acres), 2500 Charter Oak Drive.
- **Community Center Park**, (12.9 acres), 1605 E. Burnley Street, Carmen/Burnley.
- **Dos Caminos Park**, (4.4 acres), 2198 N. Ponderosa Road, Las Posas/Ponderosa.
- **Encanto Park**, (3.0 acres), 5300 Encanto.
- **Foothill Park**, (2.3 acres), 1501 Cranbrook Street.
- **Freedom Park**, (33.9 acres), 275 E. Pleasant Valley Road, Skyway/Eubanks.
- **Heritage Park**, (9.0 acres), 1630 Heritage Trail, Joshua Trail/Heritage Trail.
- **Las Posas Equestrian Park**, (2.0 acres), 2084 Via Veneto, El Tuaca/Via Veneto.
- **Laurelwood Park**, (1.5 acres), 2127 Dexter, Mobil/Dexter.
- **Lokker Park**, (7.0 acres), 848 Vista Coto Verde, Calle Higuera/Avenida Sultura.
- **Mel Vincent Park**, (5.0 acres), 668 CALISTOGA ROAD.

- **Mission Oaks Park**, (20.2 acres), 5501 Mission Oaks Boulevard, Mission Oaks/Oak Canyon.
- **Nancy Bush Park**, (3.4 acres), 1150 Bradford.
- **Pitts Ranch Park**, (10.0 acres), 1400 Flynn Road.
- **Bob Kildee Community Park**, (13.0 acres), 1030 Temple Avenue, Ponderosa/Temple.
- **Quito Park**, (5.0 acres), 7073 Quito Court, Calle Dia/Quito.
- **Springville Park**, (5.0 acres), 801 Via Zamora.
- **Trailside Park**, (0.5 acres), 5462 Cherry Ridge Drive, Willow View/Maple View.
- **Valle Lindo Park**, (10.0 acres), 889 Aileen Street, Valle Lindo/Aileen.
- **Pleasant Valley Fields**, (55.0 acres), 3777 Village at the Park Drive.
- **Woodcreek Park**, (5.0 acres), 1200 Woodcreek Road, Lynwood/Woodcreek.
- **Woodside Park**, (5.0 acres), 247 Japonica Avenue, Ridgeview/Japonica.

Assessment Process

In 2001, due to the combination of limited revenues, a growing community and expanding park acreage, the Park District projected that it would not be able to adequately maintain its current and future parks and recreation facilities. Therefore, the Board proposed the establishment of an assessment district to provide adequate revenues for park maintenance services as well as for expanding and improving park facilities to meet the growing demand placed on the parks.

In February and March 2001, the Board conducted an assessment ballot proceeding pursuant to the requirements of Article XIIID of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") and the Landscaping and Lighting Act of 1972. During this ballot proceeding, property owners in the District were provided with a notice and ballot for the proposed parks assessment ("the Parks Maintenance and Recreation Improvement District" or the "Improvement District"). A 45-day period was provided for balloting and a public hearing was conducted on March 21st, 2001. At the public hearing, all ballots returned within the 45-day balloting period were tabulated. It was determined at the public hearing that the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (with each ballot weighted by the proportional financial obligation of the property for which ballot was submitted). The final balloting result was 58.7% weighted support in favor of the benefit assessments for the Pleasant Valley Recreation and Park District's Park Maintenance and Recreation Improvement District.

As a result, the Board gained the authority to approve the levy of the assessments for the fiscal year 2001-02 and to continue to levy them in future years. The authority granted by the ballot proceeding includes an annual adjustment in the assessment levies equal to the annual change in the Consumer Price Index for the Los Angeles Area, not to exceed 3%.

Engineer's Report and Continuation of Assessments

In each subsequent year for which the assessments will be continued, the Board must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. After the Engineer's Report is completed, the Board may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Report was prepared pursuant to the direction of the Board adopted on February 4, 2026.

This Engineer's Report ("Report") was prepared to establish the budget for the continued improvements and services ("Improvements") that would be funded by the proposed 2026-27 assessments, determine the benefits received by property from the improvements and services within the Park District and the method of assessment apportionment to lots and parcels within the Park District. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the *California Streets and Highways Code* (the "Act") and Article XIIID of the California Constitution (the "Article").

If the Board preliminarily approves this Engineer's Report and the continuation of the assessments by resolution. A notice of public hearing must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing is used for this notice.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for June 3, 2026. At this hearing, the Board would consider approval of a resolution confirming the continuation of the assessments for fiscal year 2026-27. If the assessments are so confirmed and approved, the levies would be submitted to the County Auditor/Controller by August 2026 for inclusion on the property tax roll for fiscal year 2026-27.

Legislative Analysis

Proposition 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now codified as Articles XIIIC and XIIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.

Proposition 218 describes a number of important requirements, including property-owner balloting, for the imposition, increase and extension of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space Authority

In July of 2008, the California Supreme Court issued its ruling on the Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA vs. SCCOSA"). This ruling is the most significant legal document in further legally clarifying Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly specified and identified

- Special benefits are directly received by and provide a direct advantage to property in the assessment district
- The assessments must be proportional to the special benefits conferred

This Engineer's Report is consistent with the SVTA vs. SCCOSA decision and with the requirements of Article 13C and 13D of the California Constitution because the improvements to be funded are clearly defined; the benefiting properties in the Improvement District enjoys close and unique proximity, access and views to the Improvements; the Improvements serve as an extension of usable land area for benefiting properties in the Improvement District and such special benefits provide a direct advantage to property in the Improvement District that is not enjoyed by the public at large or other property; and the assessments are proportional to the special benefits conferred.

Dahms v. Downtown Pomona Property

On June 8, 2009, the 4th Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. On this date, Dahms became good law and binding precedent for assessments. In Dahms the Court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon

On December 31, 2009, the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district instead of proportional special benefits.

Beutz v. County of Riverside

On May 26, 2010 the 4th District Court of Appeal issued a decision on the Steven Beutz v. County of Riverside ("Beutz") appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

Golden Hill Neighborhood Association v. City of San Diego

On September 22, 2011, the San Diego Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

Compliance with Current Law

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution and with the *SVTA* decision because the improvements to be funded are clearly defined; the improvements are directly available to and will directly benefit property in the Improvement District; and the improvements provide a direct advantage to property in the Improvement District that would not be received in absence of the assessments.

This Engineer's Report is consistent with *Beutz*, *Dahms and Greater Golden Hill* because the improvements will directly benefit property in the Improvement District and the general benefits have been explicitly calculated and quantified and excluded from the assessments. The Engineer's Report is consistent with *Bonander* because the assessments have been apportioned based on the overall cost of the improvements and proportional special benefit to each property.

Plans & Specifications

The Pleasant Valley Recreation and Park District maintains park facilities in locations throughout its boundaries.

The work and improvements (the "Improvements") proposed to be undertaken by the Pleasant Valley Recreation and Park District's Park Maintenance and Recreation Improvement District (the "Improvement District") and the cost thereof paid from the levy of the annual assessment provide special benefit to Assessor Parcels within the Improvement District as defined in the Method of Assessment herein. In addition to the definitions provided by the Landscaping and Lighting Act of 1972, (the "Act") the work and improvements are generally described as follows:

Installation, maintenance and servicing of public recreational facilities and improvements, including, but not limited to, turf and play areas, playground equipment, hard court surfaces, ground cover, shrubs and trees, irrigation and sprinkler systems, landscaping, park grounds and facilities, drainage systems, lighting, fencing, entry monuments, basketball courts, tennis courts, gymnasiums, senior centers, running tracks, swimming pools, landscape corridors, trails, other recreational facilities, security patrols to protect the Improvements, graffiti removal and repainting, and labor, materials, supplies, utilities and equipment, as applicable, at each of the locations owned, operated or maintained by the Pleasant Valley Recreation and Park District. Any plans and specifications for these improvements have been filed with the General Manager of the Pleasant Valley Recreation and Park District and are incorporated herein by reference.

As applied herein, "Installation" means the construction of recreational improvements, including, but not limited to, land preparation (such as grading, leveling, cutting and filling) sod, landscaping, irrigation systems, sidewalks and drainage, lights, playground equipment, play courts, recreational facilities and public restrooms.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements; or water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the Improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment. (Streets & Highways Code §22526).

The assessment proceeds will be exclusively used for Improvements within the Improvement District plus Incidental expenses. Reference is made to the Summary of District's Improvement Plans section in the following section of this Report and the more detailed budgets and improvement plans of the Park District, which are on file with the Pleasant Valley Recreation and Park District.

Fiscal Year 2026-27 Estimate of Cost and Budget

Introduction

Following are the proposed Improvements, and resulting level of improved parks and recreation facilities, for the Improvement District. As previously noted, the baseline level of service included a declining level of parks and recreation facilities due to shortages of funds for the Park District. Improvements funded by the assessments are over and above the previously declining baseline level of service. The formula below describes the relationship between the final level of improvements, the existing baseline level of service, and the enhanced level of improvements to be funded by the proposed assessment.

Final Level of Improvements	=	Baseline Level of Improvements	+	Enhanced Level of Improvements

Summary of District's Improvement Plans

Projects have been chosen throughout the Park District in order to ensure that all properties in the narrowly drawn Park District boundaries will receive improved access to better maintained and improved parks in their area. A detailed project improvement plan has been developed and is available for review at the Park District offices.

Table 1 - Estimate of Cost, FY 2026-27

	Total Budget
Installation, Maintenance & Servicing Costs	
Capital Improvements	$1,014,084
Equipment and Facility Replacement	$0
Services and Supplies	$2,916,111
Maintenance and Operations of Improvements[1]	$2,819,188
Subtotal - Installation, Maintenance and Servicing	$6,749,382
Administrative Costs:	
Assessment Administration and County Charges	$30,312
Allowance for Uncollectible Assessments	$10,189
Subtotals - Incidentals	$40,501
Total for Installation, Maintenance, Servicing and Administration	$6,789,883
Total Benefit of Improvements	**$6,789,883**
Single Family Equivalent Units (SFE)	28,846
Benefit Received per SFE Unit	**$235.38**
Less:	
District Contribution for General Benefits[2]	($1,697,471)
District Contribution for Special Benefits	($3,632,697)
Beginning Fund Balance (July 1, 26)	($1,620,000)
Contribution to Reserve Fund/Improvement Fund/Contingency[3]	$1,615,855
	($5,334,313)
Net Cost of Installation, Maintenance and Servicing (Net Amount to be Assessed)	$1,455,570

Budget Allocation to Property	
Total Assessment Budget*	$1,455,570

	Unadjusted SFE	**Adjusted SFE**
Single Family Equivalent Benefit Units - Zone A	27,823.35	27,823.35
Single Family Equivalent Benefit Units - Zone B	456.91	114.23
Single Family Equivalent Benefit Units - Zone C	1,816.89	908.45
Adjusted SFE Units		28,846.02
Assessment per Single Family Equivalent Unit		$50.46

* All assessments are rounded to lower even penny. Therefore, the budget amount may slightly differ from the assessment rate

Notes to Estimate of Cost:

1. The item, Maintenance and Operation of Improvements provides funding for enhanced maintenance of all parks and recreation facilities on a daily basis, seven days per week. Improvements include mowing turf, trimming and caring for landscaping, fertilization and aeration of grounds and playfields, routine maintenance and safety inspections, painting, replacing/repairing broken or damaged equipment, trash removal and cleanup, irrigation and irrigation system maintenance, and other services as needed.
2. As determined in the following section, at least 25% of the cost of Improvements must be funded from sources other than the assessments to cover any general benefits from the Improvements. Therefore, out of the total cost of Improvements of $6,789,883, the District must contribute at least $1,697,471 from sources other than the assessments. The District will contribute much more than this amount, which more than covers any general benefits from the Improvements.
3. This amount is the projected ending fund balance as of June 30, 2027. The Fund Balance shown includes operating reserves and the Capital Improvement Reserve Fund.
4. The Act stipulates that proceeds from the assessments must be deposited into a special fund that has been set up for the revenues and expenditures of the Improvement District. Moreover, funds raised by the assessment shall be used only for the purposes stated within this Report. Any balance remaining at the end of the fiscal year, July 1, must be carried over to the next fiscal year. The funds shown under contribution to Reserve Fund / Improvement Fund / Contingency are primarily being accumulated for future capital improvement and capital renovation needs.

Method of Apportionment

Method of Apportionment

This section of the Engineer's Report explains the special and general benefits to be derived from the Improvements to park facilities and District maintained property throughout the Park District, and the methodology used to apportion the total assessment to properties within the Improvement District.

The Improvement District consists of all Assessor Parcels within the boundaries of the Pleasant Valley Recreation and Park District. The method used for apportioning the assessment is based upon the proportional special benefits conferred to the properties over and above the general benefits conferred to real property in the Improvement District or to the public at large. Special benefit is calculated for each parcel in the Improvement District using the following process:

1. Identification of all benefit factors derived from the Improvements
2. Identification of the direct advantages (special benefits) received by property in the Improvement District
3. Calculation of the proportion of these benefits that are general
4. Determination of the relative special benefit within different areas within the Improvement District
5. Determination of the relative special benefit per property type
6. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

Discussion of Benefit

In summary, the assessments can only be levied based on the special benefit to property. Any and all general benefit must be funded from another source. This special benefit is received by property over and above any general benefits from the Improvements. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

"The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

Proposition 218, as codified in Article XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIIIA of the California Constitution.

The SVTA v. SCCOSA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel, in contrast to a general benefit which provides indirect or derivative advantages. The SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).

Finally, Proposition 218 twice uses the phrase "over and above" general benefits in describing special benefit. (Art. XIIID, sections 2(i) & 4(f).) The SVTA v. SCCOSA decision further clarifies that special benefits must provide a direct advantage to benefiting property and that examples of a special benefit include proximity to a park, expanded or improved access to open space or views of open space.

Benefit Factors

The special benefits from the Improvements are listed below:

Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements

In large part because it is cost prohibitive to provide large open land areas on property in the Improvement District, the residential, commercial and other benefiting properties in the Improvement District do not have large outdoor areas and green spaces. The parks in the Improvement District provide these larger outdoor areas that serve as an effective extension of the land area for proximate properties because the Improvements are uniquely proximate and accessible to property in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area for the direct advantage and special benefit of properties with good and close proximity to the Improvements.

According to the industry-standard guidelines established by the National Park and Recreation Association (the "NPRA"), neighborhood parks in urban areas have a service area radius of generally one-half mile and community parks have a service area radius of approximately two miles. The service radii for neighborhood parks and neighborhood green spaces were specifically established to give all properties within this service radii close proximity and easy access to such public land areas. Since proximate and accessible parks serve as an extension of the usable land area for property in the service radii and since the service radii was specifically designed to provide close proximity and access, the parcels within this service area clearly receive a direct advantage and special benefit from the Improvements - and this advantage is not received by other properties or the public at large.

Moreover, almost every neighborhood park in the Improvement District does not provide a restroom or parking lot. Such public amenities were specifically excluded from neighborhood parks because neighborhood parks are designed to be an extension of usable land area specifically for properties in close proximity, and not the public at large or other non-proximate property. The occupants of proximate property do not need to drive to their local park and do not need restroom facilities because they can easily reach their local neighborhood park and can use their own restroom facilities as needed. This is further tangible evidence of the effective extension of land area provided by the Improvements to proximate parcels in the Improvement District and the unique direct advantage the parcels within the Improvement District receive from the Improvements.

An analysis of the service radii for the Improvements finds that all properties in the Improvement District enjoy the distinct and direct advantage of being close and proximate to parks within the Improvement District. As noted in the following section, several Zones of Benefit have been specifically drawn within the Improvement District to further recognize the unique levels of proximity and special benefits to properties in the Improvement District. The benefiting properties in the Improvement District therefore uniquely and specially benefit from the Improvements and several unique areas of special benefits have been narrowly drawn.

Proximity to improved parks and recreational facilities

Only the specific properties within close proximity to the Improvements are included in the Improvement District. Therefore, property in the Improvement District enjoys unique and valuable proximity and access to the Improvements that the public at large and property outside the Improvement District do not share.

In absence of the assessments, the Improvements would not be provided and the parks and recreation areas in the Improvement District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide Improvements that are over and above what otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Improvement District, they provide a direct advantage and special benefit to property in the Improvement District.

Access to improved parks, open space and recreational areas

Since the parcels in the Improvement District are nearly the only parcels that enjoy close access to the Improvements, they directly benefit from the unique close access to improved parks, open space and recreation areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the Improvement District.

Improved Views

The Park District, by maintaining the landscaping at its park, recreation and open space facilities provides improved views to properties with direct line-of-sight as well as other local properties which benefit from improved views when is the Improvements are accessed or passed. Therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Improvement District.

Benefit Finding

In summary, real property located within the boundaries of the Improvement District distinctly and directly benefits from closer proximity, access and views of improved parks, recreation facilities, open space, landscaped corridors, greenbelts, trail systems and other public resources funded by the Assessments. The Improvements are specifically designed to serve local properties in the Improvement District, not other properties or the public at large. The public at large and other properties outside the Improvement District receive only limited benefits from the Improvements because they do not have proximity, good access or views of the Improvements. These are special benefits to property in the Improvement District in much the same way that sewer and water facilities, sidewalks and paved streets enhance the utility and desirability of property and make them more functional to use, safer and easier to access.

General versus Special Benefit

Article XIIIC of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to "separate the general benefits from the special benefits conferred on a parcel." The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment can fund special benefits but cannot fund general benefits. Accordingly, a separate estimate of the special and general benefit is given in this section.

In other words:

Total Benefit	=	General Benefit	+	Special Benefit

There is no widely-accepted or statutory formula for general benefit. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct" and are not "over and above" benefits received by other properties. SVTA vs. SCCOSA provides some clarification by indicating that general benefits provide "an indirect, derivative advantage" and are not necessarily proximate to the improvements.

In this report, the general benefit is conservatively estimated and described, and then budgeted so that it is funded by sources other than the assessment.

The starting point for evaluating general and special benefits is the current, baseline level of service. The assessment will fund Improvements "over and above" this general, baseline level and the general benefits estimated in this section are over and above the baseline.

A formula to estimate the general benefit is listed below:

General Benefit	=	Benefit to real property outside of improvement district	+	Benefit to real property inside of improvement district	+	Benefit to public at large

Special benefit, on the other hand, is defined in the state constitution as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." The SVTA v. SCCOSA decision indicates that a special benefit is conferred to a property if it "receives a direct advantage from the improvement (e.g., proximity to a park)." In this assessment, as noted, properties in the Improvement District have close and unique proximity, views and access to the Improvements and uniquely improved desirability from the Improvements. Other properties and the public at large do not receive significant benefits because they do not have proximity, access or views of the Improvements. Therefore, the overwhelming proportion of the benefits conferred to property is special, and is only minimally received by property outside the Improvement District or the public at large.

In the 2009 Dahms case, the court upheld an assessment that was 100% special benefit on the rationale that the services funded by the assessments were directly provided within the assessment district. It is also important to note that the improvements and services funded by the assessments in Pomona are similar to the improvements and services funded by the Assessments described in this Engineer's Report and the Court found these improvements and services to be 100% special benefit. Also similar to the assessments in Pomona, the Assessments described in this Engineer's Report fund improvements and services directly provided within the Assessment District and every benefiting property in the Assessment District enjoys proximity and access to the Improvements. Therefore, Dahms establishes a basis for minimal or zero general benefits from the Assessments. However, in this Report, the general benefit is more conservatively estimated and described, and then budgeted so that it is funded by sources other than the Assessment.

Calculating General Benefit

In this section, the general benefit is conservatively estimated and described, and then budgeted so that it is funded by sources other than the assessment.

Benefit to Property Outside the Improvement District

Properties within the Improvement District receive almost all of the special benefits from the Improvements because properties in the Improvement District enjoy unique close proximity and access to the Improvements that is not enjoyed by other properties or the public at large. However, certain properties within the proximity/access radius of the Improvements, but outside of the boundaries of the Improvement District, may receive some benefit from the Improvements. Since this benefit is conferred to properties outside the Improvement District boundaries, it contributes to the overall general benefit calculation and will not be funded by the Assessments.

The properties outside the Improvement District and within the proximity radii for neighborhood parks in the Improvement District receive benefits from the Improvements. Since these properties are not assessed for their benefits because they are outside of the area that can be assessed by the District, this is form of general benefit to the public at large and other property. A 50% reduction factor is applied to these properties because they are geographically on only one side of the Improvements and are over twice the average distance from the Improvements compared to properties in the Assessment District. The general benefit to property outside of the Improvement District is calculated as follows with the parcel and data analysis performed by SCI Consulting Group.

Assumptions:

3,616 parcels outside the district but within either 0.5 miles of a neighborhood park or 2.0 miles of a community park within the Improvement District.

25,370 parcels in the Improvement District.

50% relative benefit compared to property within the Improvement District.

Calculation of General Benefit to Property Outside the Improvement District

(3,616 / (25,370 + 3,615)) * 0.5 = 6.2%

Although it can reasonably be argued that Improvements inside, but near the Park District boundaries are offset by similar park and recreational improvements provided outside, but near the Park District's boundaries, we use the more conservative approach of finding that 6.2% of the Improvements may be of general benefit to property outside the Improvement District.

Benefit to Property *Inside* the District that is *Indirect and Derivative*

The "indirect and derivative" benefit to property within the Improvement District is particularly difficult to calculate. A solid argument can be presented that all benefit within the Improvement District is special, because the Improvements are clearly "over and above" and "particular and distinct" when compared with the baseline level of service and the unique proximity, access and views of the Improvements enjoyed by benefiting properties in the Improvement District.

Nevertheless, the SVTA vs. SCCOSA decision indicates there may be general benefit "conferred on real property located in the district". A measure of the general benefits to property within the Assessment area is the percentage of land area within the Improvement District that is publicly owned and used for regional purposes such as major roads, rail lines and other regional facilities because such properties used for regional purposes could provide indirect benefits to the public at large. Approximately 2.0% of the land area in the Improvement District is used for such regional purposes, so this is a measure of the general benefits to property within the Improvement District.

Benefit To The Public At Large

The general benefit to the public at large can be estimated by the proportionate amount of time that the Park District's parks and recreational facilities are used and enjoyed by individuals who are not residents, employees, customers or property owners in the Park District[1]. A survey of park and recreation facility usage conducted by SCI Consulting Group found that less than 5% of the Park District's facility usage is by those who do not live or work within District boundaries.[2] When people outside the Improvement District use parks, they diminish the availability of parks for people within the Improvement District. Therefore, another 5% of general benefits are allocated for people within the Improvement District. Combining these two measures of general benefits, we find that 10% of the benefits from the Improvements are general benefits to the public at large.

[1]. When District facilities are used by those individuals, the facilities are not providing benefit to property within the Park District. Use under these circumstances is a measure of general benefit. For example, a non-resident who is drawn to utilize the Park District facilities and shops at local businesses while in the area would provide special benefit to business properties as a result of his or her use of the Improvements. Conversely, one who uses Park District facilities but does

Total General Benefits

Using a sum of these three measures of general benefit, we find that approximately 18.2% of the benefits conferred by the Improvements may be general in nature and should be funded by sources other than the assessment.

General Benefit Calculation

6.2%	**(Outside the Assessment District)**
+ 2.0%	**(Inside the district – indirect and derivative)**
+ 10.0%	**(Public at Large)**
= 18.2%	**(Total General Benefit)**

Although this analysis finds that 18.2% of the assessment may provide general benefits, the Assessment Engineer establishes a requirement for a minimum contribution from sources other than the assessments of 25%. This minimum contribution above the measure of general benefits will serve to provide additional coverage for any other general benefits.

The Park District's total budget for maintenance and improvement of its parks and recreational facilities is $6,789,883. Of this total budget amount, the Park District will contribute $5,330,168 from sources other than the assessments for park maintenance and operation. This contribution by the Park District equates to approximately 79% of the total budget for maintenance and improvements and constitutes far more than the amount attributable to the general benefits from the Improvements.

not reside, work, shop or own property within the Park District boundaries does not provide special benefits to any property and is considered to be a measure of the general benefits.

[2] . A total of 200 park users were surveyed on different days and times during the months of November and December 2000. Nine respondents (4.5%) indicated that they did not reside or work within the Park District.

Zones of Benefit

The Pleasant Valley Recreation and Park District's parks and recreation facilities are generally concentrated in the areas encompassing the City of Camarillo. The outlying, generally more rural areas of the Park District have limited park and recreation facilities and properties in these areas (collectively "area") are generally less proximate to the Improvements. Therefore, this area receives relatively lesser special benefits from the assessments than properties located within the City of Camarillo. This area of lesser benefit is defined to include all parcels within District boundaries that are located outside of the City limits, excluding the upper northwest section of the unincorporated areas of the Park District, generally known as the Heights and Spanish Hills[3]. This area is hereinafter referred to as Zone of Benefit B or Zone B and is depicted on the Assessment Diagram included with this Report. All parcels within the City of Camarillo or within the unincorporated areas described as the Heights or Spanish Hills are classified into Zone of Benefit A or Zone A.

Relative proximity and access to the Park District's facilities is a measure of the level of special benefit conferred by the assessments. Parcels in Zone B are approximately four times farther removed from the Park District's facilities as those within Zone A; therefore these properties are determined to receive 1/4 (25%) the level of benefit as those within Zone A.

Leisure Village and The Springs are two retirement communities generally located on the eastern side of the City of Camarillo. Both communities provide their own recreational facilities and programs to their residents, and the Park District does not own or maintain facilities within the two communities. Consequently, the recreational facilities and services offered by Leisure Village and The Springs offset some of the benefits provided by the Park District's facilities, so these properties receive lower levels of special benefit. Although the residents and employees of Leisure Village and The Springs use facilities within each community, they also can and do utilize the Park District's facilities and programs, such as the Senior Center, Community Center, and Pleasant Valley pool.

[3] . The area of Heights and Spanish Hills is generally located in the northwest unincorporated section of the Park District. The Las Posas Equestrian Park and Springville Park is located within this area. In addition, this area has similar proximity to the Park District's parks and facilities as do other parcels within the City of Camarillo.

A survey of property owners conducted by Godbe Research and Analysis in August 2000, found that property owners in these communities utilized Park District facilities generally approximately at one-half the frequency of property owners outside these communities. Using relative frequency of use as a measure of benefit, the Engineer has determined that a benefit of 1/2 the level of benefit as those within Zone A is appropriate. Therefore, properties in Leisure Village and The Springs are classified into Zone of Benefit C or Zone C and are determined to receive a benefit of 1/2 (50%) the level of benefit as those within Zone A.

The summary of parcels and assessments by Zone of Benefit is listed in the following table.

Table 2 - Summary of Parcels and Assessments by Zone of Benefit

	Zone of Benefit			
	A	***B***	***C***	***Total***
Total Parcels	23,928	691	2,398	27,017
SFE Units (Unadjusted for Benefit Weighting)	27,823.35	456.91	1,816.89	30,097.15
Benefit Adjustment Factor	100%	25%	50%	
Assessment Rate per SFE	$50.46	$12.62	$25.23	
Total Assessment	$1,403,966	$5,764	$45,840	$1,455,570

The Zones of Benefit are shown on the Assessment Diagram and are listed for each parcel on the Assessment Roll.

Assessed properties within the Improvement District are within the industry-accepted proximity/service area for parks and recreation facilities. As noted, these proximity radii were specifically established to only encompass properties with good proximity and access to local parks and in effect make local parks within the proximity radii an extension of usable land area for the properties in the area. Since all parcels in the Improvement District have good access and proximity to the Improvements and the benefits to relatively closer proximity are offset by other factors, additional proximity is not considered to be a factor in determining benefit within each Zone of Benefit. In other words, the boundaries of the Improvement District and the Zones of Benefit have been narrowly drawn to include only properties that have good proximity and access and will specially benefit from the Improvements.

The SVTA vs. SCCOSA, 44 Cal.4th 431, 456, decision indicates:

> *In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not "particular and distinct" and are not "over and above" the benefits received by other properties "located in the district."*
>
> *We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefiting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district's property values).*

In the Improvement District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the assessment. Therefore, the even spread of assessment throughout each narrowly drawn Zone of Benefit is indeed consistent with the SVTA vs. SCCOSA decision and satisfies the "direct relationship to the 'locality of the improvement.'" standard.

Method of Assessment and Proportionality

As previously discussed, the assessments provide specific Improvements that confer direct and tangible special benefits to properties in the Improvement District. These benefits can partially be measured by the occupants on property in the Improvement District because such parcel population density is a measure of the relative benefit a parcel receives from the Improvements. Therefore, the apportionment of benefit is partially based the population density of parcels.

It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Moreover, assessments have a long history of use in California and are in large part based on the principle that benefits from a service or improvement funded by assessments that is enjoyed by tenants and other non-property owners ultimately is conferred directly to the underlying property.[4]

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated a SFE value, which is each property's relative benefit in relation to a single family home on one parcel. In this case, the "benchmark" property is the single family detached dwelling which is one Single Family Equivalent or one SFE.

In the process of determining the appropriate method of assessment, the Engineer considered various alternatives. For example, an assessment only for all residential improved property was considered but was determined to be inappropriate because commercial, industrial and other properties also receive direct benefits from the Improvements.

[4] For example, in *Federal Construction Co. v. Ensign (1922) 59 Cal.App. 200 at 211*, the appellate court determined that a sewer system specially benefited property even though the direct benefit was to the people who used the sewers: "Practically every inhabitant of a city either is the owner of the land on which he resides or on which he pursues his vocation, or he is the tenant of the owner, or is the agent or servant of such owner or of such tenant. And since it is the inhabitants who make by far the greater use of a city's sewer system, it is to them, as lot owners or as tenants, or as the servants or agents of such lot owners or tenants, that the advantages of actual use will redound. But this advantage of use means that, in the final analysis, it is the lot owners themselves who will be especially benefited in a financial sense."

Moreover, a fixed or flat assessment for all properties of similar type was deemed to be inappropriate because larger properties receive a higher degree of benefit than other similarly used properties that are significantly smaller. (For two properties used for commercial purposes, there is clearly a higher benefit provided to the larger property in comparison to a smaller commercial property because the larger property generally supports a larger building and has higher numbers of employees, customers and guests that would benefit from proximity and improved access to well maintained and improved parks and recreational facilities. So the potential population of employees or residents is a measure of the special benefits received by the property.) Larger parcels, therefore, receive an increased benefit from the assessments.

Finally, the special benefits derived from the assessments are conferred on property and are not based on a specific property owner's use of the improvements, or a specific property owner's occupancy of property or the property owner's demographic status such as age or number of dependents. However, it is ultimately people who value the special benefits described above and use and enjoy the Park District's park and recreational facilities. In other words, the benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could use a property, not how the property is currently used by the present owner. Therefore, the number of people who could or potentially live on, work at or otherwise use a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type and use of property, the relative size of the property, its relative population and usage potential, its location and its proximity to parks and recreational facilities. Furthermore, the proportional special benefit derived by each identified parcel is apportioned based upon the following:

1. The entirety of the capital cost of the Improvements;
2. The maintenance and operation expenses of the Improvements;
3. And the cost of the property-related service being provided.

This method is further described below.

Pursuant to the Landscape and Lighting Act of 1972 and Article XIIID of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the Improvements shall be identified and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire cost of the Improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

Each parcel's benefit is determined by the difference between the general and special benefits being conferred on the properties by the Improvements; and the proportion of the special benefit conferred on the various land uses within the Assessment District. This method is further depicted below.

Equation 1 – Special Benefit Apportionment Factors

$$\text{Special Benefit} \approx \sum \text{(Special Benefit apportionment factors including use property type, size, location, and proximity to Improvements)}$$

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a "benchmark" property, a single family detached dwelling on one parcel (one "Single Family Equivalent Unit" or "SFE"). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefits and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. In this Engineer's Report, all properties are assigned an SFE value, which is each property's relative special benefit in relation to a single family home on one parcel (the benchmark parcel). The formula for this special benefit assignment is as follows.

Equation 2 – Relative Special Benefit (SFE)

$$\text{Relative Special Benefit} \approx \frac{\text{Special Benefit for a Specific Parcel}}{\text{Special Benefit for the Benchmark Parcel}}$$

Finally, to apportion the cost of Improvements to each parcel the total cost of the Improvements funded by the Assessments is divided by the total SFE benefit units assigned to all parcels. The resulting rate per SFE unit is then multiplied by the SFE units assigned to a parcel to determine the proportional assessment for each parcel.

Equation 3 – Assessment Apportionment

$$\text{Assessment for Parcel} = \frac{\text{Entire Cost of Improvements}}{\text{Total SFE Benefit Units}} * \text{(SFE Benefit Units for Parcel)}$$

Method of Apportionment

Residential Properties

Certain residential properties in the Improvement District that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Traditional houses, zero-lot line houses and townhomes are included in this category.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the improvements in proportion to the number of dwelling units that occupy each property and the average number of people who reside in multi-family residential units versus the average number of people who reside in a single-family home. The population density factors for the Pleasant Valley Recreation and Park District, as depicted below, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the area of the Park District from the 1990 Census and dividing it by the total number of such households, finds that approximately 3.32 persons occupy each single-family residence, whereas an average of 2.16 persons occupy each multi-family residence. Using the ratio of one SFE for each single-family residence, which equates to one SFE for every 3.32 persons, 0.65 SFE would equate to one multi-family unit or 0.65 SFE for every 2.16 residents. Likewise, each condominium unit receives 0.71 SFE and each mobile home receives 0.51 SFE.

Table 3 - Residential Density and Assessment Factors

	Total Population	*Occupied Households*	*Persons per Household*	*SFE Factor*
Single Family Residential	34,333	10,343	3.32	1.00
Condominium	9,464	4,030	2.35	0.71
Multi-Family Residential	5,633	2,602	2.16	0.65
Mobile Home on Separate Lot	1,712	1,014	1.69	0.51

Source: 1990 Census, city of Camarillo (the most recent data available when the Improvement District was established).

The single family equivalency factor of 0.65 per dwelling unit for multifamily residential properties applies to such properties with 20 or fewer units. Properties in excess of 20 units typically offer on-site recreational amenities and other facilities that tend to offset some of the benefits provided by the improvements. Therefore, the benefit for properties in excess of 20 units is determined to be 0.65 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

Commercial/Industrial Properties

SFE values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single family residential property and the average commercial/industrial property. The SFE values for various commercial and industrial land uses are further defined by using average employee densities because the special benefit factors described previously can be measured by the average number of people who work at commercial/industrial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the "SANDAG Study") are used because these findings were approved by the State Legislature as being a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial and industrial property is 24.

In comparison, the average number of people residing in a single family home in the area is 3.32. Since the average lot size for a single family home in the Park District is approximately 0.27 acres, the average number of residents per acre of residential property is 12.30.

The employee density per acre is generally 2 times the population density of single family residential property per acre (24 employees per acre / 12.3 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a commercial/industrial property with 2 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 2 employees is the basis for allocating commercial/industrial benefit. Table 4 shows the average employees per acre of land area or portion thereof for commercial and industrial properties and lists the relative SFE factors per quarter acre for properties in each land use category.

Commercial and industrial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial and industrial property land area in excess of 5 acres is determined to be the SFE rate per quarter acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres.

Institutional properties that are used for residential, commercial or industrial purposes are also assessed at the appropriate residential, commercial or industrial rate.

Table 4 - Commercial/Industrial Density and Assessment Factors

Type of Commercial/Industrial Land Use	*Average Employees Per Acre* [1]	*SFE Units per 1/4 Acre* [2]
Commercial	24	1.00
Office	68	2.83
Shopping Center	24	1.00
Industrial	24	1.00
Self Storage or Parking Lot	1	0.04

1. Source: San Diego Association of Governments Traffic Generators Study.
2. The SFE factors for commercial and industrial parcels are applied by the quarter acre of land area or portion thereof. (Therefore, the minimum assessment for any assessable parcel in these categories is the SFE Units listed herein.)

Vacant Properties

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to improvements for developed property. An analysis of the Fiscal Year 2000-01 assessed valuation data from the County of Ventura, found that 35% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 35% of the benefits are related to the underlying land and 65% are related to the improvements and the day to day use of the property. Using this ratio, the SFE factor for vacant parcels is 0.35 per parcel.

As properties are approved for development, their value increases. Likewise, the special benefits received by vacant property increases as the property is approved for development or becomes closer to being improved. When property is approved for development with a final map, the property has passed the final significant hurdle to development and can shortly undergo construction. Since the property is nearing the point of development, its special benefits increase. In addition, these properties are generally sold soon after completion of improvements, so the properties receive the additional benefit of desirability from prospective buyers due to the special benefits provided by proximity to improved parks and recreational facilities of the Park District. It is therefore determined that property with final map approval receives 50% of the relative benefit to improved property of similar use-type.

Other Properties

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

All properties that are specially benefited are assessed. Other publicly owned property that is used for business purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, right-of-way parcels, and common areas typically do not generate significant numbers of employees, residents, customers or guests and have limited economic value These miscellaneous parcels receive minimal benefit from the Improvements and are assessed an SFE benefit factor or 0.

Duration of Assessment

As noted previously, the Board gained the authority to approve the levy of the assessments for the fiscal year 2001-02 and to continue to levy them in future years. It is proposed that the Assessment be levied for fiscal year 2026-27 and continued every year thereafter, so long as the parks and recreational areas need to be improved and maintained Pleasant Valley Recreation and Park District requires funding from the Assessments for its Improvements in the Improvement District. The Assessment can continue to be levied annually after the Pleasant Valley Recreation and Park District Board of Directors approves an annually updated Engineer's Report, budget for the Assessment, Improvements to be provided, and other specifics of the Assessment. In addition, the District Board of Directors must hold an annual public hearing to continue the Assessment.

Appeals and Interpretation

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment, may file a written appeal with the General Manager or her or his designee. Any such appeal is limited to correction of an assessment during the then current or, if before July 1, the upcoming fiscal year. Upon the filing of any such appeal, the General Manager or his or her designee will promptly review the appeal and any information provided by the property owner. If the General Manager or her or his designee finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the General Manager or his or her designee is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the General Manager or her or his designee, shall be referred to the Board of the Pleasant Valley Recreation and Park District and the decision of the Board of the Pleasant Valley Recreation and Park District shall be final.

Assessment

Whereas, on February 4, 2026 the Pleasant Valley Recreation and Park District Board of Directors adopted its Resolution Designating Engineer of Work, and Directing Preparation of the Engineer's Report for the Pleasant Valley Recreation and Park District, County of Ventura, California;

Whereas, said Resolution directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Improvement District and an assessment of the estimated costs of the improvements upon all assessable parcels within the Improvement District, to which Resolution and the description of the Improvements therein contained, reference is hereby made for further particulars;

Now, Therefore, the undersigned, by virtue of the power vested in me under said Act and the order of the Board of said Pleasant Valley Recreation and Park District, hereby make the following assessment to cover the portion of the estimated cost of the improvements, and the costs and expenses incidental thereto to be paid by the Improvement District.

The amount to be paid for the Improvements and the expense incidental thereto, to be paid by the Improvement District for the fiscal year 2026-27 is generally as follows:

Table 5 - Summary Cost Estimate

	F.Y. 2026-27 Budget
Parks Maintenance	$5,735,298
Parks Improvements	$1,014,084
Contingency and Reserve	$1,615,855
Incidental Expenses	$40,501
TOTAL BUDGET	$8,405,739
Less:	
Beginning Fund Balance (July 1, 26)	($1,620,000)
Park District Contribution	($5,330,168)
NET AMOUNT TO ASSESSMENTS	$1,455,570

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Improvement District. The distinctive number of each parcel or lot of land in the said Improvement District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said Improvement District, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is subject to an annual adjustment tied to the Consumer Price Index-U for the Los Angeles Area as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 3%. Any change in the CPI in excess of 3% shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the first fiscal year the assessment was levied adjusted annually by the minimum of 1) 3% or 2) the change in the CPI plus any Unused CPI as described above.

The change in the CPI from December 2024 to December 2025 was 3.01%. Therefore, the maximum authorized assessment rate for fiscal year 2026-27 is increased by 3.00% which equates to $50.46 per single family equivalent benefit unit. The estimate of cost and budget in this Engineer's Report proposes assessments for fiscal year 2026-27 at the rate of $50.46. The assessment ballot proceeding conducted in 2001 authorized an annual adjustment in the assessment levies equal to the annual change in the CPI, not to exceed 3%. The maximum authorized assessment rate for fiscal year 2026-27 is within the limits of the authorized CPI increase.

The assessment is made upon the parcels or lots of land within the Improvement District in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Ventura for the fiscal year 2026-27. For a more particular description of the property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2026-27 for each parcel or lot of land within the Improvement District.

Dated: April 14, 2026

Engineer of Work



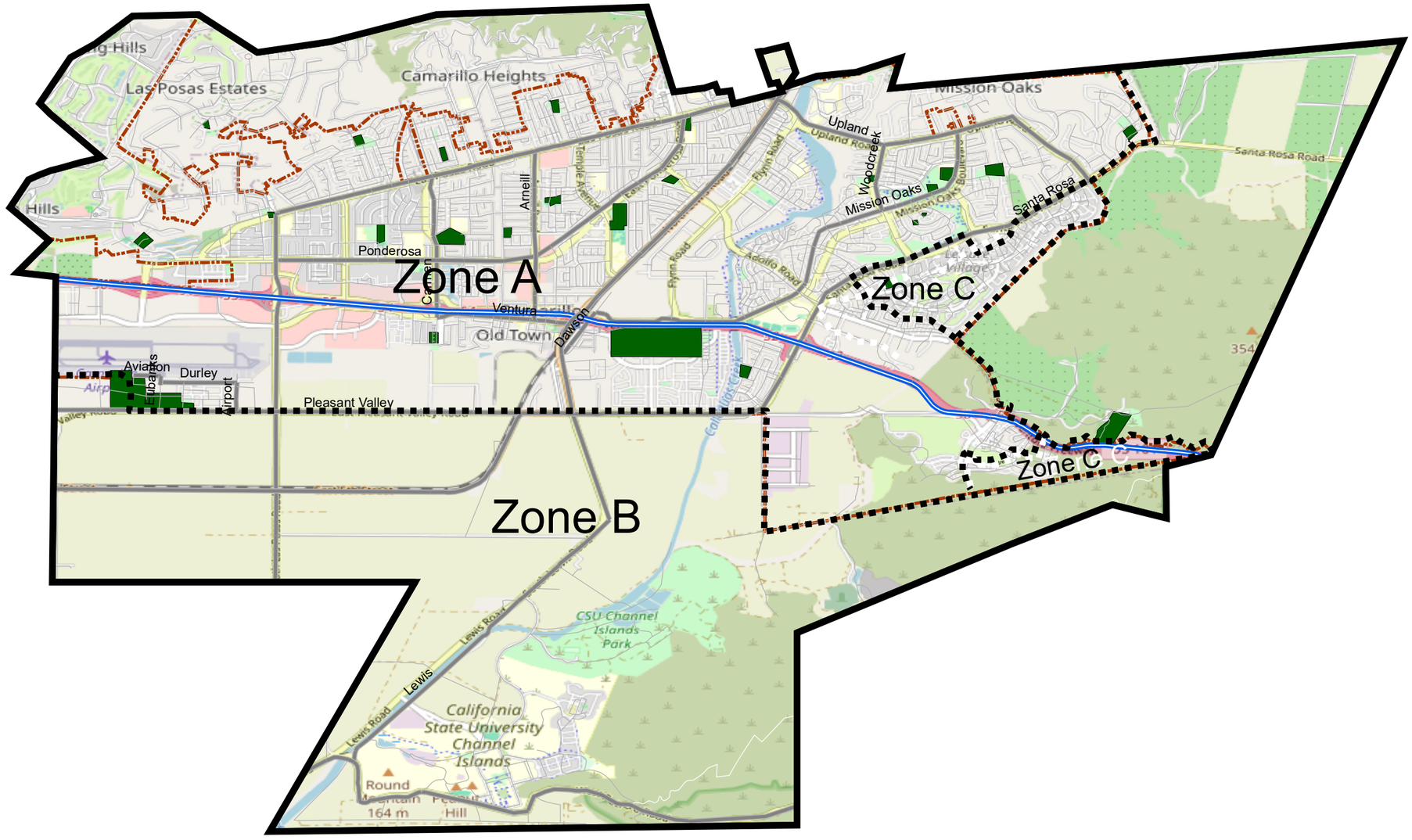
By_____.

John Bliss, License No. C52091

Assessment Diagram

The Improvement District includes all properties within the boundaries of the Pleasant Valley Recreation and Park District. The boundaries of the Improvement District are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Improvement District are those lines and dimensions as shown on the maps of the Assessor of the County of Ventura, for fiscal year 2026-27, and are incorporated herein by reference, and made a part of this Diagram and this Report.

(This page intentionally left blank.)



Legend

- Interstate
- Major Road
- Local Road
- Parks
- District Boundary Line
- City boundaries
- Zone of Benefit Boundary

N W E S

SCI Consulting Group
4745 Mangels Blvd
Fairfield, Ca 94534
707-430-4300

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF VENTURA FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

FILED IN THE OFFICE OF THE GENERAL MANAGER OF THE PLEASANT VALLEY RECREATION AND PARK DISTRICT, COUNTY OF VENTURA, CALIFORNIA,
THIS _____ DAY OF _____, 2026.

_____
GENERAL MANAGER

RECORDED IN THE OFFICE OF THE GENERAL MANAGER OF THE PLEASANT VALLEY RECREATION AND PARK DISTRICT, COUNTY OF VENTURA, CALIFORNIA, THIS _____ DAY OF _____, 2026.

_____
GENERAL MANAGER

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE BOARD OF DIRECTORS OF THE PLEASANT VALLEY RECREATION AND PARK DISTRICT ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2026 FOR FISCAL YEAR 2026-27 AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF VENTURA ON THE _____ DAY OF _____, 2026. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

_____
GENERAL MANAGER

_____
GENERAL MANAGER

FILED THIS _____ DAY OF _____, 2026, AT THE HOUR OF _____O'CLOCK ___. M. IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AT THE REQUEST OF THE BOARD OF DIRECTORS OF THE PLEASANT VALLEY RECREATION AND PARK DISTRICT.

_____
COUNTY AUDITOR, COUNTY OF VENTURA

Pleasant Valley Recreation and Park District
Park Maintenance and Recreation Improvement District
Assessment Diagram 73/288

Appendix A - 2026-27 Assessment Roll

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Matthew Parker, Park Services Manager

DATE: **May 6, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF A REQUEST FOR PROPOSALS FOR THE TOP-DRESSING MATERIAL FOR PLEASANT VALLEY FIELDS PARK**

BACKGROUND

Pleasant Valley Fields is a premier 55-acre sports complex developed in 2009 that serves as a high-use multi-field facility supporting league play, tournaments, and community programming. Due to the high use and level of play, field maintenance is critical to ensure field longevity.

Since the development of the park, it has been under full contract with the exception of one year when District staff assumed maintenance responsibilities until a new contract was awarded. During the development of the new landscape contract, the District conducted a comprehensive review of the existing landscape maintenance contract to identify opportunities for improved efficiency, cost control, and service quality.

As a result of that evaluation, the District implemented several modifications to the contract structure prior to releasing another Request For Proposal for a new landscape contractor. One key change included shifting responsibility for the procurement of top-dressing material from the contractor to the District. This approach was intended to provide greater control over material quality, ensure consistency in application, and stabilize costs over time.

In October 2023, the District entered into a 3-year agreement with Agromin to supply the top-dressing material in support of field maintenance operations. This agreement expired in 2025, and the District is now evaluating next steps to ensure continued high-quality maintenance of Pleasant Valley Fields.

ANALYSIS

Based on the District's prior experience transitioning to a model in which it directly procures top-dressing material, this approach has provided increased control over material quality, and greater transparency in cost management. By removing procurement of soil amendments from the landscape maintenance contractor, the District is better positioned to ensure materials meet established specifications and performance standards for a high-use athletic facility.

Continuing this approach allows the District to directly manage vendor selection, pricing, and product quality, while also holding the supplier accountable for delivery timelines and

coordination. This is particularly important given the intensity of use at Pleasant Valley Fields and the need for reliable, high-quality field conditions.

The proposed five (5) year term provides pricing stability in a fluctuating materials market and reduces the administrative burden on frequent procurements. A longer-term agreement also supports operational continuity and consistency in materials used across the facility.

While this model requires ongoing coordination between the District, supplier, and maintenance contractor, the benefits of increased quality control, cost predictability, and accountability support continuation of this procurement strategy.

TIMELINE

Approval of RFP:	May 6, 2026
Release of RFP:	May 7, 2026
Proposals Due By:	May 27, 2026
Proposals Award:	July 1, 2026

FISCAL IMPACT

There is no fiscal impact at this time; however, once qualifications come back, there will be a fiscal impact on the cost of the material.

RECOMMENDATION

It is recommended that the Board of Directors approve the Request for Proposals for the top-dressing material for Pleasant Valley Fields.

ATTACHMENTS

1) RFP – Pleasant Valley Fields Top Dressing Material (7 pages)

REQUEST FOR PROPOSALS

FOR

TOP DRESSING MATERIAL

RFP RELEASE DATE:

THURSDAY, MAY 7, 2026

PROPOSALS DUE:

WEDNESDAY, MAY 27, 2026

No Later Than 2:00 P.M. PDT

DELIVER PROPOSALS TO:

ADMINISTRATIVE OFFICE

PLEASANT VALLEY RECREATION & PARK DISTRICT

Attn: Matthew Parker

1605 E. Burnley Street, Camarillo, CA 93010

Phone: (805) 482-1996

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NOTICE INVITING PROPOSALS FOR TOP DRESSING MATREIAL

Introduction

The Pleasant Valley Recreation and Park District ("District") is issuing this Request for Proposals ("RFP") from experienced and qualified professional suppliers to manufacture a specific blend of compost and sand and delivery of material.

District Background

The District, an independent special district, was formed in January 1962 under the State Public Resources Code of California. The birth of the District was approved by the voters in the Camarillo community to provide quality programs, parks and facilities that could be enjoyed by everyone. The District is located in and around the city of Camarillo, serves a population of over 70,000 and covers an area of approximately 45 square miles. It has grown from one park to 28 parks since its inception 64 years ago. Within the District, a variety of recreational facilities exist including: a senior center, an indoor aquatic center, a community center, dog parks, lighted ball fields, tennis and pickleball courts, a running track, walking paths, premier soccer fields, hiking trails, picnic pavilions, children's play equipment, and barbeque areas. The City of Camarillo, incorporated in 1964, is a separate entity from the District, however, they do add recreational and cultural service value and amenities to the community by owning two small parks, a trail system and full-service library that operates independently of the District.



Project Goal

The goal of this project is to mix and deliver 1,200 cubic yards of a specific top-dressing material for top dressing athletic fields at Pleasant Valley Fields park.

Project Scope

- Follow exact specifications on the mixing ratios.
- Provide District staff with a 2cu. ft. sample of the top-dressing mixture
- Delivery of 1,200 cubic yards of product to Pleasant Valley Fields located at 200 Westpark Court Camarillo, CA 93012.
- Any delivery containing any contaminants i.e., rocks, glass, plastic, trash, or anything else not specific to the correct mix will be rejected and the supplier will be responsible for the disposal of the contaminated load and the delivery of replacement load of the correct material at no additional charge to the District.

Submission Requirements

Interested proposers must submit three (3) copies, plus an electronic version (PDF or Microsoft Word format) of the proposal on or before the deadline containing the following information to the District to be considered a viable candidate for this contract. Proposals shall not exceed 25 pages including any attachments (staff resumes do not count toward the page limit). Any proposal that does not contain the information outlined below shall not be considered.

1. **Transmittal Letter to the Selection Committee**
    a. The proposal must contain a transmittal letter, signed by an official authorized to commit the firm to the representations, commitments, and statements contained in both the proposal and contracts. This should include the name, mailing address, email address, and phone number of the supplier's primary contact person for the proposal.
2. **Description and Qualifications of the Firm**
    a. **Firm Overview**
        a. Legal name, address, and year established
        b. Ownership structure (corporation, LLC, etc.)
        c. Primary business activities (e.g., aggregate supply, soil blending, turf materials)
        d. Office locations and service area
    b. **Relevant Experience**
        a. Years of experience supplying top-dressing materials
        b. Description of experience with parks, athletic fields, or golf courses
        c. Types of materials supplied (sand-based, compost blends, custom mixes)
    c. **Delivery & Logistics Capability**
        a. Description of delivery fleet (owned vs. subcontracted)
        b. Typical delivery capacity and turnaround times from plant to delivery address
        c. Ability to meet peak seasonal demand
        d. Coordination approach with client staff
        e. Service area coverage and response time
3. **Staffing**
    N/A
4. **References**
    a. A list of no more than three (3) references for the proposer and no more than three (3) references for any suppliers, if proposed, including the names, addresses and

telephone numbers of recent clients, preferably other public agencies and a listing of the specific projects and key individuals that have participated in them. Include the dollar amount related to the participation. Identify how much experience the suppliers has had with public agencies.

b. A minimum of two (2) examples of past work completed within the last five (5) years that represent the type of work requested in this RFP. Examples can be representative of projects with References or from separate completed projects. Please provide a brief description of these selected projects including when the project began, its current status, a description of the proposer's role/involvement in the project, and any specific information on how the community was responsive to the project.

5. Scope of Work

a. Manufacture 1,200 cubic yards of top-dressing material with the following specifications and deliver to Pleasant Valley Fields located at 200 Westpark Court, Camarillo 93012:
   i. 80 % compost—20% sand.
   ii. Compost must contain no nitrogenized product, fir or redwood, needs to be screened to ¼" minus, have a carbon to nitrogen ratio of under 25/1. Also have a pH less than 8.5 and a dry organic % above 30%; salts EC below 3, shall be garden humus.
   iii. Sand specifications for #2 sand 100% passing a #8 screen and no more than 1% passing a #200 screen.
   iv. Supplier must deliver to the District a sample of the material 4 weeks before deliveries begin, October 26, 2026. The District will provide supplier approval by November 6th, 2026.
   v. Delivery Timeline – Weeks of November 30th and December 7th, 2026.
   vi. Supplier must be able to deliver up to 200 yards of material daily.

6. Project Budget & Other Financial Information

a. The proposer shall furnish the financial information requested below. If submitted by a consortium, a joint venture, a partnership, or by an individual, it shall be signed by an individual authorized to bind the firm making the proposal:
   i. A supplier must include in its proposal a complete disclosure of any alleged significant prior or ongoing contract failures, any civil or criminal litigation or investigation pending which involves the firm or in which the firm has been judged guilty or liable within the last five (5) years.
   ii. If there is no negative history to disclose, the firm must affirmatively state in its proposal that there is no negative history to report.
   iii. A detailed Scope of Work, including an itemization of all services to be provided and their individual costs. This should include material and delivery costs.
   iv. A disclosure of all personal, professional, or financial relationships with any officer and/or employee of the District.

Evaluation Criteria

- Product Quality & Technical Compliance
- Experience & Past Performance
- Delivery & Logistics Capability
- Pricing Structure / Cost Competitiveness
- Sustainability & Environmental Practices

Firm Selection & Notification

The issuance of this RFP and the selection of the most qualified suppliers is the first step in the process that will eventually lead to the execution of an agreement with the most qualified supplier(s). Each proposal will be reviewed to determine if it meets the submittal requirements contained within this RFP.

The successful supplier to whom work is awarded shall, within 30 days of Board approval, enter into a contract with the District for the work in accordance with the specifications and shall furnish all required documents necessary to enter into said contract.

The District reserves the right to enter into a contract without further discussion of the submitted proposal. Therefore, the proposal should be initially submitted on the most favorable terms the proposer can offer.

The District reserves the right to accept and or withdraw the RFP in whole or in part, at any time and for any reason, and or request additional information from all proposers. Submission of a proposal confers no rights upon a proposer and does not obligate the District in any manner. The District also reserves the right to modify any aspects or waive any irregularities, terminate, or delay this RFP, the RFP process, and or the program, which is outlined within this RFP at any time if doing so would serve the best interest of the District. The contract award will be made at the sole discretion of the District based on the evaluation of all responses.

Each proposer, by submitting a proposal, agrees that if the District accepts its proposal, such proposer will furnish all items and services upon the terms and conditions in this RFP and subsequent contract. Proposals that do not meet the mandatory requirements set forth in this RFP will be considered non-compliant. Proposers may be disqualified, and the proposal may be rejected by the District for any of, but not limited to, the following reasons:

- Failure to properly respond to the RFP;
- Evidence of collusion among the proposers submitting the proposals;
- Failure to comply with the specification requirements of the RFP.

Contract Requirements

The District plans to use the attached Pleasant Valley Recreation & Park District Professional Services Agreement. Suppliers with significant concerns about the sample agreement should not submit on this RFP.

The top-ranked supplier will be notified in writing and will be asked to meet and submit their prospective scope of services and refine their fee (to be broken down by tasks). If after negotiation and consideration, the District is unable to reach an acceptable agreement with the top-ranked firm, they will terminate negotiations with the top-ranked firm and, at their sole discretion, may: enter into negotiations with the second-ranked firm; withhold the award for any reason; elect not to proceed with any of the proponents; or re-solicit for new Proposals.

The term of the contract will be Five (5) years with the option of up to three (3), one (1) year extensions.

Estimated Selection & Approval Schedule

Request for Proposals Open	May 7, 2026
Questions/Clarifications Due	May 18, 2026 (by 5:00 pm)
Answers Provided by	May 21, 2026
Deadline for Proposals	May 27, 2026 (by 2:00 pm)
Announce Decision	July 1, 2026

**The District reserves the right to revise the above schedule.*

Questions

Upon release of this RFP, all communications concerning the RFP should be directed to Matthew Parker, Park Services Manager via the contact information listed below. Unauthorized contact regarding this RFP with any other District employees may result in disqualification. Any oral communications will be considered unofficial and non-binding with the District. Consultants should rely only on written statements by Mr. Parker.

Name: Matthew Parker, Park Services Manager

Address: Pleasant Valley Recreation & Park District
1605 E. Burnley Street, Camarillo, CA 93010

Email: mparker@pvrpd.org

Submittal Instructions

Proposals must be received no later than 2:00 p.m. PDT on Wednesday, May 27, 2026.

Proposals shall be mailed to:

Pleasant Valley Recreation & Park District
Attn: Matthew Parker
1605 E. Burnley Street
Camarillo, CA 93010

The proposals shall be in a sealed envelope or box and clearly labeled with the Consultant's name, address, and "Top Dressing Material RFP."

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Justin Kiraly, Assistant General Manager

DATE: **May 6, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF STATUS UPDATE ON VACANCIES IN COMPLIANCE WITH ASSEMBLY BILL 2561 (2024) – LOCAL PUBLIC EMPLOYEE VACANT POSITIONS**

BACKGROUND

On September 22, 2024, Governor Newsom signed AB 2561 into law, amending the Meyers-Milias-Brown Act (MMBS), which governs labor relations between local public agencies and their employees. The new legislation, through the addition of §3502.3 to the Govt. Code, created a new obligation for public agencies to publicly address the status of their vacancies during a public hearing. As a basis for the new requirements, the California Legislature cited that vacancies are widespread and can be a significant problem in the public sector. Vacancies require employees to take on heavier workloads, resulting in burnout and increased turnover, which could negatively impact the delivery of public services. AB 2561 aims to improve transparency and accountability in public workforce planning.

ANALYSIS

AB 2561 establishes three key requirements for local agencies aimed at increasing transparency around staffing and recruitment challenges. First, it mandates that the agency's governing board hold a public hearing at least once per fiscal year to receive a report on current vacancies and efforts related to recruitment and retention. Second, the agency must use this hearing to identify and discuss any policy, procedural, or recruitment-related barriers that may be hindering hiring. Third, the law provides that recognized employee organizations representing bargaining units be given an opportunity to present at the hearing.

One final requirement that depends on the year is whether the number of job vacancies within a single bargaining unit meets or exceeds 20 percent of the total number of authorized full-time positions, the public agency shall, upon the request of the recognized employee organization, include all the following information during the public hearing:

- The total number of job vacancies within the bargaining unit.
- The total number of applicants for vacant positions within the bargaining unit.
- The average number of days to complete the hiring process from when a position is posted.
- Opportunities to improve compensation and other working conditions.

The District is currently in compliance with all requirements under AB 2561. For Fiscal Year 2025-2026, the District budgeted for 42 full-time positions: 12 in Administration, 7 in Recreation, and 23 in Parks. Currently, all 42 positions are filled. All positions are presently filled, and as a result, no bargaining unit meets the 20% vacancy threshold that would trigger the law's enhanced reporting requirements

To support the District's recruitment and retention efforts, the District hired Evergreen Solutions to prepare a Classification and Compensation report, which included reviewing and comparing the District's Salary Schedule with comparable agencies. As a result of this study, the District implemented an updated Salary Schedule. The new Salary Schedule clarified the grades and ranges for each position, as well as increased the ranges to be competitive with other agencies. The District will be completing an internal review to ensure the District's classification and compensation are still competitive.

While the District is currently fully staffed for all budgeted positions, recruitment-related challenges continue to exist for part-time employees. With the continued increase in state minimum wages, specifically the ones for targeted industries that are higher than the broad state minimum wage, there is more competition for higher part-time employees, primarily in the Parks department. To help address these challenges and reduce reliance on part-time staffing, the District added a full-time Parks Maintenance position, which has helped stabilize operations and mitigate some of the impacts associated with part-time recruitment and retention.

FISCAL IMPACT

There is no fiscal impact to the District from this presentation.

STRATEGIC PLAN COMPLIANCE

Meets 2021-2026 Strategic Plan Goal and Strategy

- 5.1: Position the District to Attract and Retain High-Quality Employees

RECOMMENDATION

Staff recommends that the Board receive and file this report.

ATTACHMENTS

1) None

PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Jessica A. Puckett, CPRE, Administrative Analyst

DATE: **May 6, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF A SPECIAL EVENT BY 3V3 IMPACT FOR A GUS MACKER 3-ON-3 BASKETBALL TOURNAMENT AT BOB KILDEE COMMUNITY PARK ON AUGUST 27-30, 2026**

SUMMARY

The District has received an application for the 3v3 Impact organization of Camarillo to hold a Gus Macker Camarillo Basketball Event at the Parking Lots and Pavilion #1 at Bob Kildee Community Park (Bob Kildee). Per the District Special Event Policy, the Gus Macker Camarillo Basketball Application has met the criteria to be classified as a Special Event and is being brought before the Board of Directors because there is a request for the parking lots to be used for something other than parking and the overall impact on the operations of the entire park.

BACKGROUND

On June 5, 2024, the Board of Directors approved the Special Event Policy to help staff differentiate between a Rental and Special Event. A Special Event is defined as a public or private event, that may include the use of streets, sidewalks, alleys, parking areas, parks, or facilities beyond the normal pattern of use, exceeds overall facility capacity, or requires an external entity application or permit, and/or requires District staffing. Additionally, any event containing an element that requires Board approval is automatically designated as a special event and must be submitted a minimum of 120 days in advance of the proposed event.

3v3Impact is a local organization based in Camarillo and is in the process of becoming a 501(c)3 non-profit organization. They are collaborating with the national non-profit organization, Gus Macker, based in Belding, M.I., to bring a 3-on-3 basketball tournament to Camarillo.

ANALYSIS

The two-day tournament is scheduled for August 27-30 in the center parking lot at Bob Kildee with set-up starting at 8:00 a.m. on Thursday, August 27th, and continuing Friday, August 28th. Games will be played on Saturday, August 29th with staff and volunteers arriving at 6:15 a.m. and games ending at 7 p.m. The last day of games is scheduled for Sunday, August 30th starting at 8:00 a.m., and all clean-up is to be finished by 5 p.m.

The event is expected to host between 2,000-4,000 guests consisting of players, volunteers, and spectators. 3v3Impact staff and volunteers will create 10 basketball courts directly on the center parking lots at Bob Kildee Community Park to be used for the games.

Per the Application, the Event Context Elements that designated this as a Special Event are:

- Overall attendance exceeds facility capacity throughout the duration of the event
- Use of fencing, stages, barricades, booths, or other structures.
- Use of equipment with an increased potential to cause damage
- The applicant is charging admission
- Amplified Sound
- External Agency permits required

The event requires Board Approval as it is requesting to use the park for something other than its intended use (parking lot for a playing surface), and the event will require Ventura County Fire Department permits due to the size of expected attendance levels.

The event is planned to host four to five food trucks and one clothing vendor. External porta potties will be brought in to support restroom needs. Security will be stationed at the event throughout day and night to secure the courts.

Scheduling Factors
The Pleasant Valley Aquatic Center will be closed for its annual end-of-summer maintenance from August 24 through September 6, 2026. There will not be any organized baseball games taking place at the park; however, practices are scheduled to take place on all the dates. Because these dates fall during the Aquatic Center closure, the August 27–30 event would create less disruption to the park than if it were held while the facility is open and baseball games are in session. There will be an impact on the Boys and Girls Club as the majority of the parking lot will be blocked off, requiring their buses to drop off in the back parking lot next to the KidStream Museum.

Being an external Special Event and the first time for the event, a staff person will be at the event to supervise both the facility and the attendees during the course of all rental days.

FISCAL IMPACT

The District will be renting Bob Kildee Shelter #1, charging administrative fees, special event fee, vendor fees, and charging for additional parks maintenance staff, and the required recreation leader staffing to serve as an event supervisor. All fees are on the District's Master Fee Schedule.

Administrative Fees:	
Non-Refundable Application Fee	$25.00
Special Event Permit	$100.00
Refundable Security Deposit-Shelter	$200.00
	$325.00
Shelter Rental: $65 x 12 hours x 2 days	$1,560
Parking Lot Rental: $27 x 35 hours	$945
Vendor Fees: $50 x 5 vendors	$250
Sports Tournament Code of Conduct Fee	$200

Staffing Fee—EFS Custodial: 2 days at $449.28	$898.56
Staffing Fee—Recreation Full-Time-OT Rate: $59 x 46 hours	$2,714
Trash Dumpster Fees: $112.12 x 2	$224.24
Est. Total:	**$7,116.80**

The final total will be updated closer to the event date once all hours and extra needs are finalized.

STRATEGIC PLAN COMPLIANCE

Meets 2021-2026 Strategic Plan Goal and Strategy

- 1.1: Review costs, revenues, and subsidies for program and rentals.
- 1.3: Identify additional sources of revenue to reduce the reliance of property tax.

RECOMMENDATION

It is recommended that the Board consider and approve the special event application by 3V3 Impact for a Gus Macker 3-on-3 Basketball Tournament at Bob Kildee Community Park on August 27-30, 2026.

ATTACHMENTS

1) Special Event Application (6 pages)
2) Timeline and Proposal (12 pages)
3) IRS EIN Letter (2 pages)
4) Gus Macker Emergency Policy Manual (8 pages)
5) Gus Macker Certificate of Insurance Form Samples (2 pages)

PLEASANT VALLEY RECREATION AND PARK DISTRICT
PERMIT APPLICATION

Permit applications received are subject to review for approval by the District. A reasonable effort will be made to accommodate application requests; additional information may be requested for permit approval. All fees due are subject to the adopted District Fee Schedule. The applicant must check all boxes that apply under the Special Event Qualifications area. Staff will work with the applicant to determine if a Special Event permit will be required.

Permit Application Types:

Facility Rental – Public or private event that does not qualify as a special event. Special Event Qualifications provided below do not automatically designate a rental as a Special Event.

Special Event – Public or private event that may include the use of streets, sidewalks, alleys, parking areas, parks or facilities beyond the normal pattern of use, exceeds overall facility capacity, or requires an external entity application or permit, and/or requires District staffing. Examples of Special Events include, but are not limited to festivals, parades, and concerts. Additionally, any event containing an element that requires Board approval is automatically designated as a special event and must be submitted a minimum of 120 days in advance of the proposed event. The Special Event Policy is available for additional information at www.pvrpd.org or in the District main office.

Special Event Qualifications (check all that apply):

- ☑ Overall attendance exceeds facility capacity throughout duration of the event.
- ☐ Closure of roads, use of public streets, transportation planning, extra parking, and/or parking lot usage for something other than parking *(requires additional/external permitting).*
- ☑ Use of fencing, stages, barricades, booths, or other structures.
- ☑ Use of any equipment, rental, or vendor type with an increased potential to cause damage *(examples include but are not limited to amusement rides, large scale carnival games, petting zoos, etc.).*
- ☑ Amplified sound – specific locations only.
- ☐ Security guards required when alcohol is present; one (1) guard required per fifty (50) attendees. If alcohol will be sold, an ABC license is required.
- ☑ External Agency permits required – examples include but are not limited to City of Camarillo (traffic/safety), Ventura County Resource Management Agency (food safety; MFF/TFF), Ventura County Fire Department (safety).

Board Approval Required – ***application must be submitted at least 120 days prior to event*** (check all that apply):

- ☑ Use of facilities for something other than its intended use *(sports facilities may not be used for anything other than playing sports).*
- ☑ Event requires Ventura County Fire Department permits *(reasons to include but not limited to attendance level, structure, or other event conditions).*
- ☐ Increased potential for facility/turf damage due to event qualifications, attendance level, or type of activity throughout the duration of the event *(examples include but are not limited to fire dancers, contortionists, aerial performers, etc.)*

PLEASANT VALLEY RECREATION AND PARK DISTRICT
PERMIT APPLICATION

Facility Rentals and Special Events – Applications for indoor facilities must be submitted at least 45 days prior to event. All remaining fees due, vendor information, vendor insurance, and event layout, must be paid/provided no later than 45 days prior to event.

Required at least 45 days prior:

1. Completed Application – waiver must be signed.
2. Proof of General Liability insurance – Additional Insured, Primary and Noncontributory, and Waiver of Subrogation endorsements naming the District must be included (If applicable).
3. Fees Collected – application fee, cleaning deposit, and 50% deposit of total fees due.

Special Events – continued. Applications received less than 120 days prior to the event dates will be evaluated on a case-by-case basis for feasibility of accommodation; except when Board approval is required.

4. Site map(s) and Emergency Action Plan (EAP) for event. Customer may choose from available templates or provide their own.
5. Fees collected – additional fees include but are not limited to: special event fee and staffing costs.
6. Application review meeting with District Staff – may be conducted by phone or in-person.
7. Site walk with District Staff.
8. Copy of IRS Letter of Determination for Non-Profit status (if applicable).
9. External Agency Permits (if applicable).

Additional Considerations – The District reserves the right to schedule facilities in accordance to the greatest benefit to the general public and the District. During application review, priorities will be given to the following in order:

1. Emergency and Public Safety Operations (Emergency Disasters/Emergency Response).
2. District Programming
3. Community Service Groups (in the case of field & facility use consistent with normally scheduled operations and predicated on the timely and complete submission of facility requests).
4. Returning customers applying for an established event involving a District facility (predicated on the timely and complete submission of facility requests).
5. Customers with new events for a District facility (prioritized by those with the most timely and complete submission of facility requests).

Permit Revocation, Refunds and Cancellations – Permits may be revoked or cancelled by the District at its discretion. Policy and procedure for revoking permits or requesting a refund or cancellation can be found in the General Use Policy and Special Events Policy which are on the District's website at www.pvrpd.org.

The District may cancel or re-assign use of facilities for reasons including but not limited to the following:

1. District maintenance or repairs involving any District field or facility.
2. Concerns related to the health and safety of participants including, but not limited to, rain, muddy conditions, smoke and/or smog alerts, extreme heat, maintenance issues, lightning, earthquakes, or additional emergency situations.
3. Non-adherence to Field, Facility Allocation & Use Policy, District Ordinance 8, General Use Policy, or Special Events Policy.

Appeals – Procedure for the appeals process can be found in the District's Ordinance 8.

PLEASANT VALLEY RECREATION AND PARK DISTRICT
PERMIT APPLICATION

APPLICANT INFORMATION

Organization Name: 3v3 Impact	Non-Profit: ■ Yes □ No		
Contact Name: Shannon Porter			
Address: 1517 Shepherd Drive			
City: Camarillo	State: CA	Zip: 93010	
Email: shannonsellsre@gmail.com	Phone: 805-444-1382		
Alternate Contact: Scott Youngs	Alt. Phone: 805-815-5694		

EVENT DESCRIPTION

(Please refer to Facility Rental Brochure and Fee Schedule for rates and minimum hour requirements.)

Name or Title of Event: Gus Macker Camarillo		Est. Attendance: 2000	
Requested Facility/Park Location(s): **Park/**Facilities **Map**	Kildee Parking Lot & Pavillion; Aquatic & Kildee Parking lots only		
Field/Zone/Court (sports only):		Sports Lights Needed? □ Yes ■ No	
Event Recurring (yes or no): yes, potentially		Frequency: yearly	
Date(s) of Event: 8/27 - 8/30		Event Time: 8am - 5pm	
Setup date: 8/27 & 8/28	Setup Start Time:	Cleanup date: 8/30	Cleanup End Time:
Event Purpose and Description, Additional Dates, Notes:	3-on-3 basketball tournament; 25 min max per game, or 15 points; teams of 4 - play minimum 2 games Sat & 1 game Sun. Rotating players and spectators throughout the day;		

EVENT DETAILS

Is this reservation/event: ■ Public (open to anyone) □ Private (invited guests only) □ Business Use (charge for entry) (select all that apply)

Event requires advanced registration ■ Yes □ No	Event is Charging Admission ■ Yes □ No
□ Electricity Required (indoor only)	■ Amplified Sound (limited locations)
□ Tables/Chairs Required (indoor only)	□ Alcohol Present (security may be required)
	□ Alcohol Sold (ABC license required)
Will event have vendors (DJ, Band, Food, Craft, etc.) ■ Yes □ No	parade-style PA system
How many?	Describe:
Will items or services be sold at event? ■ Yes □ No	Describe: food & event related items - t-shirt, hats, etc..
Will food be present? ■ Yes □ No Type of food: □ Self Provided □ Catered ■ Food Truck/Vendor (limited locations)	
Will event include entertainment? ■ Yes □ No	Describe: Top Court - 3-point & free throw contests
Will a banner be posted at the event? ■ Yes □ No	Describe: sponsor banners - on Boys & Girls Club
Is this a run/walk event? □ Yes ■ No	Use of City streets/sidewalks? □ Yes ■ No
Will streets need to be closed or partially closed? □ Yes ■ No	□ If yes, provide map of street closures.

Other Event Elements (Bounce House Inflatables, Rides, etc.):

none

PLEASANT VALLEY RECREATION AND PARK DISTRICT
PERMIT APPLICATION

Agreement & Release

As an Applicant, I acknowledge that the above information is true and correct. I understand that the application fee is non-refundable. I understand that applications submitted within ninety (90) days of proposed event are subject to a late fee. I understand that a submitted application does not guarantee reservation. Contracted reservations are subject to facility availability. Special Events may be subject to additional City and County permits and fees. Additionally, a fully priced quote is not available until after a complete application has been received.

I hereby acknowledge I have read and understand the District's General Use Policy and Ordinance 8. I agree to abide by the Policies and Ordinances of Pleasant Valley Recreation and Park District, and of the State of California. I further understand that this Reservation for Use of Facility is not complete and binding until all fees are paid in full and all information requested is submitted.

I agree and understand that vehicles at any time are not allowed on District turf. Doing so may result in loss of deposit and or the addition of maintenance/repair fees as assessed by District staff. **Initial:** SP

Name: Shannon Porter

Signature: S. Porter **Date:** 12/12/2025

Application Submission

☒ **Email:**	csr@pvrpd.org, 805-482-1996
☐ **Mail to:**	Pleasant Valley Recreation & Park District, 1605 E. Burnley St., Camarillo, CA 93010

For Office Use Only

☐ **SPECIAL EVENT** ☐ **FACILITY RENTAL** ☐ **SPORTS RENTAL**

Date Received:	Quote Created: ☐ Yes ☐ No
Contract Number:	Deposit Collected: ☐ Yes ☐ No
Processed By:	Final Balance Collected: ☐ Yes ☐ No

☐ Proof of Non-Profit Status	
☐ Site Map or Event Layout provided for area(s) of use	☐ Certificate of Insurance and Endorsement Form
☐ List of Vendors	☐ Alcohol Liability Insurance (if alcohol present)

☐ Vendors selling items or services must have Camarillo Business License and provide COI + Endorsement

External Entity Permit Required: ☐ Yes ☐ No

City of Camarillo	Date Submitted: _____	Date Approved: _____
County of Ventura	Date Submitted: _____	Date Approved: _____
Ventura County Fire Department	Date Submitted: _____	Date Approved: _____
Other: _____	Date Submitted: _____	Date Approved: _____

PLEASANT VALLEY RECREATION AND PARK DISTRICT
PERMIT APPLICATION

AGREEMENT, WAIVER, RELEASE FORM – RENTER/USE OF FACILITY

A. GENERAL PROVISIONS

1. I, The RENTER, understands: Reservation applications must be submitted at least 45 days prior to the requested reservation date. A reservation deposit, consisting of 50% of the total permit fees, is required with the submission of the rental application to secure any picnic shelter, indoor facility, or sports facility. The remaining balance is due no later than 45 days prior to the reservation date. A reservation application submitted less than 45 days prior to the event date may be allowed, pending District approval. REFUNDS WILLNOT BE GRANTED FOR ANY WEATHER CONDITIONS. If there are weather conditions that do not allow you to hold your event, you will need to contact the District office at 805-482-1996 by the first business day after your event for consideration of a reservation date transfer within the next 6 months for a similar facility. The District reserves the right to deny approval of any permit request at any time.
2. Application fee is non-refundable.
3. If a reservation is cancelled ninety-one (91) or more days prior to event date, customer will receive a full refund minus the application fee.
4. If the reservation is cancelled between sixty (60) and ninety (90) days prior to event date, customer will receive refund of any cleaning/security deposit paid and 50% of all other fees paid (excluding application fee).
   i. In lieu of a full or partial refund, the payments made for a canceled event can be transferred onetime to a future event to be held within six months. An additional $25 non-refundable administrative fee will be charged. Additional fees may apply depending on the venue. Refer to current approved Fee Schedule for facility fees.
5. Reservation of facilities made less than sixty (60) days in advance are only eligible for a refund of the cleaning/security deposit.

B. INFORMED CONSENT AND RELEASE

a. I, the RENTER, in consideration of my request (and, if granted, permission) to rent and/or use Pleasant Valley Recreation and Park District (DISTRICT) facilities, buildings and parks (the Premises) assume full responsibility for and waive and release all claims, liabilities, costs and expenses against the DISTRICT and its directors, officers, agents, and employees for injury, illness or death to any person, or damage to or loss or destruction of property that may result from my use or occupancy of the Premises to the fullest extent permitted by and consistent with California law, including without limitation Civil Code sections 846, et seq. and Civil Code section 1668. The terms of this release act as an express assumption of risk and release on behalf of myself, my family members, and anyone else acting on my behalf or with my permission. I represent that to the best of my knowledge I have no medical, physical or mental health condition which would affect or interfere with my use of the Premises.

C. INDEMNIFICATION

a. ON BEHALF OF MYSELF AND ANY ORGANIZATION WHICH I REPRESENT, I, THE RENTER, AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE DISTRICT and its directors, officers, agents and employees, past and present, from any claims, liabilities, costs and expenses (including reasonable attorneys' fees and costs) for injury, illness, or death of any person, or damage to or loss or destruction of property, resulting from the use or occupancy of the Premises by myself or my agents, employees, representatives, organization members, or invitees, unless solely caused by the gross negligence or willful misconduct of DISTRICT, its officers, employees, or agents.
b. I, the RENTER, further represent and warrant that if I am signing this on behalf of an organization, that I have the full authority to bind the organization to the terms of this agreement.

D. COMPLIANCE WITH ALL APPLICABLE LAW, RULES, & REGULATIONS

a. I, the RENTER, shall comply with all local, state, and federal laws and regulations related to the use of the facility and public gatherings.
b. I, the RENTER, agree to abide by all applicable local, federal, and state accessibility standards and regulations
c. I, the RENTER, further agree that I am solely responsible for reviewing and ensuring compliance with all applicable public health rules, regulations, orders, and/or guidance in effect at the time of the use of the facility including, but not limited to, physical distancing, limits on the size of gatherings, use of appropriate sanitation practices, etc.
d. I, the RENTER, accept full responsibility for any breakage or damage to the Premises and for the conduct of those attending as invitees and furthermore know and understand all DISTRICT rules and regulations that apply to the intended use and occupancy of the Premises.
e. I, the RENTER, understand that the DISTRICT reserves the right to immediately revoke RENTER's right to use of the facility under this agreement should the RENTER fail to comply with any provision of this section.

E. INSURANCE REQUIREMENTS

a. THIS SECTION SHALL APPLY ONLY TO RESERVATIONS WHICH REQUIRE INSURANCE COVERAGE
b. I, the RENTER, agree to abide by the following:

i. General liability insurance: the RENTER shall procure and maintain, for the duration of the use period contemplated herein, commercial general liability insurance with coverage at least as broad as Insurance Services Office Form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted. If alcohol is sold during the permitted activity, coverage must include full liquor liability. Required liability amounts may be increased to limits not to exceed $2,000,000 per occurrence, $4,000,000 general aggregate, for bodily injury, personal injury, and property damage should the event be determined to meet Hazard/Risk Classifications that require such. The District shall make determinations on a case by case basis.

ii. Such insurance shall name PLEASANT VALLEY RECREATION AND PARK DISTRICT, its officers, employees, agents, and volunteers as additional insureds prior to the use of the facility. The RENTER shall file certificates of such insurance with the DISTRICT, which shall be endorsed to provide thirty (30) days' notice to the DISTRICT of cancellation or any change of coverage or limits. If a copy of the insurance certificate is not on file prior to the event, the DISTRICT may deny access to the facility.

iii. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VII (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the DISTRICT's self-insurance pool.

iv. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the RENTER maintains higher limits than the minimums shown above, the DISTRICT requires and shall be entitled to coverage for the higher limits maintained by the DISTRICT. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the DISTRICT.

F. FORCE MAJEURE

a. I, the RENTER, understand that due to Force Majeure Events that, notwithstanding anything to the contrary contained in this agreement, the DISTRICT shall be excused from its obligations under this agreement to the extent and whenever it shall be prevented from the performance of such obligations by any Force Majeure Event. For purposes of this agreement, a "Force Majeure Event" includes but is not limited to fires, floods, earthquakes, pandemic, epidemic, civil disturbances, acts of terrorism, regulation of any public authority, and other causes beyond their control. The RENTER waives any right of recovery against DISTRICT and the USER/RENTER shall not charge results of "acts of God" to DISTRICT, its officers, employees, or agents.

I have carefully read this disclaimer agreement and understand its terms, including the release and express assumption of the risk of harm recited above. I understand that the use of the Premises may involve the risk of harm to persons and/or property and I agree to assume all risks associated with my use and occupancy of the Premises.

Applicant Signature _____ Date 12/12/2025

Submit Online Print

3V3 Impact – Event Proposal

Gus Macker 3-on-3 Basketball Tournament
Location: Bob Kildee Park (Proposed)
Dates: August 28–30, 2026

1. Event Overview
    - Nationally recognized Gus Macker program (50+ years)
    - First Camarillo event, following proven model
    - Estimated attendance: 2,000–4,000 (rotating)
    - Hosted by local nonprofit: 3V3 Impact

2. Site Use Overview
    - Setup: Friday
    - Event: Saturday–Sunday (daytime only)
    - Breakdown: Sunday afternoon/evening
    - Fully self-contained (restrooms, operations, etc.)

3. Operational Plan
    - Staffed event management
    - Volunteers organized by committees
    - Security, medical, and logistics teams in place

4. Risk & Safety
    - Full insurance coverage w/PVPRD as add'l insured
    - Coordination with Police / EMS
    - Controlled access points
    - Emergency Plan attached

5. Noise Management
    - Parade style system that limits sound to the actual event and minimizes noise bleed (inward-facing)
    - Daytime-only schedule

6. Parking & Traffic Management
    - Nearby parking areas such as PVSEA and Temple will be utilized
    - Attendance is naturally staggered throughout the day due to tournament scheduling
    - Teams are eliminated after two losses, resulting in a steady turnover of participants
    - Participants are typically on-site for limited time periods rather than the full day
    - Spectator attendance is generally limited to family members per team, rather than large static crowds
    - Peak concentration is limited primarily to top-level courts during select time periods

This structure creates a rotating attendance pattern, rather than full-capacity occupancy throughout the day.

We are also prepared to:

- Provide volunteers to assist with parking direction and flow
- Coordinate with Parks & Rec on a detailed parking plan

7. Community Consideration
    - Neighbor notification plan
    - Invitation to community participation
    - Family-friendly event
    - Local impact + engagement

8. Community Impact
    - Benefiting:
        - Boys & Girls Club

    - Casa Pacifica
- Supporting local businesses through attendance
- Encouraging active lifestyle
- Creating a fun and community-driven opportunity that will become an annual event

9. Event Timeline Overview

The following timeline outlines the structured setup, operation, and breakdown of the tournament. This format is based on the nationally established Gus Macker model, ensuring a well-organized and professionally managed event.

Setup Phase (Midweek)

- Equipment delivery – Wednesday night
- Court assembly and layout preparation begin – Thursday, if possible – or Friday at 7am
- Supervised volunteer support for setup

All setup activities are organized, scheduled, and contained within the event footprint granted for the specific times of need.

Final Preparation (Friday)

- Final site setup and staging areas completed during the day in designated area
- Registration and operations areas prepared
- On-site registration begins (late afternoon/evening)
- Staff and volunteers receive final instructions

Tournament Operations

Saturday

- Morning: Staff and volunteers arrive at 6:15am
- Opening ceremonies at 8am and games begin at 8:30am
- Special events held during the day
- Games conclude early evening – no later than 7pm

- Initial cleanup begins
- Security on-site all night

Sunday

- Games resume in the morning at 8am
- Finals and awards presented
- Cleanup and breakdown begin late-afternoon
- Equipment removal and site restoration

All activities occur during structured daytime hours

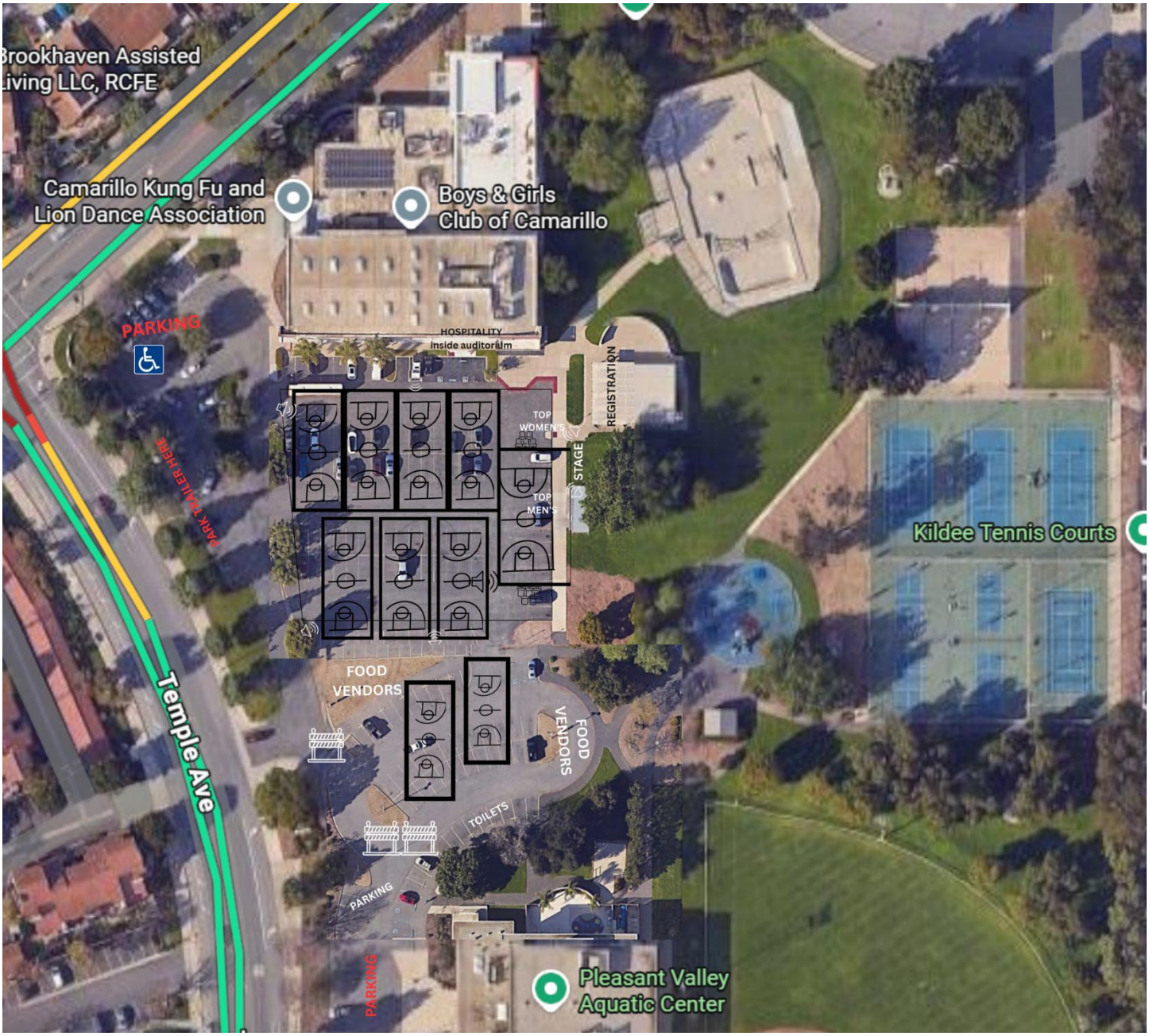
Breakdown & Site Restoration

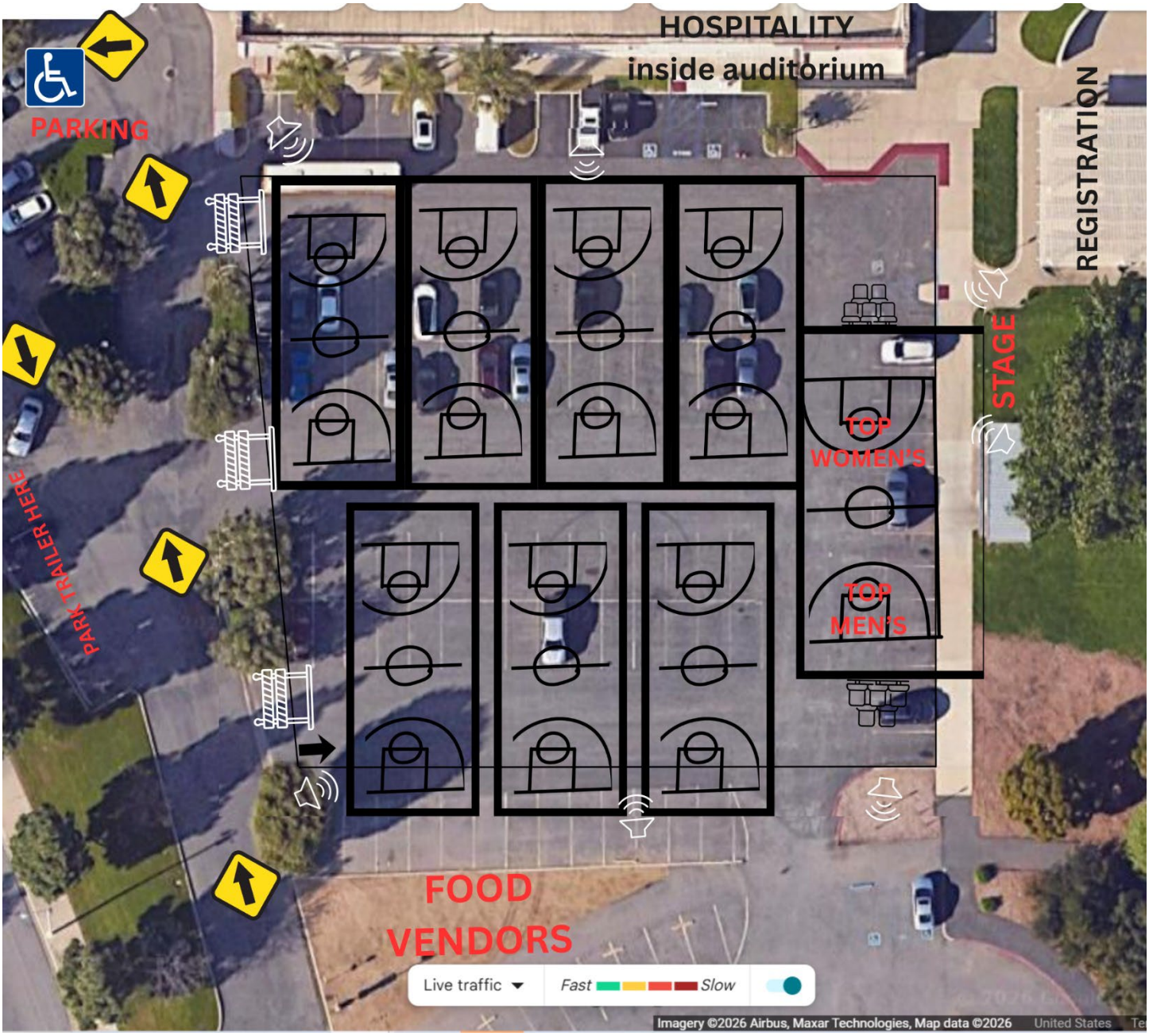
- Organized teardown begins Sunday evening
- Equipment removed same day
- Full cleanup completed promptly
- Site returned to original condition

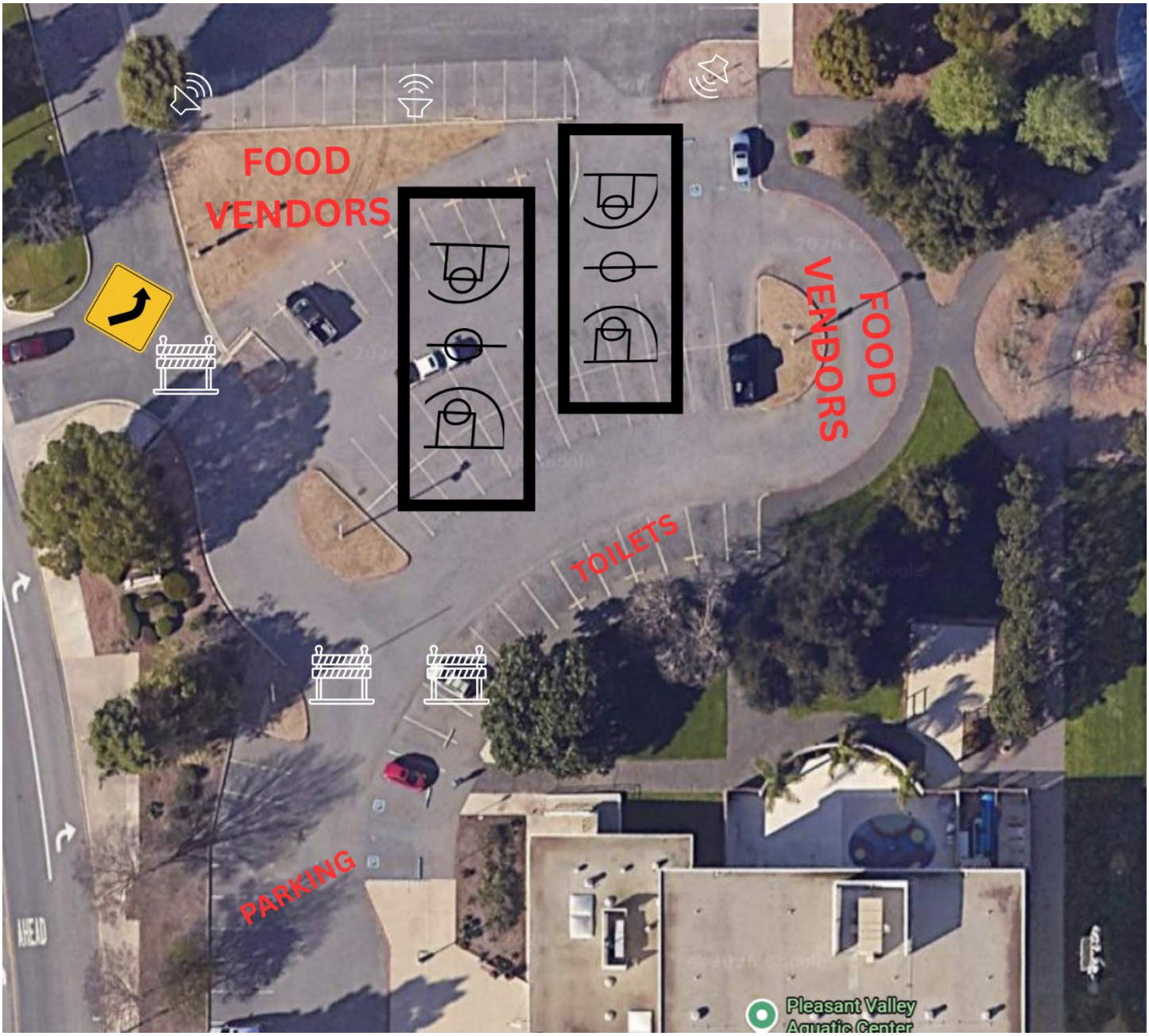
This structured approach ensures that all activity is predictable, professionally managed, and completed within a clearly defined timeframe, minimizing impact to the surrounding neighborhood.

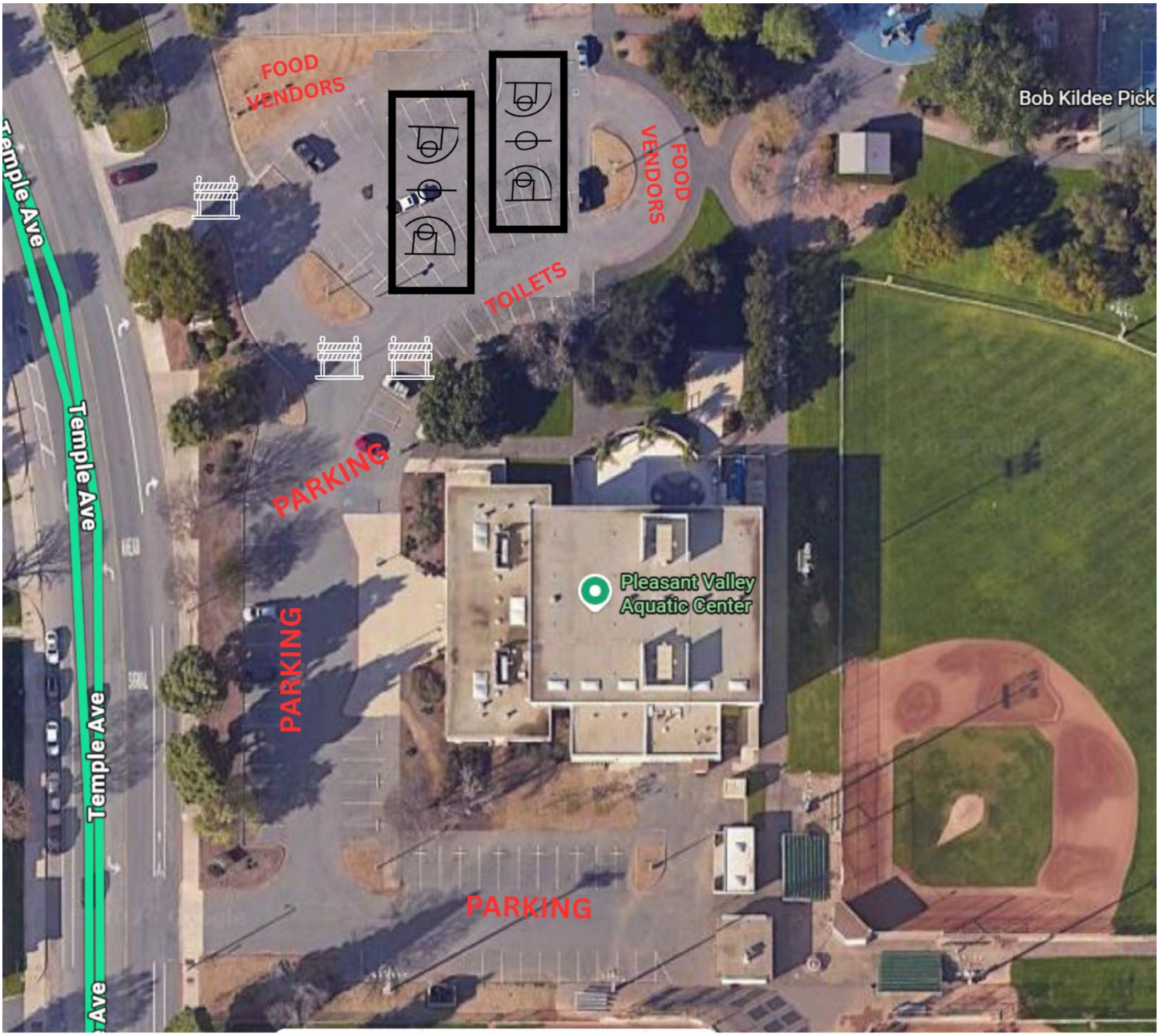
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10. Conclusion / Next Steps
    - Request attendance at Board Meeting to answer any questions
    - APPROVED!

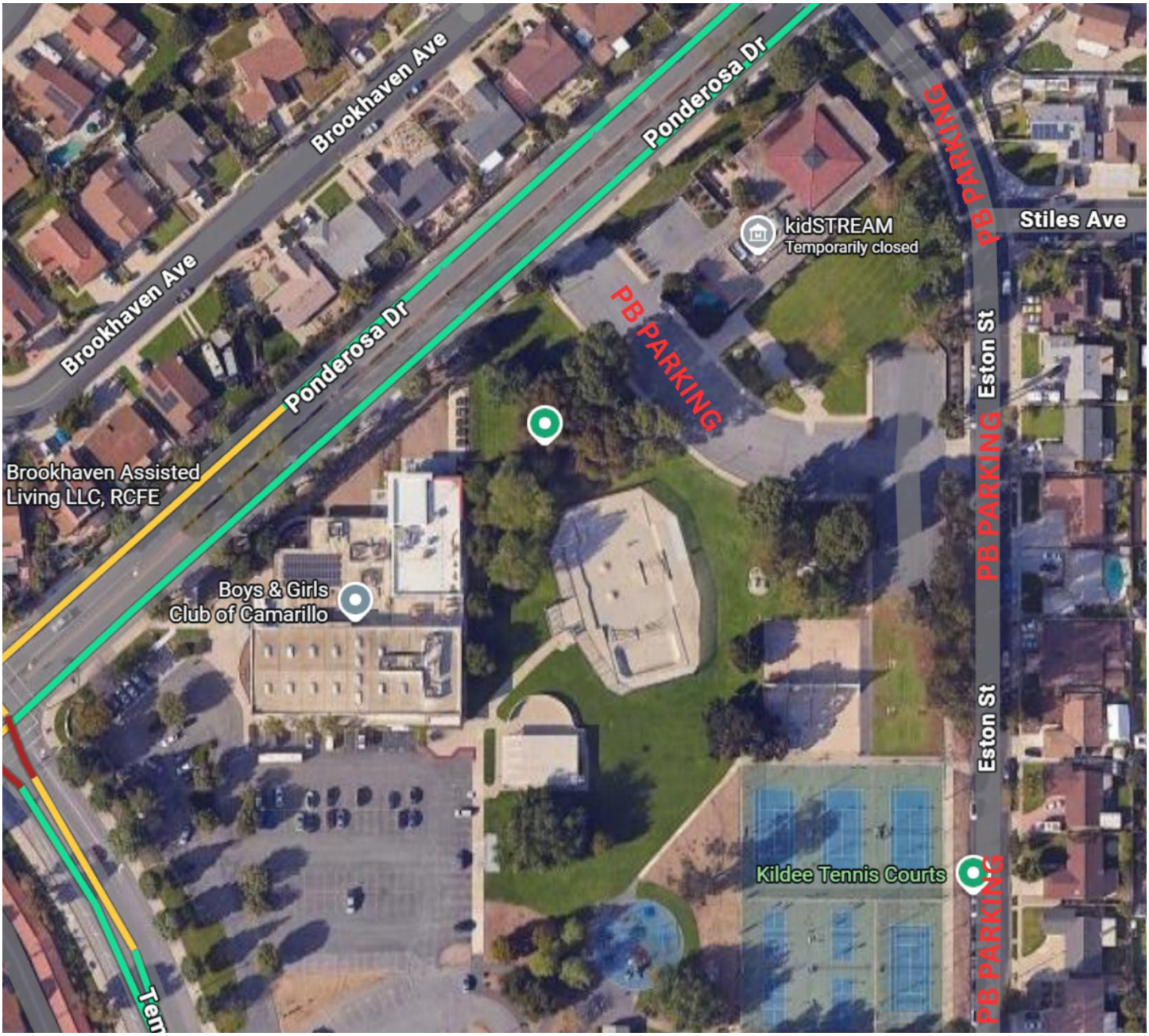

Brookhaven Assisted Living LLC, RCFE
Camarillo Kung Fu and Lion Dance Association
Boys & Girls Club of Camarillo
PARKING
HOSPITALITY
inside auditorium
REGISTRATION
TOP WOMEN'S
STAGE
TOP MEN'S
PARK TRAILER HERE
Kildee Tennis Courts
FOOD VENDORS
FOOD VENDORS
Temple Ave
TOILETS
PARKING
PARKING
Pleasant Valley Aquatic Center


HOSPITALITY
inside auditorium
REGISTRATION
PARKING
STAGE
TOP
WOMEN'S
TOP
MEN'S
PARK TRAILER HERE
FOOD
VENDORS
Live traffic
Fast
Slow
Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026
United States

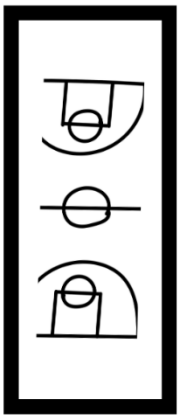

FOOD
VENDORS
FOOD
VENDORS
TOILETS
PARKING
AHEAD
Pleasant Valley
Aquatic Center


FOOD VENDORS
FOOD VENDORS
TOILETS
PARKING
PARKING
PARKING
Pleasant Valley Aquatic Center
Temple Ave
Temple Ave
Temple Ave
Bob Kildee Pick

Temple Ave
Temple Ave
PARKING
PARKING
PARKING
Pleasant Valley School
of Engineering and Arts
Eston St
EvGateway


Brookhaven Ave
Brookhaven Ave
Ponderosa Dr
Ponderosa Dr
PB PARKING
PB PARKING
Stiles Ave
kidSTREAM
Temporarily closed
Eston St
Eston St
PB PARKING
PB PARKING
Brookhaven Assisted
Living LLC, RCFE
Boys & Girls
Club of Camarillo
Kildee Tennis Courts

Key



1 hoop in middle
2 courts
(including 10' buffer)



bleachers
(found on Top Mens & Women's courts)



blockade
(shown in white on map)

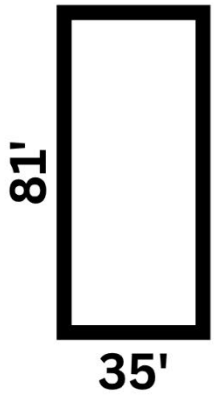


speakers with directional notation
(shown in white on map)

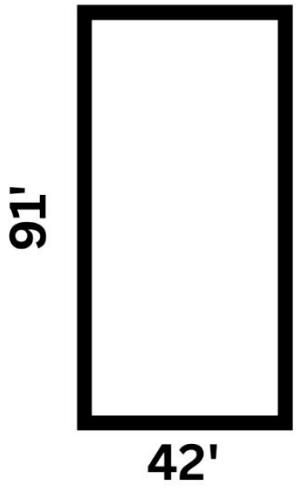
Court sizes

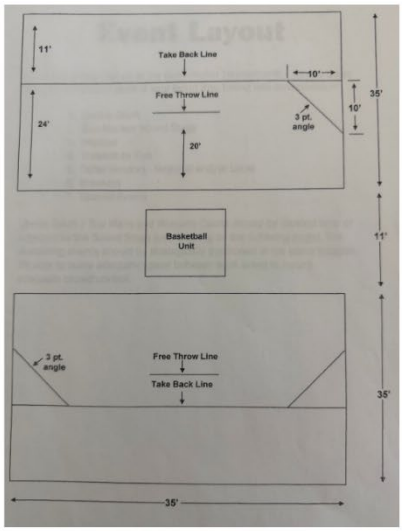
Includes 10' buffer between courts

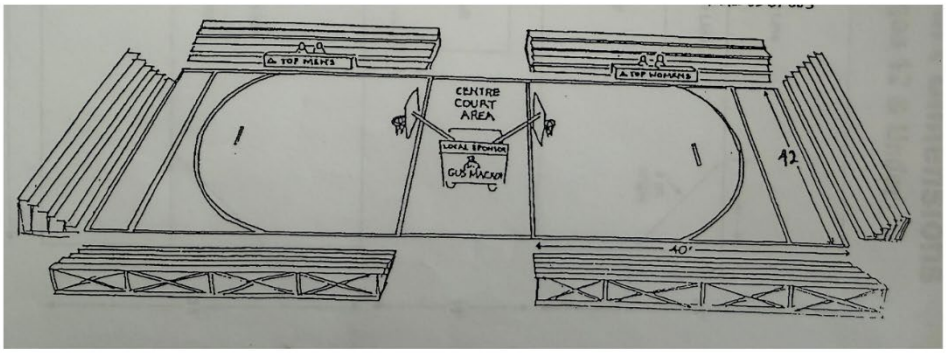
All court sizes



Center Court Layout







IRS Notice CP575E

Department Of the Treasury
Internal Revenue Service
Philadelphia, PA 19255-0023
Important Information - Please Read

3V3 IMPACT
1517 SHEPHERD DRIVE
CAMARILLO, CA 93010

January 26, 2026

We assigned you an employer identification number (EIN)

Your EIN is **41-3854299**. The name control associated with this EIN is **3V3I**.

What you need to do

- If you did **not** apply for this EIN, visit IRS.gov/EINNotRequested.
- Use this EIN and your name exactly as they appear above when you fill out your tax returns. Otherwise, it may cause delays. Keep a copy of this notice for your records because we'll only send it to you once. You can share a copy with future officers of your organization or anyone asking for proof of your EIN. If your name or address is incorrect as shown, send the correct information to the address at the top of this notice.

What you need to know

When you applied for an EIN, you said your organization is a non-profit. Getting an EIN doesn't mean you're automatically tax-exempt. You must apply specifically for tax-exempt status. You can find more information about the application process in Publication 557, Tax-Exempt Status for Your Organization.

To apply for recognition of tax-exempt status, organizations must complete an application on one of the following forms:

- Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code;
- Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code;
- Form 1024, Application for Recognition Under Section 501(a); or
- Form 1024-A, Application for Recognition of Exemption Under Section 501(c)(4) of the Internal Revenue Code.

Most organizations claiming tax-exempt status must file a Form 990 series annual information return (Form 990, 990-EZ, or 990-PF) or notice (Form 990-N) beginning with the year they legally form, even if they have not yet applied for or received recognition of tax-exempt status.

If you become tax-exempt, you'll lose that status if you don't file a required return or notice for three years in a row. There are some exceptions, but generally, you need to file every year. We start counting those three years from the date we gave you your EIN. If the first tax year isn't a full twelve months, you still need to file a return for that year. If your organization didn't legally form in the same tax year you received your EIN, contact us.

For the most current information on your filing requirements and other important information, visit IRS.gov/Charities.

Additional Information

- Refer to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business, for tips on keeping your EIN safe.
- Find tax forms or publications by visiting IRS.gov/Forms or by calling 800-TAX-FORM (800-829-3676).

- Call us at 800-829-4933 if you can't find what you need online. If you prefer, you can write to the address at the top of this notice.

Emergency Policy



Gus Macker® Basketball
Emergency Procedures
Community Contacts

- Please complete this form and bring it to the tournament site so that it's easily accessible.
- Please also provide a copy to the Macker Event Manager for his use.

Tournament City: _____

Date: _____ Local Organizer: _____

INCLEMENT WEATHER
WEEKEND PERSONNEL AND EMERGENCY (DIRECT) NUMBERS

1. **RADIO STATION:** _____ Radar Available? _____
   Contact Person _____ Meteorologist? _____
   Phone #'s _____ _____

2. **TELEVISION STATION:** _____ Radar Available? _____
   Contact Person _____ Meteorologist? _____
   Phone #'s _____ _____

3. **NATIONAL WEATHER LINE: Phone: 1-800-WX BRIEF**
   (ask for: "Briefer" Ground to Air Report)

4. **AIRPORT WEATHER SERVICE:** _____ Location: _____
   Contact Person _____ Position: _____
   Phone #'s _____ _____

5. **CITY POLICE DEPARTMENT:** _____ Location: _____
   Contact Person _____ Position: _____
   Phone #'s _____ _____

6. **CITY FIRE DEPARTMENT:** _____ Location: _____
   Contact Person _____ Position: _____
   Phone #'s _____ _____

7. **EMERGENCY MEDICAL UNITS:** ***(Ambulance, E-Units & Response)***

8. **HOSPITAL-EMERGENCY DEPARTMENT:**
   Name: _____ Location: _____
   Contact Person: _____ Position: _____
   Phone #'s: _____ _____

* NO RECORDINGS

WEATHER POLICY

Adverse Weather Conditions and Unplayable Situations May Result In The Following *(In Order of Decision-Making Process):*

1. Delay games for a period of time until the clouds break and conditions improve. (May also require moving games from scheduled courts to overflow courts or others not in use, and/or eliminate certain aspects such as Toilet Bowl, etc.)

2. Reduce the number of points required to win a game.

3. Play games on a consecutive basis by game number rather than by the pre-established game times.

4. Change the format of the tournament from double to single elimination.

5. Move the tournament to an indoor site within a reasonable distance of the original site.

6. Re-schedule the tournament for a later date at the same site.

7. Cancel the tournament.
- Announcements will be made over the tournament P.A.
- Announcement will be posted on the Macker Website
- Teams are responsible to hear the announcement.

In the unlikely event of cancellation of the tournament due to adverse weather conditions, each team shall receive their four (4) players t-shirts and team registration package (i.e. programs, Gusettes, etc.). Every effort will also be made to present trophies and awards in an equitable manner. Under no circumstances will teams receive a full cash refund of the team entry fee. The exact amount of the refund is at the sole discretion of the tournament organizers, considering the number of games played, out-of-pocket costs, etc.... The maximum cash refund, if any, will be $20.00 per team.

SPECIAL NOTE: Teams must be at their court at the scheduled time, even if games are "running behind". If games are "running behind" for any reason (inclement weather, slow play, etc.) the final point of reference for scheduling or re-scheduling procedures shall be the Bracket Tent; not any verbal information provided by a Game Official, or Super Official. The players are ultimately responsible for obtaining accurate scheduling information and being at their court to play when their game is to begin. Game time is forfeit time.

EMERGENCY SITUATIONS

The Gus Macker Tournament prides itself on running a well-organized and safe event. With thousands of players and spectators involved in an outdoor environment, the possibility of inclement weather and serious injury is always there. Preparations for the unexpected are a must in special events. The following outlines our procedures in case of bad weather and emergencies. Please become familiar with this policy and work with Gus Macker National to develop special procedures for your tournament. Here are a few helpful hints we use in tournament operations:

1. The Macker "National Staff" with assistance from Local Organizers and Local Authorities, as well as State Police, will be the final authority on action taken in event of emergency.

2. Public announcements about tournament plans in emergency situations will go through the PA system at the stage.

3. The decision will go out from the stage-headquarters to all court monitors from the walkie-talkie system.

4. The staff will make public any decision through these parties:

A. Game Officials
B. PA System
C. Macker Website
D. Police
E. Radio
F. Television

5. We will ask **all** tournament activities to stop at the **same** time.

6. These groups will be in counsel in regard to actions taken:

A. Local Organizers
B. Police
C. Site Owner/Management
D. City Officials
E. Sponsors
F. Gus Macker

7. Please confirm local emergency phone numbers and contacts for national staff using the attached form.

CODE ONE (1)

LIFE THREATENING

DO NOT MOVE WITHOUT ASSISTANCE FROM A MEDICAL UNIT.

EXAMPLES OF CODE ONE SITUATIONS:

1. Cardiac arrest (Heart attack)
2. Respiratory arrest (Breathing stops)
3. Airway obstruction
4. Heat stroke
5. Severe bleeding (Cannot be stopped with pressure)
6. Severe fracture (Obvious deformity)
7. Head or spine injury
8. Seizure
9. Unconsciousness of any kind
10. Allergic reactions.
11. Severe shock

WHAT TO DO:

- Game Official calls for Super Official who determines severity of injury
- Super Official radios first aid and ambulance
- Game Official or GusBuster is responsible for crowd control

DO NOT MOVE ATHLETE! ! !

CODE TWO (2)

LIMB THREATENING

DO NOT FORCE PLAYER TO WALK, ALLOW ONLY IF UNDER THEIR OWN POWER. CALL FOR FIRST AID CART IF TRANSPORT IS NECESSARY! !

EXAMPLES OF CODE TWO SITUATIONS:

1. Fractures
2. Strains
3. Sprains
4. Dislocations
5. Heat exhaustion
6. Abdominal injuries
7. Shock
8. Eye injuries
9. Any injury that is serious but not life threatening

WHAT TO DO:

- Game Official calls Super Official
- Super Official calls first aid for transport if player cannot walk
- Move player only if under their own power
- First aid station will determine need for further treatment

CODE THREE (3)

LITTLE THREAT

NO THREAT TO LIFE OR LIMB, PLAYER SHOULD BE ABLE TO WALK.

EXAMPLES OF CODE THREE SITUATIONS:

1. Minor scrapes and cuts
2. Bruises
3. Minor sprains and strains (Athlete can walk)
4. Blisters
5. Heat cramps
6. Hand and finger injuries
7. Minor injuries where the player is mobile and can get to first aid on their own.

WHAT TO DO:

- Game Official will remove injured player from game and direct them to the nearest first aid station
- First aid will determine treatment
- Ability to return to competition will be determined by the first aid personnel or, if needed, referral to a physician

MACKBBA-01 CBARRON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/20/2023

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

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

PRODUCER BHS Insurance 3055 44th St SW Grandville, MI 49418	CONTACT NAME: PHONE (A/C, No, Ext): (616) 531-1900 FAX (A/C, No): (616) 574-3317 E-MAIL ADDRESS:
INSURED Macker Basketball LLC 107 E. Main St., Suite 3 Belding, MI 48809	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : National Casualty Company INSURER B : National Union Fire Insurance Co — 19445 INSURER C : INSURER D : INSURER E : INSURER F :

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			KKO -0000009086400	3/1/2023	3/1/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						LEGAL LIABILITY	$ 500,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Travel/Accident			ADI-00034501979	3/1/2023	3/1/2024	Acc Medical Excess	25,000

Sample

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
For Informational Purpose Only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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ADDENDUM TO CERTIFICATE OF LIABILITY INSURANCE

AGENCY CUSTOMER ID: _____

LOC # _____

CERTIFICATE: 1573900 DATE ISSUED:

ACORD™

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
K & K INSURANCE GROUP, INC.	MACKER BASKETBALL, LLC, GUS MACKER D/B/A GUS MACKER BASKETBALL ENTERPRISES, INC. 107 E. MAIN STREET BELDING, MI 48809
POLICY NUMBER Sample	
CARRIER: SEE ACORD 25 / NAIC CODE	EFFECTIVE DATE: SEE ACORD 25

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

THE FOLLOWING ARE NAMED AS ADDITIONAL INSUREDS BUT ONLY WITH RESPECT TO THE OPERATIONS OF THE NAMED INSURED:

ADDITIONAL INSUREDS/SPONSORS:

XYZ Athletic Association
Bob's Pizza

SAMPLE

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PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Jessica A. Puckett, CPRE, Administrative Analyst

DATE: **May 6, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF PRELIMINARY DESIGN OPTIONS FOR FREEDOM CENTER RE-DESIGN PROJECT**

SUMMARY

The Board of Directors approved $100,000 in the FY 2025-2026 Capital Fund 70 Budget to assess the building conditions and design future renovation options of the Freedom Center located at Freedom Park (275 E. Pleasant Valley Road). BOA Architecture, which was awarded the contract on January 7, 2026, has completed all assessments and prepared four (4) preliminary design options for the Board to provide feedback and direction.

BACKGROUND

The Freedom Center (Center) is an 8,973 sq. foot building located within Freedom Park. Freedom Park is home to the former Oxnard Air Force Base. The Base was first opened in 1940 and closed in 1945 and then reopened in 1951-1970. The Freedom Center served as the former Officers' Club or "Officers' Open Mess" for the base. The building features one large meeting hall with a raised stage, a side meeting room, a full bar set-up in the back, a kitchen once used for a full commercial operation, eight storage rooms, an exterior built-in stage off the bar room, and two bathrooms (men's and women's). The Center currently serves the District as the office space for the Park Rangers, programming space for senior table tennis, and private rentals for both organizations and individuals. The Center was evaluated for ADA compliance as a part of the District's 2022 ADA Transition Plan.

The Board of Directors awarded BOA Architecture (BOA) a professional services contract on January 7, 2026, to conduct an architectural redesign process of the entire facility. The contract dictates BOA assess and evaluate the Center for all environmental and structural deficiencies to produce three conceptual redesign options with a minimum of bringing the Center up to all mandated legal and building codes. Each option should include preliminary cost estimates, schematic plans, diagrams, and illustrative renderings.

ANALYSIS

Since January, BOA Staff have worked alongside District supervisory staff to survey past and current users of the Freedom Center to gather and evaluate feedback on current uses of the facility, experiences while using the Center, and desires for future amenities and needs.

Results of Conditional Assessments
BOA staff spent time onsite in January and February with multiple consultants to evaluate, measure, and assess the current design and conditions of the Freedom Center. New as-built renderings have been provided since the last drawings were produced in the 1960's.

- **Mechanical-Electrical-Plumbing Assessment** (Attachment No. 7): EDA Inc. found the electrical, mechanical and plumbing systems to all be outdated and in need of replacement.
- **Asbestos and Lead Assessment (Attachment No. 4-6):** JLM Environmental lab tests found asbestos all throughout the facility—flooring, the roof, and the ceilings. These results are expected for a building built in the 1950's.
- **Soils Report (Attachment No. 8)**: Associated Soils Engineering, Inc. performed the soils report. The overall result of the testing showed that the soils are not in good condition, however, with sufficient monitoring, the condition is satisfactory enough that future improvements can be built on it.

Overall, the conditional assessments produced findings that were to be expected of a 60+ year old building. The "guts" of the building need to be replaced, and environmental hazards need to be remediated. Structurally, it is sound enough to be renovated and does not require complete demolition.

Analysis of Survey Results and Facility Usage
BOA staff began working with District supervisory staff in January to evaluate facility usage and best options for renovations. Surveys were sent to three subsets of constituents to gauge past experiences and desires for future amenities at Freedom Center: past renters, current program users, and corporate accounts consisting of businesses, organizations, and government agencies registered with the District. Survey results are listed in Attachment No. 3.

A total of 25 responses were received:

- Improved Built-In Audio/Visual System was the most requested amenity – 76%
- A Sound System and Outdoor Patio Space were consistently the second and third highest requested amenities.
- Comments reflected the need for improved and expanded bathrooms, as well as requests for air conditioning and additional parking when multiple events are being held at Freedom Park at the same time as an event at the Freedom Center.
- For past Renters, the highest usage of the Center was for parties (60%) vs. organizational meetings (40%). For Corporate Accounts who have rented in the past, 57.1% stated they utilized the Multipurpose Room, and 42.9% utilized the Entire Building. This reflects the higher usage of larger open spaces compared to smaller, compartmentalized areas for rentals.
- Only two (2) responses were received from Current Program Users. The only program being held in the Center is table tennis. Historically, table tennis was held in Freedom Gym but moved into the Center once the Freedom Gym was demolished by Oxnard Union School District.

Preliminary Design Options
BOA has provided four preliminary design options (Attachment No. 1) for Board review and feedback that are based on the following goals and assumptions:

- At least one option will include all necessary improvements to bring the building and site into compliance with current legal and environmental requirements (e.g. ADA compliance, C.A. Building Code, Fire Code etc.).

- Keeping all improvements within the current footprint of the existing building, no additional interior structural additions are being added.
- Any existing office space will be relocated within the parks office.
- There is no need for a commercial kitchen, only a warming kitchen.
- Providing as much flexibility in Room and Storage Usage as possible. Priority is to prevent the creation of a single-use facility.

Option A [Base Improvements – Lowest Cost]: this option includes 4,557 square feet of three multi-purpose program spaces. Two unisex restrooms are added, and storage space is maximized.

Space Totals: Storage (1,448 sf), Program (4,557 sf), Kitchen (605 sf), Restrooms (311 sf)

Option B [Second Lowest Cost]: this option consists of two separate multi-purpose program spaces for a combined total of 4,919 square feet. The unisex ADA bathrooms are moved to the opposite side of the building, providing both program rooms with direct access to restrooms. The kitchen is relocated to the northwest section of the building, and storage space with access from each program room is added.

Space Totals: Storage (1,195 sf), Program (4,919 sf), Kitchen (347 sf), Restrooms (353 sf)

Option C [Second Highest Cost]: this option stays with two separate programming spaces with the kitchen relocated between the rooms. All the restrooms remain in the southeast section of the building. Option C provides the highest amount of storage space.

Space Totals: Storage (1,532 sf), Program (4,755 sf), Kitchen (531 sf), Restrooms (309 sf)

Option D [Highest Cost]: Option D provides the highest volume and most flexibility in both programming and restroom space, yet the lowest in storage space. The main multi-purpose room of 3,956 square feet contains a partition allowing the creation of three different programming spaces. In addition to two unisex ADA restrooms, the existing restrooms are reoriented to increase toilet and urinal counts. Outdoor patio space is maximized along the entire western side of the building.

Space Totals: Storage (785 sf), Program (5,649 sf), Kitchen (331 sf), Restrooms (438 sf)

FISCAL IMPACT

Exact cost estimates will be provided with final design options to be presented at the July 1, 2026, Board meeting. The funding of the next steps, associated with any renovations would require an appropriation of an amount yet to be determined.

STRATEGIC PLAN COMPLIANCE

Meets 2021-2026 Strategic Plan Goal and Strategies

- **3.1:** Modernize park facilities to meet population growth and design standards.
- **3.4.C:** Prioritize improvements at Freedom Park.

RECOMMENDATION

It is recommended that the Board of Directors accept the four preliminary design options for the Freedom Center Redesign Project and provide direction to Staff and BOA Architecture to further refine the final concept designs of the project.

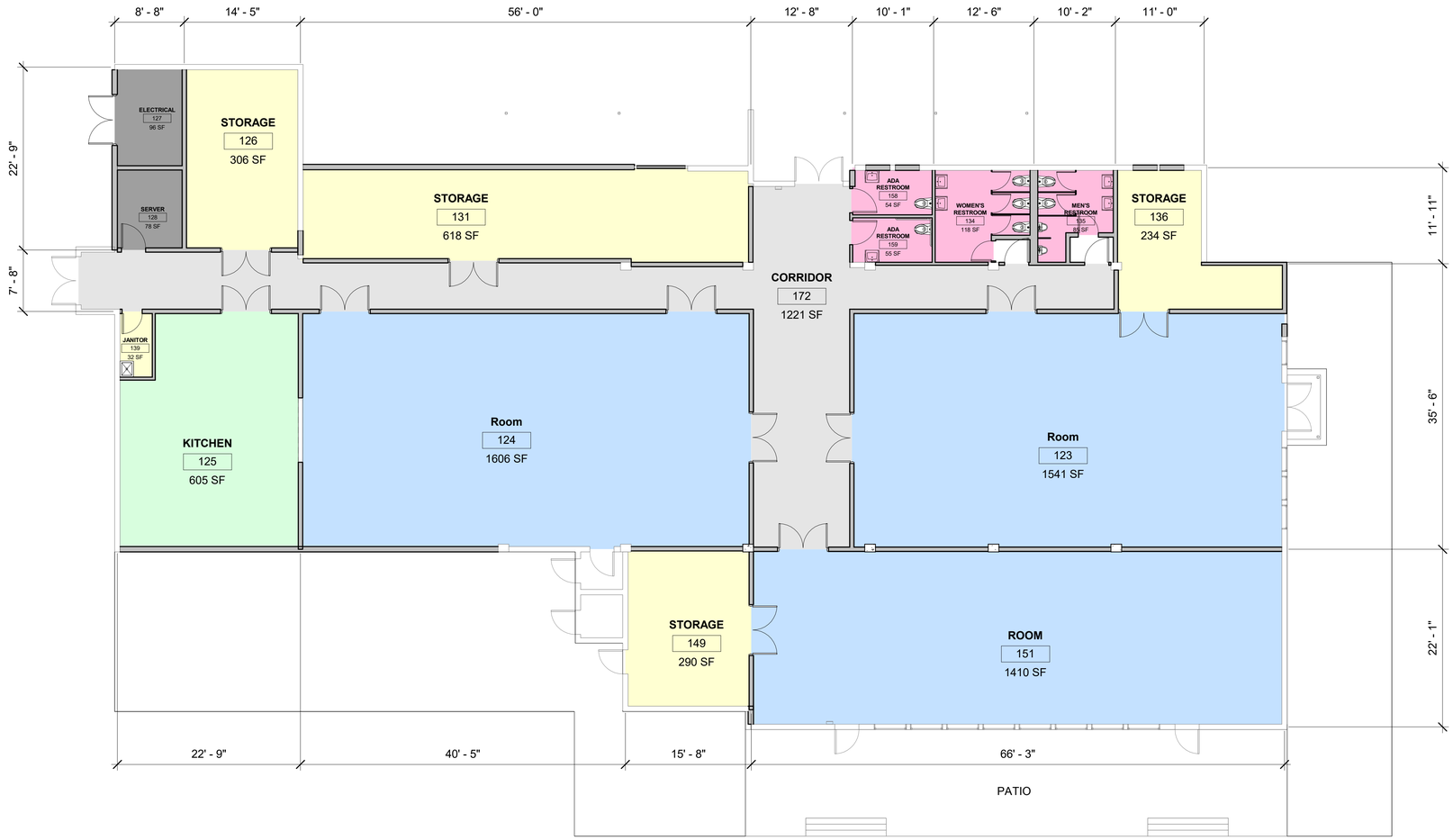
ATTACHMENTS

1) PVRPD Freedom Center Redesign-Design Options (4 pages)
2) As-Built Drawings – Freedom Center Redesign (6 pages)
3) Survey Results – Freedom Center Redesign (11 pages)
4) Asbestos Lab Results – 515 Eubanks Street, Camarillo, CA (15 pages)

5) Lead Hazard Evaluation – 515 Eubanks Street, Camarillo, CA (6 pages)
6) Lead Report – 515 Eubanks Street, Camarillo JLM (24 pages)
7) Mechanical Evaluation – Freedom Center (8 pages)
8) Soils Report – Freedom Center – 3.12.26 (75 pages)

Department Legend

- CORRIDOR
- KITCHEN
- RESTROOM
- ROOM
- STORAGE
- UTILITY



OPTION A

N

PVPD Freedom Center Redesign

Date: 03/30/2026

Department Legend

- CORRIDOR
- KITCHEN
- RESTROOM
- ROOM
- STORAGE
- UTILITY



OPTION B

N

PVPD Freedom Center Redesign

Date: 03/30/2026

Department Legend

- CORRIDOR
- KITCHEN
- RESTROOM
- ROOM
- STORAGE
- UTILITY



OPTION C

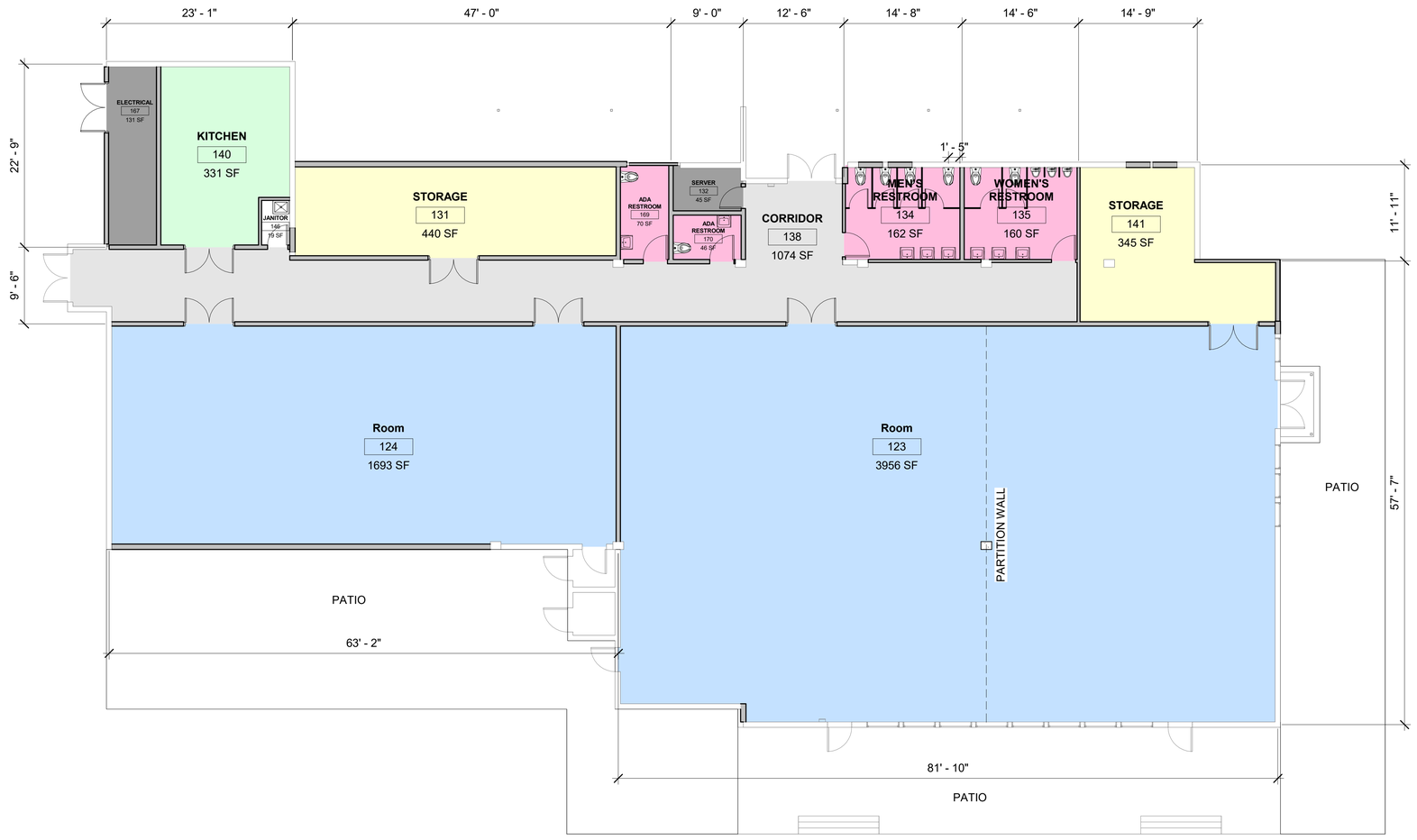
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PVPD Freedom Center Redesign

Date: 03/30/2026

Department Legend

- CORRIDOR
- KITCHEN
- RESTROOM
- ROOM
- STORAGE
- UTILITY

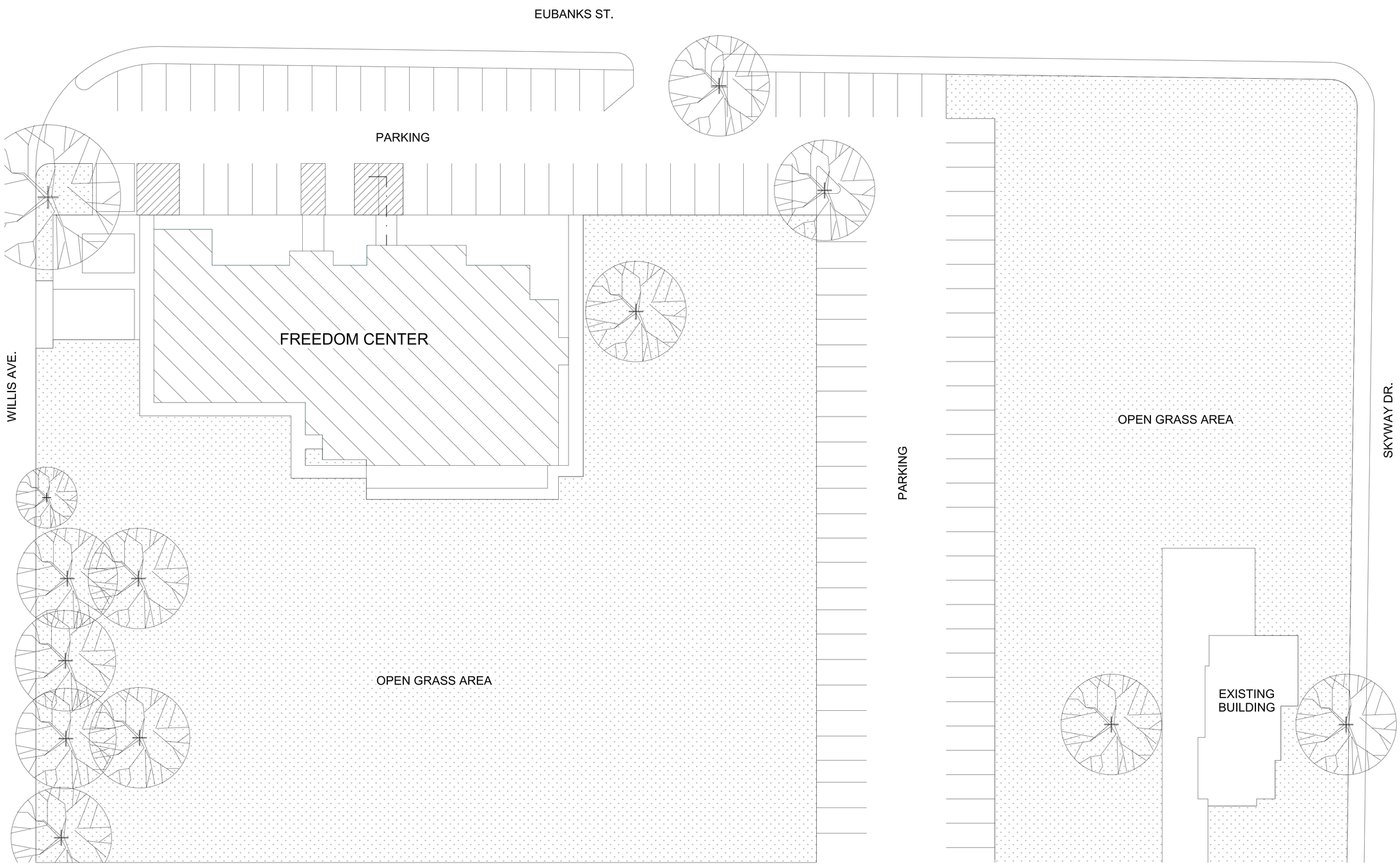


OPTION D

N

PVPD Freedom Center Redesign

Date: 03/30/2026



1 **SITE PLAN**
SCALE: 1/16" = 1'-0"

N

BOA Architecture
Government Services
1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN
REDESIGN
515 EUBANKS ST, CAMARILLO, CA 93010

No.	Date	Rev	By	Ck

Designer:
CAD Draft:
Architect:
Engineer:
Client: PVPD
Date Issue: -
Job Number: 25-3200

Client:

Consultant:

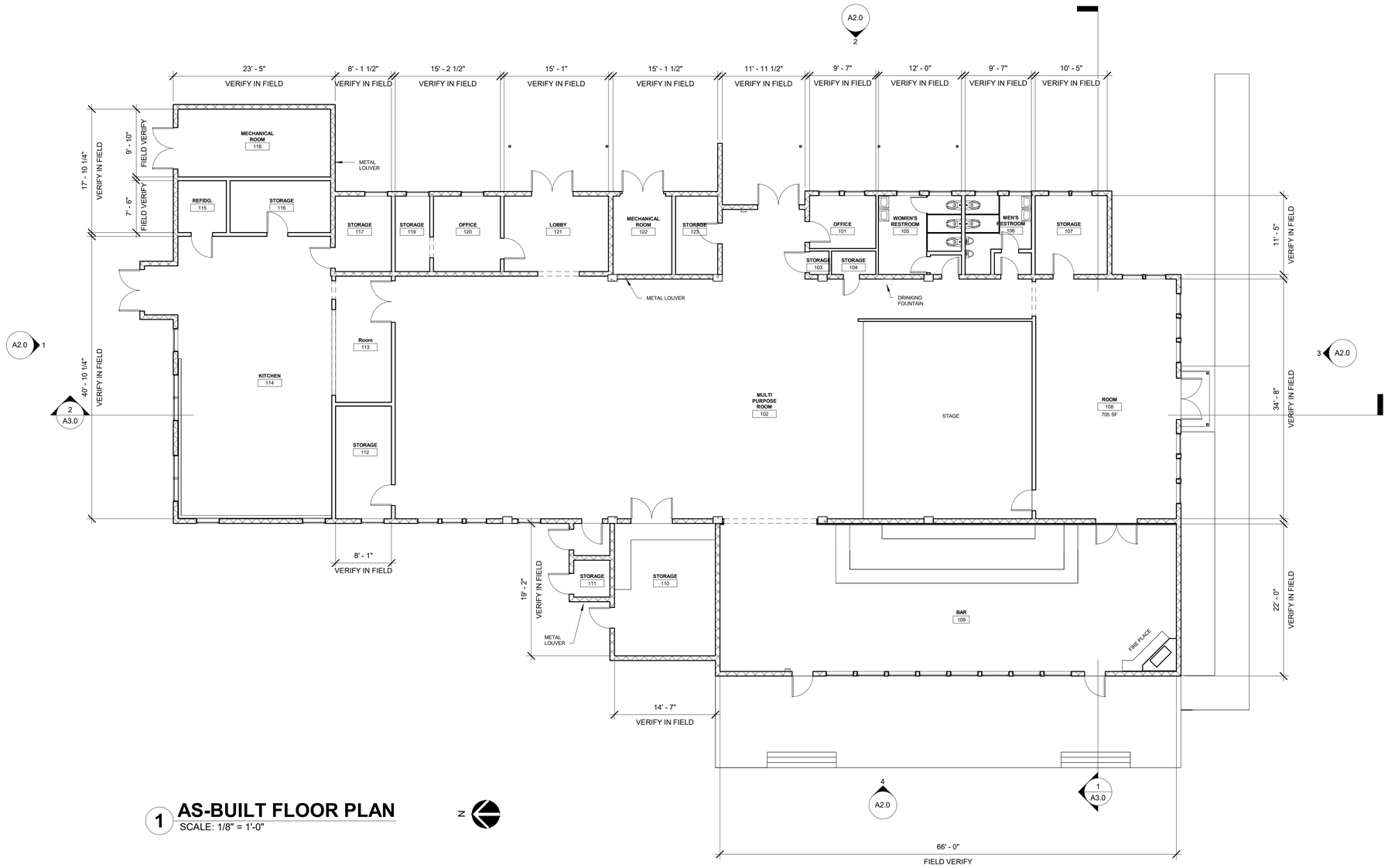
LICENSED ARCHITECT
Edward Lok Ng
C-16840
REN.11/30/27
STATE OF CALIFORNIA

- AS-BUILT SITE PLAN
-
-

A1.0

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DATE: 2/11/2026 10:51:28 AM



1 AS-BUILT FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

WALL LEGEND

CMU WALL

EXISTING 6' WALL

BOA Architecture
Government Services
1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN
REDESIGN
515 EUBANKS ST, CAMARILLO, CA 93010

No.	Date	Rev	By	Ck

Designer:	Designer
CAD Draft:	Author
Architect:	Checker
Engineer:	
Client:	PVPD
Date Issue:	-
Job Number:	25-3200

Client:

Consultant:

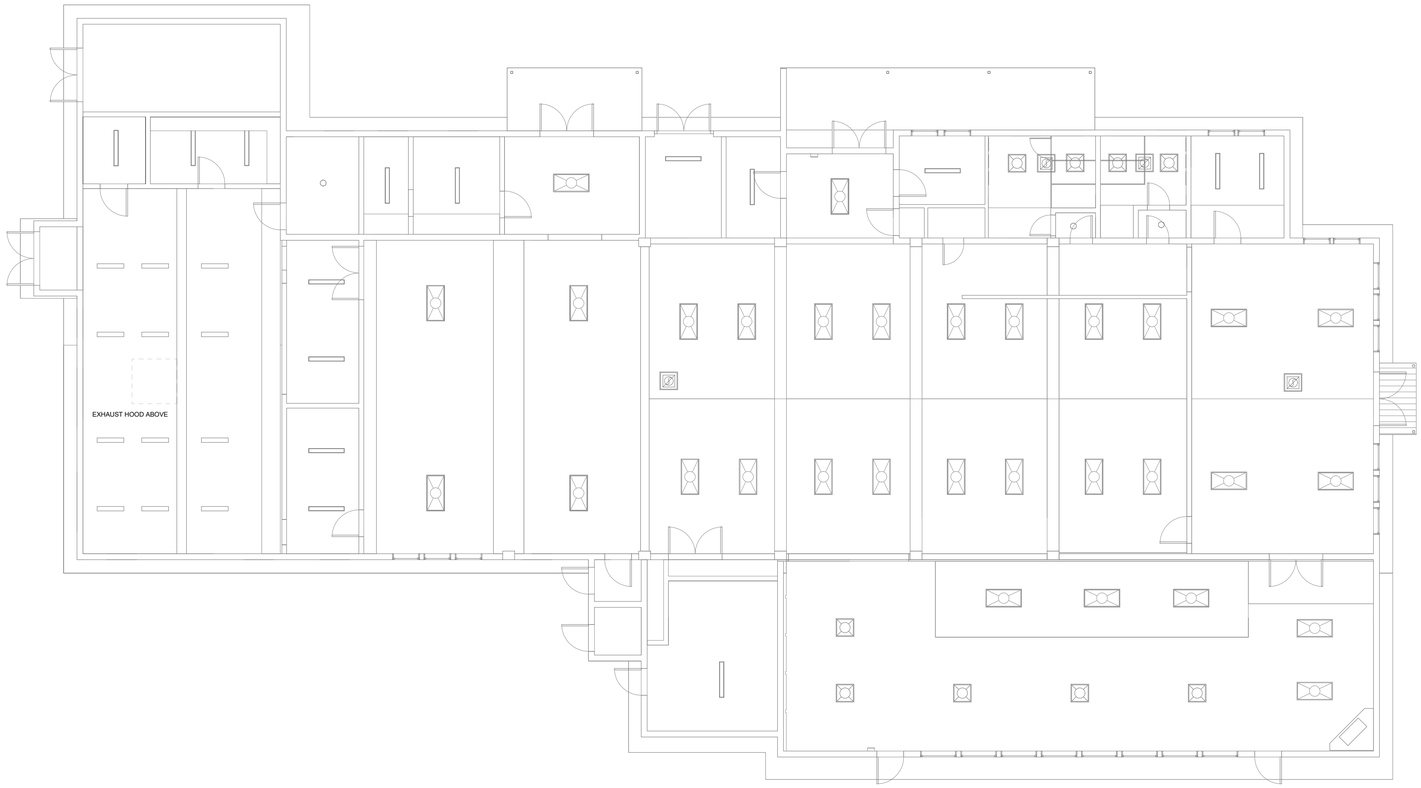
LICENSED ARCHITECT
Edward Lok Ng
C-16840
REN.11/30/27
STATE OF CALIFORNIA

- AS-BUILT FLOOR PLAN
-
-

A1.1

G:\Project Files\3200 PVPD Freedom Park Community Center Redesign\01-Drawings\01-Revit\1-Schematic\3200 PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN.rvt

DATE: 2/11/2026 10:51:28 AM



NOTE: VERIFY LOCATION OF LIGHTS IN FIELD

1 AS-BUILT REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

N

ELECTRICAL LEGEND

MARK	DESCRIPTION
○	ROUND CEILING LIGHT
⊘	EXHAUST FAN
▭	2x4 RECESSED LIGHT
▢	2x2 RECESSED LIGHT
▬	6" X 4' CEILING LIGHT

BOA Architecture
Government Services
1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN
REDESIGN
515 EUBANKS ST, CAMARILLO, CA 93010

No.	Date	Rev	By	Ck

Designer:
CAD Draft: Designer
Architect: Author
Engineer: Checker
Client: PVPD
Date Issue: -
Job Number: 25-3200

client:

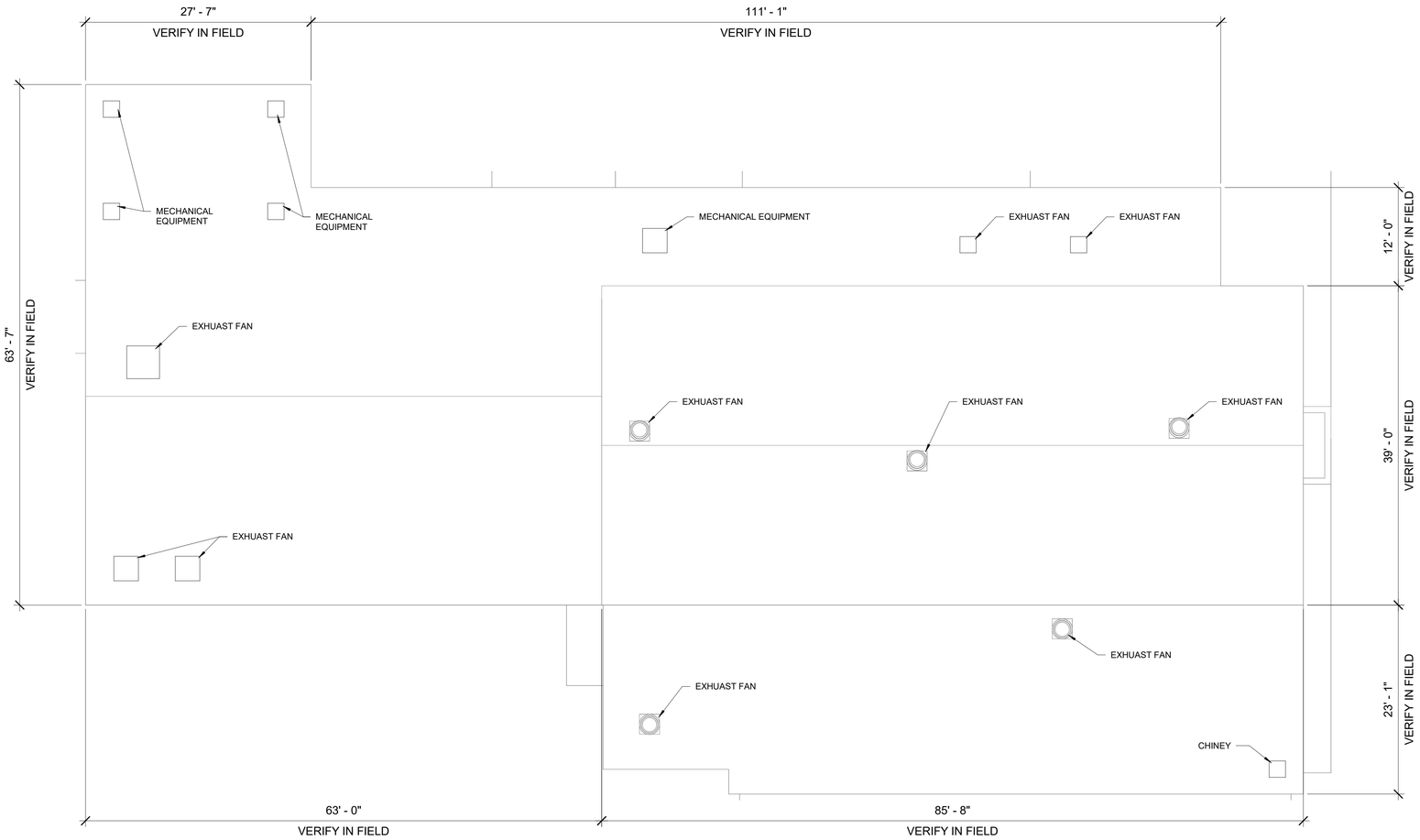
Consultant:

LICENSED ARCHITECT
Edward Lok Ng
C-16840
REN.11/30/27
STATE OF CALIFORNIA

- AS-BUILT REFLECTED CEILING PLAN
-
-

A1.2

G:\Project Files\3200 PVPD Freedom Park Community Center Redesign\01-Drawings\01-Revit\1-Schematic\3200 PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN.rvt



1 AS-BUILT ROOF PLAN

SCALE: 1/8" = 1'-0"

N

BOA Architecture
Government Services
1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN
REDESIGN
515 EUBANKS ST, CAMARILLO, CA 93010

No.	Date	Rev	By	Ck

Designer:	Designer
CAD Draft:	Author
Architect:	Checker
Engineer:	
Client:	PVPD
Date Issue:	-
Job Number:	25-3200

Client:

Consultant:

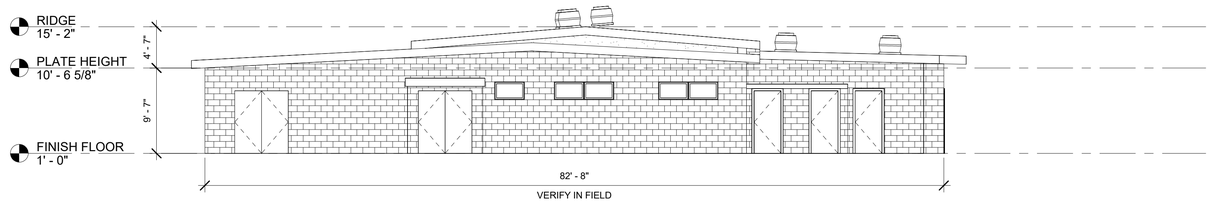
LICENSED ARCHITECT
Edward Lok Ng
C-16840
REN.11/30/27
STATE OF CALIFORNIA

- AS-BUILT ROOF PLAN
-
-

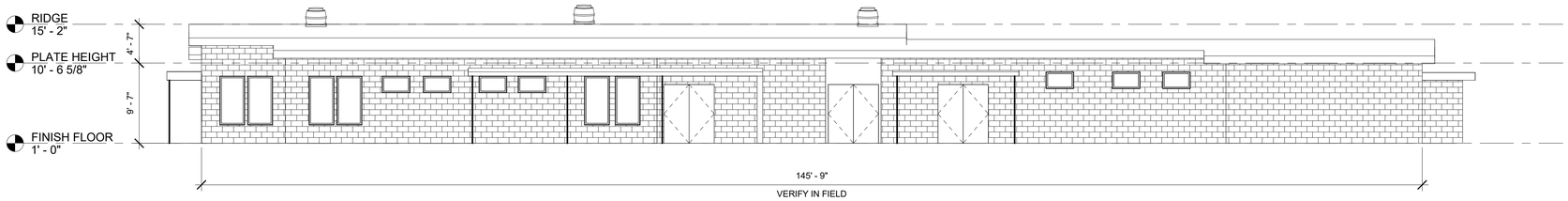
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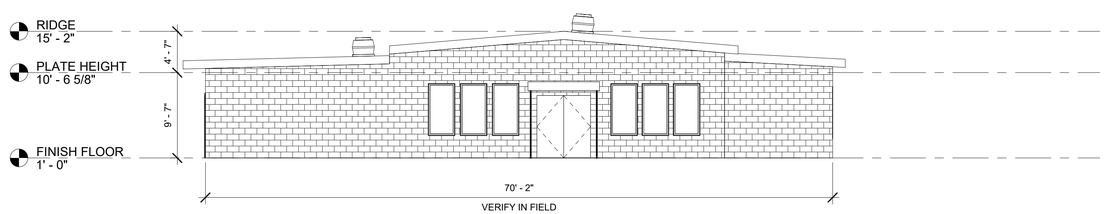
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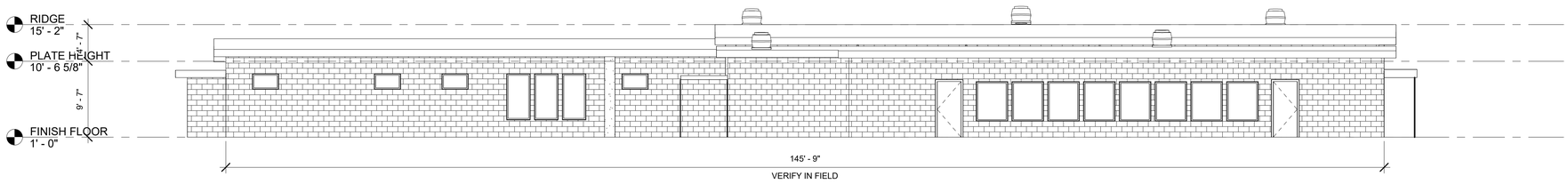
1 AS-BUILT NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 AS-BUILT EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 AS-BUILT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 AS-BUILT WEST ELEVATION
SCALE: 1/8" = 1'-0"

BOA Architecture
Government Services
1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN
REDESIGN
515 EUBANKS ST, CAMARILLO, CA 93010

No.	Date	Rev	By	Ck

Designer:	Designer
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Client:	PVPD
Date Issue:	-
Job Number:	25-3200

Client:

Consultant:

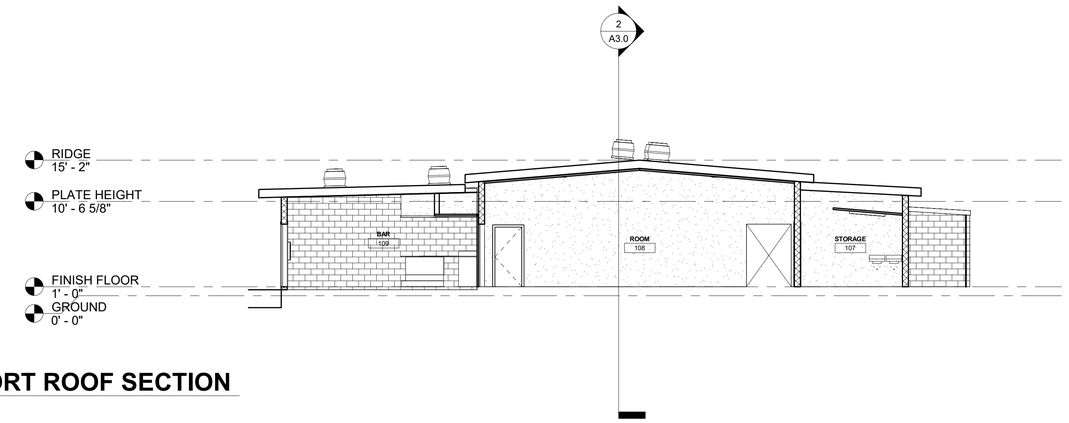
LICENSED ARCHITECT
Edward Lok Ng
C-16840
REN.11/30/27
STATE OF CALIFORNIA

- AS-BUILT EXTERIOR ELEVATIONS

A2.0

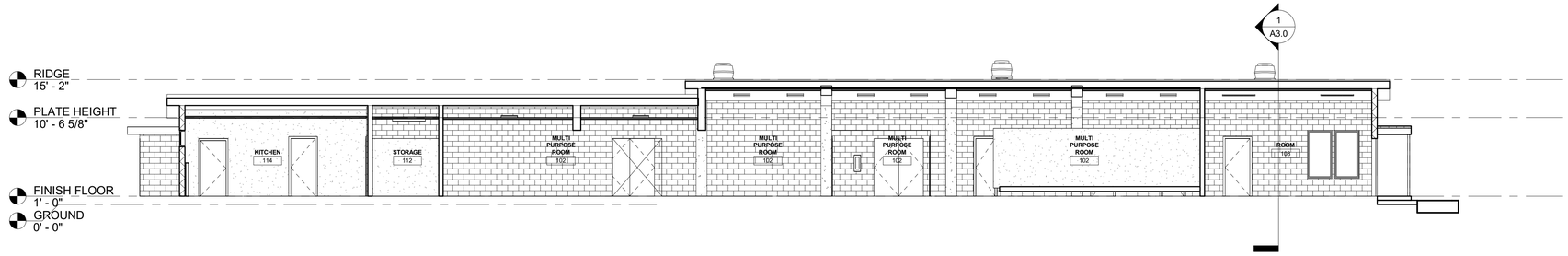
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DATE: 2/11/2026 10:51:29 AM



1 AS-BUILT SHORT ROOF SECTION

SCALE: 1/8" = 1'-0"



2 AS-BUILT LONG ROOF SECTION

SCALE: 1/8" = 1'-0"

BOA Architecture
Government Services
1511 Cota Ave. Long Beach, CA 90813 Tel. 562-912-7900

PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN
REDESIGN
515 EUBANKS ST, CAMARILLO, CA 93010

No.	Date	Rev	By	Ck

Designer:	Designer
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Architect:	Checker
Engineer:	
Client:	PVPD
Date Issue:	-
Job Number:	25-3200

Client:

Consultant:

LICENSED ARCHITECT
Edward Lok Ng
C-16840
REN.11/30/27
STATE OF CALIFORNIA

- AS-BUILT SECTIONS
-
-

A3.0

G:\Project Files\3200 PVPD Freedom Park Community Center Redesign\01-Drawings\01-Revit\1-Schematic\3200 PVPD FREEDOM PARK COMMUNITY CENTER REDESIGN.rvt

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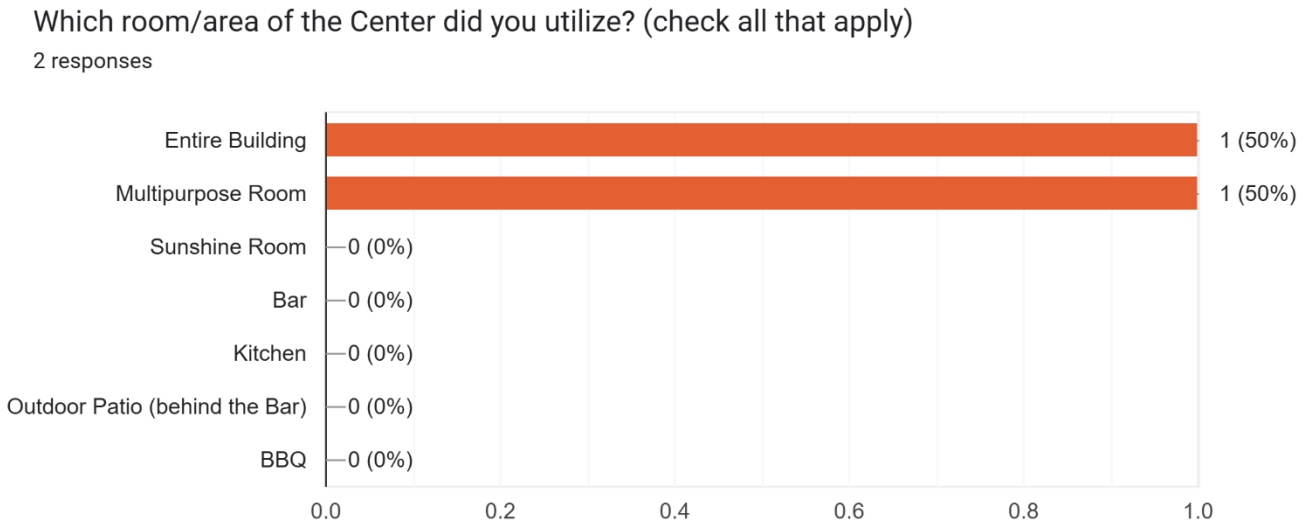
Freedom Center Re-design
March 2026

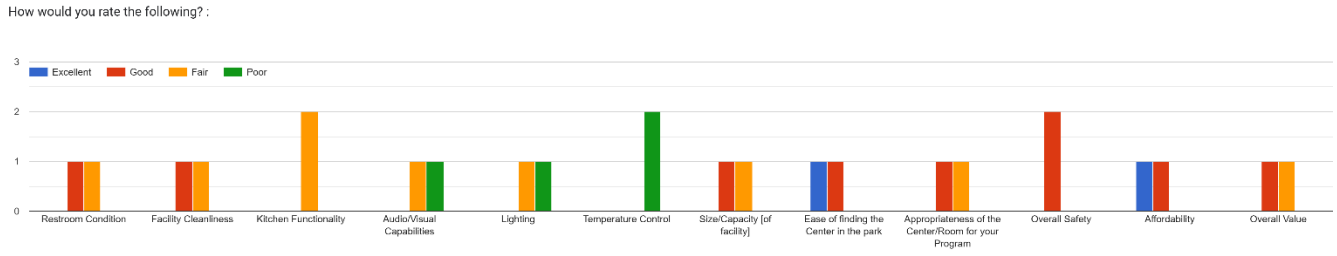
Survey Results – **Program Users**

What program(s) did you participate in at the Center?

2 responses

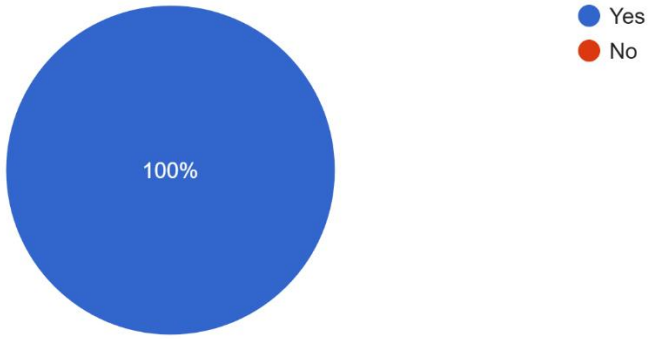
- table tennis
- Table Tennis



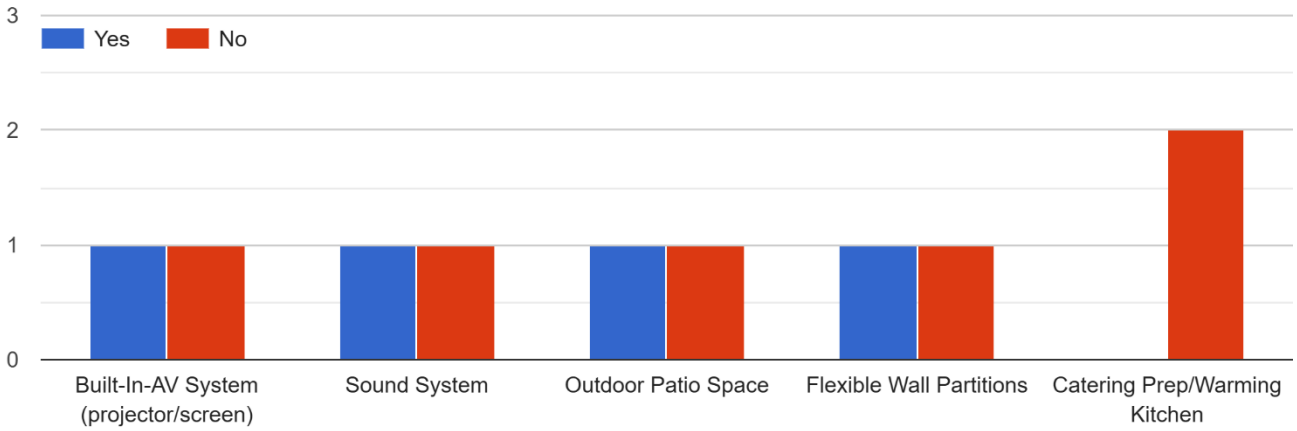


Did the building lack any amenity that would have improved your program experience?

2 responses



Would you be interested in the following if offered?



What other amenities would you use if they were available at the Freedom Center?

2 responses

- air conditioning and better lighting
- Better lighting, AC/Heating and window coverings. Temporary lockers and updated flooring.

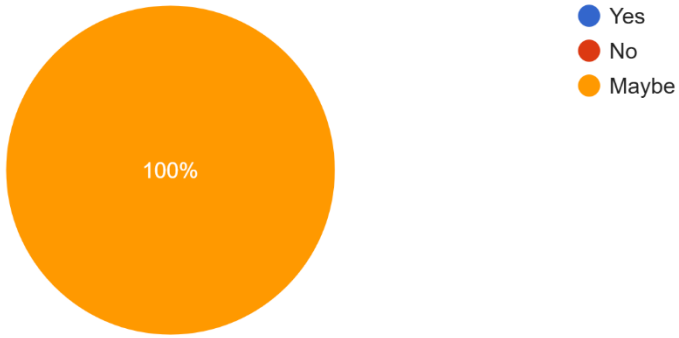
Any additional comments or suggestions?

1 response

- The multi purpose room works okay for table tennis. Air conditioning would be wonderful. Some additional lighting would be great. We are thankful to have a place to play.

If the Center is upgraded, would you consider hosting a future event?

2 responses

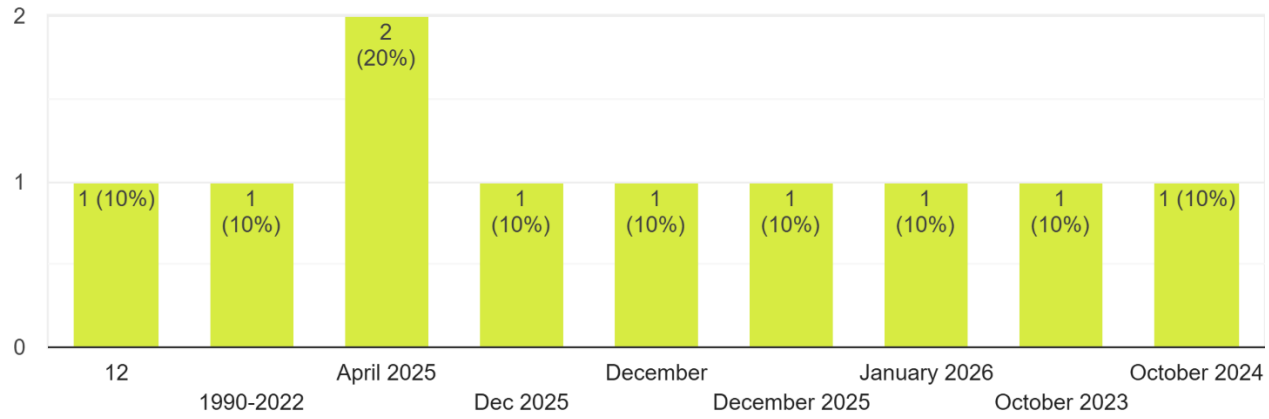


Freedom Center Re-design
March 2026

Survey Results – **Former and Current Renters**

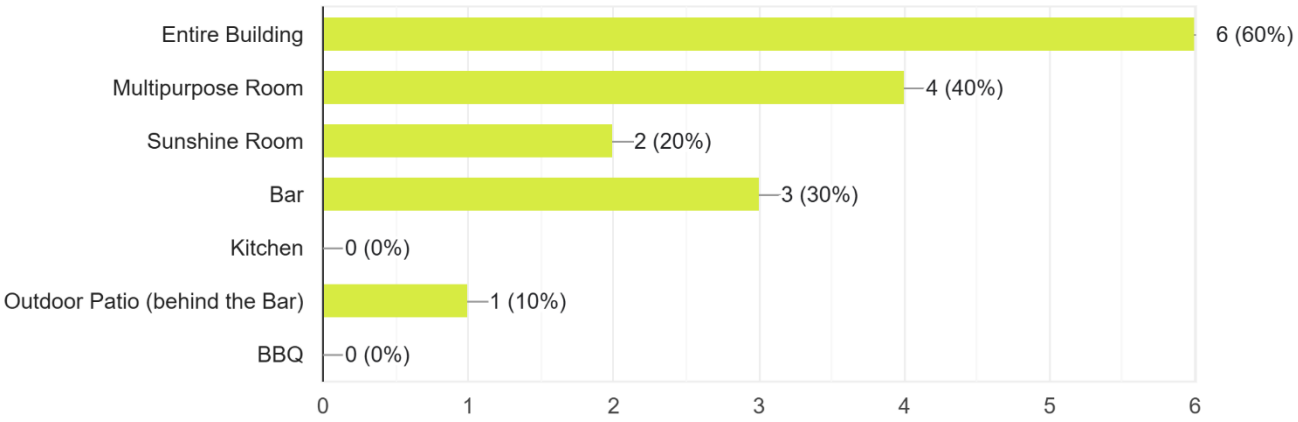
What month and year did you reserve your event in?

10 responses



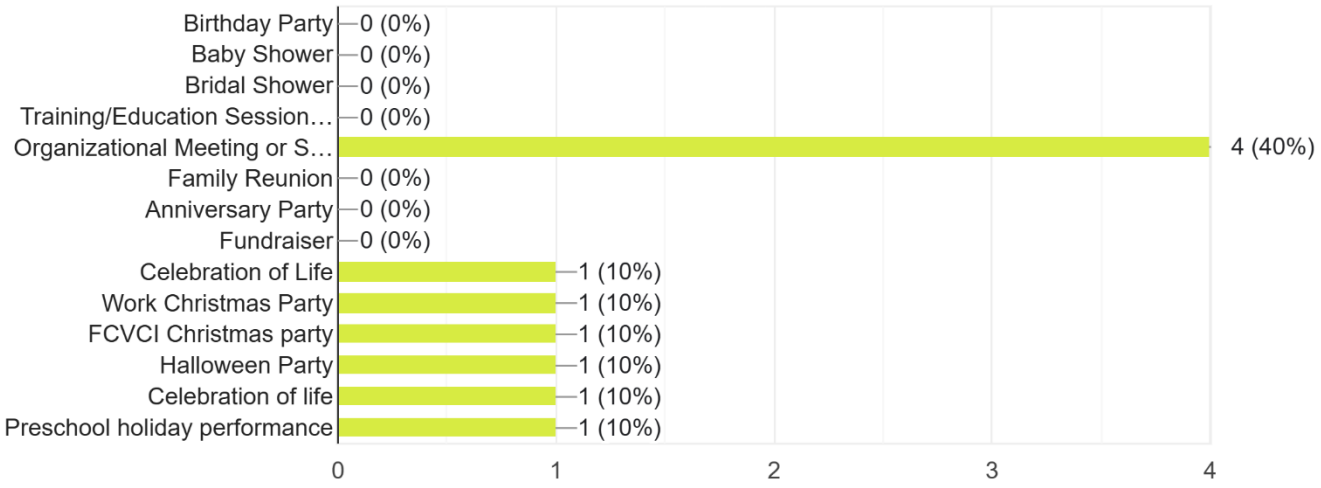
Which room/area of the Center did you reserve and/or utilize? (check all that apply)

10 responses



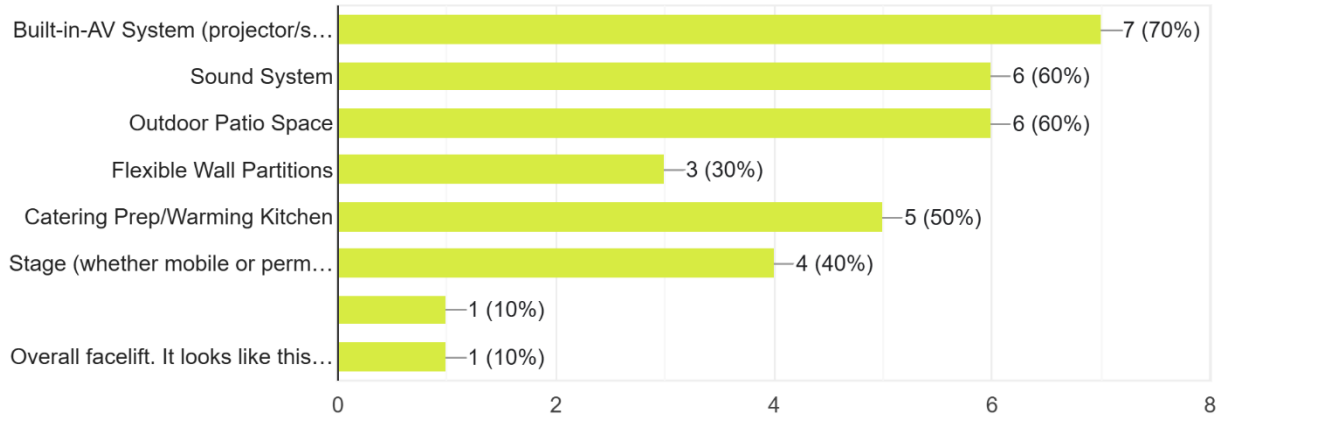
What type of event/program did you host at the facility? (check all that apply)

10 responses

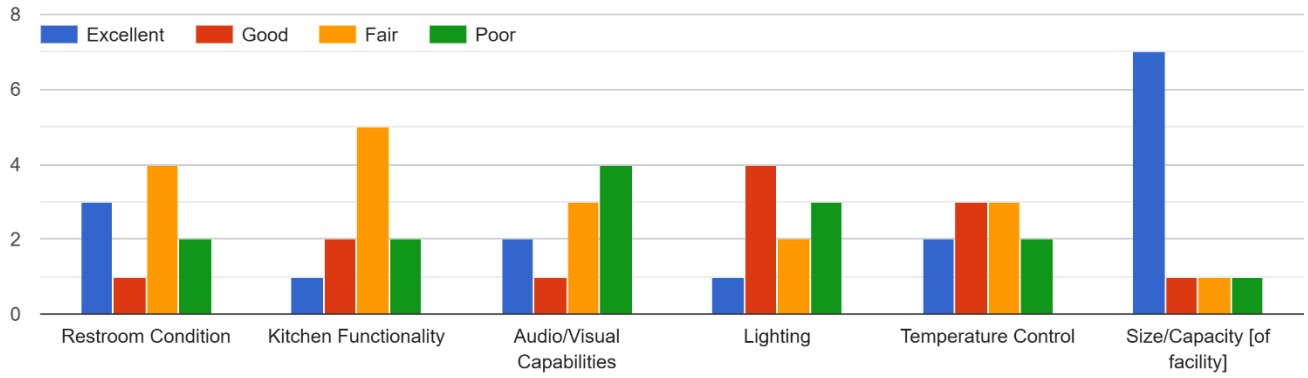


Would you be interested in the following if offered?

10 responses

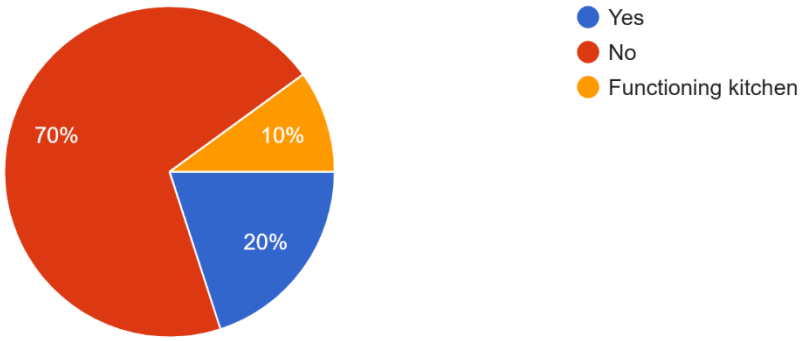


How would you rate the following? :



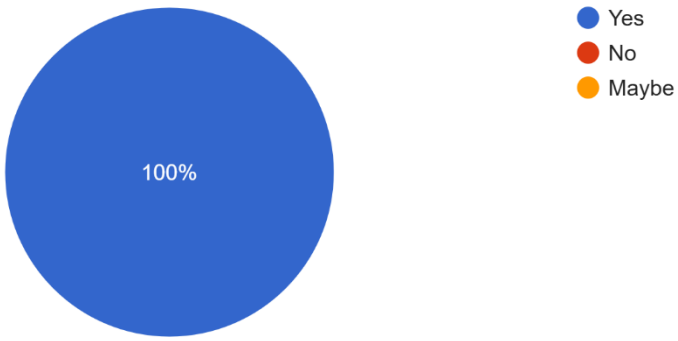
Did the building lack any amenity that would have improved your experience?

10 responses



If the Center is upgraded, would you consider hosting a future event?

10 responses



What other amenities would you use if they were available at the Freedom Center?
3 responses

- Ice machine and large window doors that open into an outdoor space.
- Wifi
- Overall facelift. It appears this place has not been upgraded, or remodeled in decades.

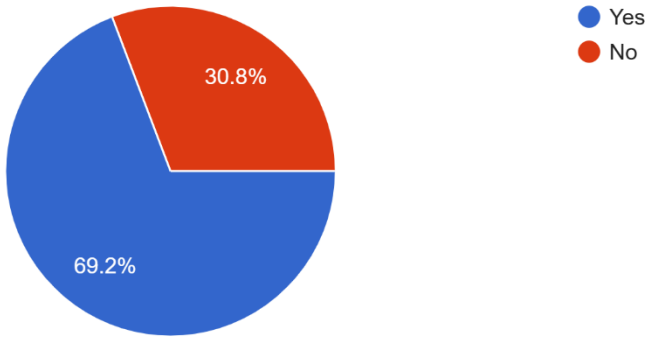
Any additional comments or suggestions?
4 responses

- We didn't use the kitchen, AC/Heat, audio visual so I don't know how to rate them (maybe N/A next time?)
- The freedom center is a great space!! I think it would be great for a renovation and also a bathroom renovation. Just an update to the outdated feel. Lighting could use improvement and a functioning kitchen with ice maker and warming capabilities at the least. Improvements on the stage and maybe a projector screen wall. The bar area was a bit odd but layout of the whole area could use improvement, maybe tear down the walls from to make it a bigger space.
- Consider tiered rental pricing for city residents, private/ personal events, business/org events
- This is an excellent space, it just needs a lot of love and care.

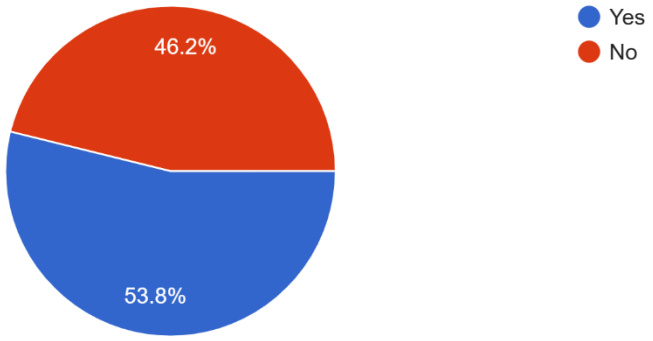
Freedom Center Re-design
March 2026

Survey Results – **Corporate Accounts/Organizations/Businesses**

Are you familiar with the Freedom Center?
13 responses

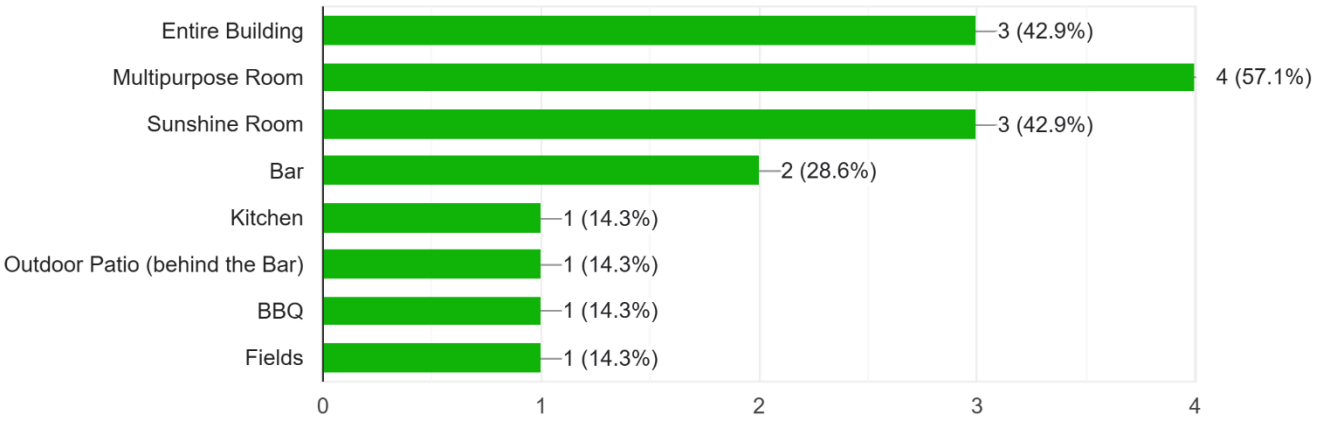


Have you ever rented or participated in a program/event at the Center?
13 responses

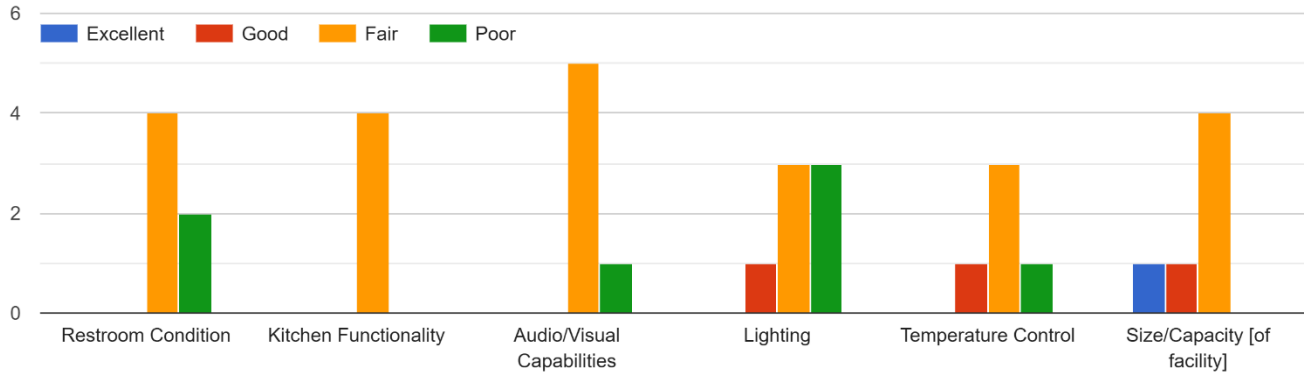


If Yes, which room/area(s) of the Center did you utilize?

7 responses

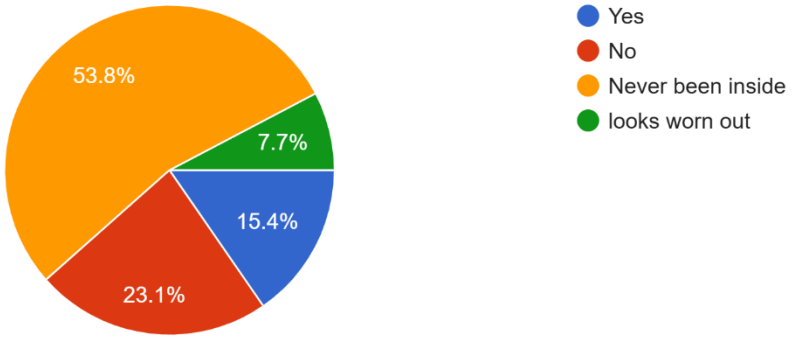


How would you rate the following? :



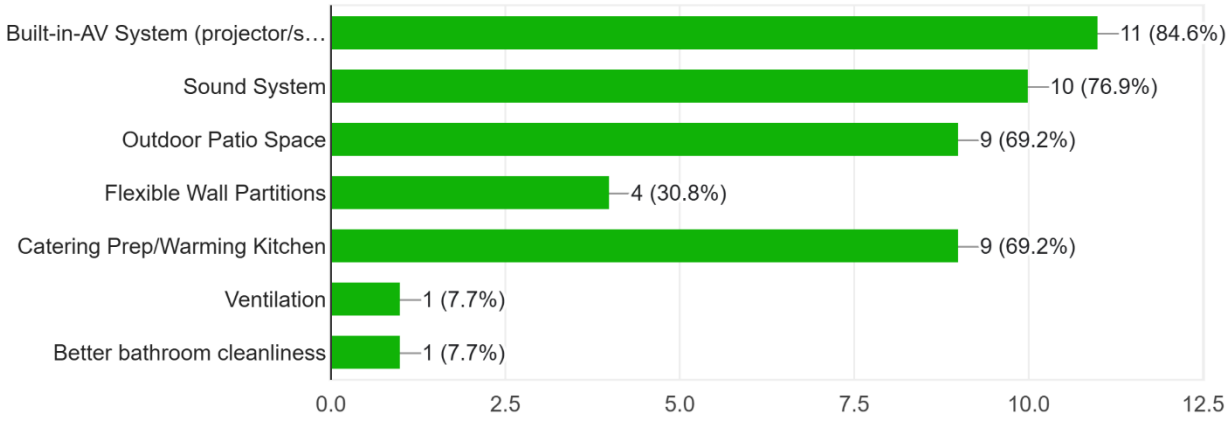
Did the building lack any amenity that would have improved your experience?

13 responses



Would you be interested in the following if offered?

13 responses



If there was an amenity at the Freedom Center you could rent long-term to assist in the operation of your business/organization, what amenity(ies) would that be?

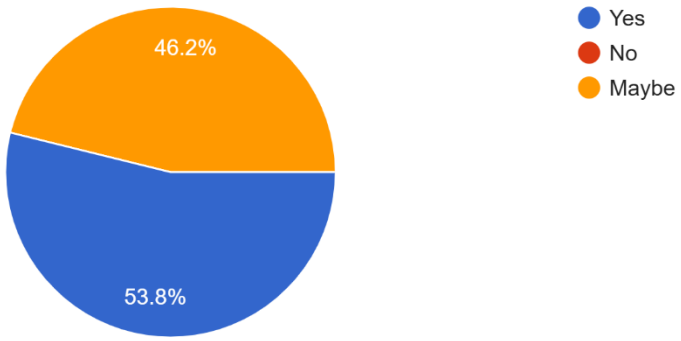
For example, a commercial prep kitchen for food trucks to prepare on a weekly basis.

5 responses

- No
- N/A
- More parking
- upgrades checked above, and tables/chairs for event attendees

If the Center is upgraded, would you consider hosting a future event?

13 responses



Any additional comments or suggestions?

5 responses

- The stage needs to be raised (I haven't been there since about 7 years
- Consider the exterior (paint, landscaping, resurface parking lot, updated signage)
- Need much more parking when baseball is there and other events all at the same time
- Love the history of this building but it could definitely use upgraded bathrooms and kitchen
- We may be looking for a home to host a monthly luncheon for 80-100 people

PINNACLE LABORATORY
15200 Grevillea Ave
Suite A
Lawndale, CA 90260
Phone: 310-431-9270
www.pinnaclelab.com

PLM Asbestos Report Job ID: 115921

Date Collected 01/26/2026
Date Received 01/27/2026
Date Analyzed 01/30/2026
Date Reported 01/30/2026

JLM Environmental
15200 Grevillea Ave. B
Lawndale, CA. 90260

Sample Count: Samples Submitted: 99; Layers Analyzed: 114
Project Desc: 515 Eubanks St, Camarillo, CA 93010
Methodology: EPA Method 600/R-93/116
Accreditation: NVLAP Lab Code 600117-0

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-001 1 1	Gravel Black Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-002 2 1	Gravel Black Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-003 3 1	Gravel Black Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-004 4 1	Rolled Asphalt Black/White Roofing System	No	Fiberglass 10% Non-Fibrous Material 90%	None Detected
115921-005 5 1	Rolled Asphalt Black/White Roofing System	No	Fiberglass 10% Non-Fibrous Material 90%	None Detected
115921-006 6 1	Rolled Asphalt Black/White Roofing System	No	Fiberglass 10% Non-Fibrous Material 90%	None Detected
115921-007 7 1	Penetration Mastic Black Roofing System - Vents / Flashings	No	Non-Fibrous Material 100%	None Detected
115921-008 8 1	Penetration Mastic Black Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-009 9 1	Penetration Mastic Black Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-010 10 1	Mortar Gray/Black Roofing System	Yes	Non-Fibrous Material 100%	Chrysotile <1%
115921-011 11 1	Mortar Gray/Black Roofing System	Yes	Non-Fibrous Material 100%	Chrysotile <1%

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-012 12 1	Mortar Gray/Black Roofing System	Yes	Non-Fibrous Material 100%	Chrysotile <1%
115921-013 13 1	Brick Red Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-014 14 1	Brick Red Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-015 15 1	Brick Red Roofing System	No	Non-Fibrous Material 100%	None Detected
115921-016 16 1	Mortar Gray/Green Ext. Walls	No	Non-Fibrous Material 100%	None Detected
115921-017 17 1	Mortar Gray/Green Ext. Walls	No	Non-Fibrous Material 100%	None Detected
115921-018 18 1	Mortar Gray/Green Ext. Walls	No	Non-Fibrous Material 100%	None Detected
115921-019 19 1	CMU Gray Ext. Walls	No	Non-Fibrous Material 100%	None Detected
115921-020 20 1	CMU Gray Ext. Walls	No	Non-Fibrous Material 100%	None Detected
115921-021 21 1	CMU Gray Ext. Walls	No	Non-Fibrous Material 100%	None Detected
115921-022 22 1	Concrete Gray Foundation / Sidewalks	No	Non-Fibrous Material 100%	None Detected
115921-023 23 1	Concrete Gray Foundation / Sidewalks	No	Non-Fibrous Material 100%	None Detected
115921-024 24 1	Concrete Gray Foundation / Sidewalks	No	Non-Fibrous Material 100%	None Detected
115921-025 25 1	Asphalt Black Parking Lot	No	Non-Fibrous Material 100%	None Detected
115921-026 26 1	Asphalt Black Parking Lot	No	Non-Fibrous Material 100%	None Detected
115921-027 27 1	Asphalt Black Parking Lot	No	Non-Fibrous Material 100%	None Detected
115921-028 28 1	Mastic Black Flooring System - Game / Bar / Ball Room	No	Non-Fibrous Material 100%	None Detected

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-029 29 1	Mastic Black Flooring System - Game / Bar / Ball Room	No	Non-Fibrous Material 100%	None Detected
115921-030 30 1	Mastic Black Flooring System - Game / Bar / Ball Room	No	Non-Fibrous Material 100%	None Detected
115921-031 31 1	Floor Tile Tan/Brown Flooring System - Game / Bar / Ball Room	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-032 32 1	Floor Tile Tan/Brown Flooring System - Game / Bar / Ball Room	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-033 33 1	Floor Tile Tan/Brown Flooring System - Game / Bar / Ball Room	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-034 34 1	Mastic Yellow Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-034 34 2	Leveling Compound Gray Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-035 35 1	Mastic Yellow Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-035 35 2	Leveling Compound Gray Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-035 35 3	Mastic Black Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-035 35 4	Leveling Compound White Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-036 36 1	Mastic Yellow Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-036 36 2	Leveling Compound Gray Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-036 36 3	Mastic Black Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-036 36 4	Leveling Compound White Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-037 37 1	Floor Tile White Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-038 38 1	Floor Tile White Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-039 39 1	Floor Tile White Flooring System - Bar / Entry Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-040 40 1	Mastic Yellow/Brown Flooring System - Bar Room	Yes	Non-Fibrous Material 97%	Chrysotile 3%
115921-041 41 1	Mastic Yellow/Brown Flooring System - Bar Room	Yes	Non-Fibrous Material 97%	Chrysotile 3%
115921-042 42 1	Mastic Yellow/Brown Flooring System - Bar Room	Yes	Non-Fibrous Material 97%	Chrysotile 3%
115921-043 43 1	Floor Tile Black Flooring System - Bar Room	No	Non-Fibrous Material 100%	None Detected
115921-044 44 1	Floor Tile Black Flooring System - Bar Room	No	Non-Fibrous Material 100%	None Detected
115921-045 45 1	Floor Tile Black Flooring System - Bar Room	No	Non-Fibrous Material 100%	None Detected
115921-046 46 1	Mastic Yellow Flooring System - East Office	No	Non-Fibrous Material 100%	None Detected
115921-047 47 1	Mastic Yellow Flooring System - East Office	No	Non-Fibrous Material 100%	None Detected
115921-048 48 1	Mastic Yellow Flooring System - East Office	No	Non-Fibrous Material 100%	None Detected
115921-049 49 1	Floor Tile White Flooring System - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-050 50 1	Floor Tile White Flooring System - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-051 51 1	Floor Tile White Flooring System - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-052 52 1	Cove Base White Int Walls - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-052 52 2	Mastic Yellow Int Walls - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-053 53 1	Cove Base White Int Walls - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-053 53 2	Mastic Yellow Int Walls - South East Office	No	Non-Fibrous Material 100%	None Detected

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-054 54 1	Cove Base White Int Walls - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-054 54 2	Mastic Yellow Int Walls - South East Office	No	Non-Fibrous Material 100%	None Detected
115921-055 55 1	Acoustic Texture White/Beige Int Ceilings - Ball Room / Bar / Game Room	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-056 56 1	Acoustic Texture White/Beige Int Ceilings - Ball Room / Bar / Game Room	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-057 57 1	Acoustic Texture White/Beige Int Ceilings - Ball Room / Bar / Game Room	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-058 58 1	Drywall White/Brown Int. Walls / Ceilings	No	Cellulose 5% Non-Fibrous Material 95%	None Detected
115921-059 59 1	Drywall White/Brown Int. Walls / Ceilings	No	Cellulose 5% Non-Fibrous Material 95%	None Detected
115921-060 60 1	Drywall White/Brown Int. Walls / Ceilings	No	Cellulose 5% Non-Fibrous Material 95%	None Detected
115921-061 61 1	Joint Compound White/Beige Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-062 62 1	Joint Compound White/Beige Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-063 63 1	Joint Compound White/Beige Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-064 64 1	Plaster - Top layer Brown/Green Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-064 64 2	Plaster - Base layer Beige Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-065 65 1	Plaster - Top layer Brown/Green Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-065 65 2	Plaster - Base layer Beige Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-066 66 1	Plaster Beige Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-067 67 1	Skim Coat Off-White Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-068 68 1	Skim Coat Off-White Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-069 69 1	Skim Coat Off-White Int. Walls / Ceilings	No	Non-Fibrous Material 100%	None Detected
115921-070 70 1	Ceiling Tile White/Beige Int. Ceilings - Bar Room	No	Cellulose 40% Non-Fibrous Material 60%	None Detected
115921-071 71 1	Ceiling Tile White/Beige Int. Ceilings - Bar Room	No	Cellulose 40% Non-Fibrous Material 60%	None Detected
115921-072 72 1	Ceiling Tile White/Beige Int. Ceilings - Bar Room	No	Cellulose 40% Non-Fibrous Material 60%	None Detected
115921-073 73 1	Insulated Wall Tile White/Yellow Int. Wall - Back West Storage Room	No	Fiberglass 40% Non-Fibrous Material 60%	None Detected
115921-074 74 1	Insulated Wall Tile White/Yellow Int. Wall - Back West Storage Room	No	Fiberglass 40% Non-Fibrous Material 60%	None Detected
115921-075 75 1	Insulated Wall Tile White/Yellow Int. Wall - Back West Storage Room	No	Fiberglass 40% Non-Fibrous Material 60%	None Detected
115921-076 76 1	Wall Mastic Brown Int. Wall - Back West Storage Room	No	Non-Fibrous Material 100%	None Detected
115921-077 77 1	Wall Mastic Brown Int. Wall - Back West Storage Room	No	Non-Fibrous Material 100%	None Detected
115921-078 78 1	Wall Mastic Brown Int. Wall - Back West Storage Room	No	Non-Fibrous Material 100%	None Detected
115921-079 79 1	Brick Pink Int. Wall - Back West Storage Room	No	Non-Fibrous Material 100%	None Detected
115921-080 80 1	Brick Pink Int. Wall - Back West Storage Room	No	Non-Fibrous Material 100%	None Detected
115921-081 81 1	Brick Pink Int. Wall - Back West Storage Room	No	Non-Fibrous Material 100%	None Detected
115921-082 82 1	Ceiling Tile Mastic Brown Int. Ceilings - NW Utility Closet	No	Non-Fibrous Material 100%	None Detected
115921-083 83 1	Ceiling Tile Mastic Brown Int. Ceilings - NW Utility Closet	No	Non-Fibrous Material 100%	None Detected
115921-084 84 1	Ceiling Tile Mastic Brown Int. Ceilings - NW Utility Closet	No	Non-Fibrous Material 100%	None Detected

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-085 85 1	Ceiling Tile White/Yellow Int. Ceilings - NW Utility Closet	No	Fiberglass 40% Non-Fibrous Material 60%	None Detected
115921-086 86 1	Ceiling Tile White/Yellow Int. Ceilings - NW Utility Closet	No	Fiberglass 40% Non-Fibrous Material 60%	None Detected
115921-087 87 1	Ceiling Tile White/Yellow Int. Ceilings - NW Utility Closet	No	Fiberglass 40% Non-Fibrous Material 60%	None Detected
115921-088 88 1	Cove Base Mastic Brown Int. Walls - NE Office	No	Non-Fibrous Material 100%	None Detected
115921-089 89 1	Cove Base Mastic Brown Int. Walls - NE Office	No	Non-Fibrous Material 100%	None Detected
115921-090 90 1	Cove Base Mastic Brown Int. Walls - NE Office	No	Non-Fibrous Material 100%	None Detected
115921-091 91 1	Mastic Black Flooring System - Kitchen Pantry	No	Non-Fibrous Material 100%	None Detected
115921-092 92 1	Mastic Black Flooring System - Kitchen Pantry	No	Non-Fibrous Material 100%	None Detected
115921-093 93 1	Mastic Black Flooring System - Kitchen Pantry	No	Non-Fibrous Material 100%	None Detected
115921-094 94 1	Vinyl Floor Tile Green/Gray Flooring System - Kitchen Pantry	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-094 94 2	Vinyl Floor Tile Brown Flooring System - Kitchen Pantry	Yes	Non-Fibrous Material 97%	Chrysotile 3%
115921-095 95 1	Vinyl Floor Tile Green/Gray Flooring System - Kitchen Pantry	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-095 95 2	Vinyl Floor Tile Brown Flooring System - Kitchen Pantry	Yes	Non-Fibrous Material 97%	Chrysotile 3%
115921-096 96 1	Vinyl Floor Tile Green/Gray Flooring System - Kitchen Pantry	Yes	Non-Fibrous Material 98%	Chrysotile 2%
115921-096 96 2	Vinyl Floor Tile Brown Flooring System - Kitchen Pantry	Yes	Non-Fibrous Material 97%	Chrysotile 3%
115921-097 97 1	Cove Base Mastic Brown Flooring System - East Bathroom	No	Non-Fibrous Material 100%	None Detected
115921-098 98 1	Cove Base Mastic Brown Flooring System - East Bathroom	No	Non-Fibrous Material 100%	None Detected

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
115921-099 99 1	Cove Base Mastic Brown Flooring System - East Bathroom	No	Non-Fibrous Material 100%	None Detected

Megan A. De Lara

Analyst: Megan De Lara(Analyst)

Approval: Lupe Escobar (Laboratory Manager)

NVLAP TESTING NVLAP Lab Code 600117-0 ilac-MRA

Yipwan

Analyst: Yipwan Ahmed(Analyst)

115921-066	Only one layer of plaster present
115921-094	No mastic present on brown vinyl floor tile
115921-095	No mastic present on brown vinyl floor tile
115921-096	No mastic present on brown vinyl floor tile

Disclaimer: Bulk sample(s) submitted was (were) analyzed in accordance with the procedures outlined in EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials, 1993) and Appendix E to Subpart E of 40 CFR Part 763.

Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. This report applies only to the items as received in the lab. "None Detected" means that no asbestos was observed in the sample. "< 1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report may not be reproduced, except in full without the expressed written consent of Pinnacle Laboratory. This report may not be used to claim product certification, approval, or endorsement by NIST, NVLAP, AQMD, or any government agency.

END OF REPORT

JLM ENVIRONMENTAL
INSPECTION & LABORATORY

Asbestos Bulk Chain of Custody

Subject Property: 515 Eubanks St, Camarillo, CA 93010

Turnaround Time (TAT) Options ☐ 3 Hours ☐ 6 Hours ☐ 24 Hours ☑ 48 Hours

Client:

Analysis Method (Report Limit) *Check the Appropriate Box Below:*

Date:

JL #

Inspection Type: ☐ Limited ☑ Comprehensive

☑ PLM EPA 600/R-93/116 (<1%) ☐ 40 CFR Appendix E to Subpart E of Part 763 (<1%)
☐ Point Count w/ Gravimetric 1000 (<0.1%) ☐ Point Count 1000, Non-Grav. (<0.1%)
☐ Dust Wipe (PLM Qualitative) ☐ Soil (PLM Qualitative) ☐ Microvac ASTM D 5755
☐ Microvac (PLM Qualitative) ☐ PLM CARB 435 - Level A ☐ PLM CARB - 435 Level B

Sample #	Material	Location	Condition	Friable	Quantity
1	Flat gravel/ BUR	Roofing System	G D SD	Y N	~6500□
2			G D SD	Y N	
3			G D SD	Y N	~~50□~~
4	Rolled Asphalt		G D SD	Y N	~50□
5			G D SD	Y N	
6			G D SD	Y N	
7	Pen. Mastic	- vents/Flashings	G D SD	Y N	~10□
8			G D SD	Y N	
9			G D SD	Y N	
10	Mortar (Chimney)		G D SD	Y N	~30□
11			G D SD	Y N	
12			G D SD	Y N	
13	Brick (Chimney)		G D SD	Y N	~50□
14			G D SD	Y N	
15			G D SD	Y N	
16	mortar (For CMU Blocks)	Ext. walls	G D SD	Y N	~550□
17			G D SD	Y N	
18			G D SD	Y N	

Sampled & Relinquished By: Jonathan Massey Sign: Jonathan Massey Date: 1-26-26 Time: 10:00 am

Received By (Lab): Jade Hagihara Sign: Jade Hagihara Date: 1/27/26 Time: 2:10 pm

Analyzed By (Lab): Sign: Date: Time:

 PID#25096 #115921 Revised 4/10/2025

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Asbestos Bulk Chain of Custody Continued

Sample #	Material	Location	Condition	Friable	Quantity
19	CMU Block	Ext. walls	G D SD	Y N	~6500 ft
20			G D SD	Y N	
21			G D SD	Y N	
22	Concrete	Fandation/Sidewalks	G D SD	Y N	~2000 ft
23			G D SD	Y N	
24			G D SD	Y N	
25	Asphalt	Parking Lot	G D SD	Y N	~15,000 ft
26			G D SD	Y N	
27			G D SD	Y N	
28	mastic on VFT	Flooring System - Game/Bar/Ball Room	G D SD	Y N	~5500 ft
29			G D SD	Y N	
30			G D SD	Y N	
31	VFT (Brown)	- Game Room/Bar/Ball Room	G D SD	Y N	~5500 ft
32			G D SD	Y N	
33			G D SD	Y N	
34	mastic on VFT	- Bar/ENTRY Bathroom	G D SD	Y N	~75 ft
35			G D SD	Y N	
36			G D SD	Y N	
37	VFT (White/Grey)	- Bar/ENTRY Bathroom	G D SD	Y N	~75 ft
38			G D SD	Y N	
39			G D SD	Y N	
40	mastic on VFT	- Bar Room	G D SD	Y N	~40 ft
41			G D SD	Y N	
42			G D SD	Y N	
43	VFT (Black)	- Bar Room	G D SD	Y N	~40 ft

Revised 5/2/2024

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Asbestos Bulk Chain of Custody Continued

Sample #	Material	Location	Condition	Friable	Quantity
44			G D SD	Y N	
45			G D SD	Y N	
46	mastic on VFT	- East office	G D SD	Y N	~50 ft
47			G D SD	Y N	
48			G D SD	Y N	
49	VFT (white/blue)	- East South office	G D SD	Y N	~50 ft
50			G D SD	Y N	
51			G D SD	Y N	
52	Cove base Mastic	Int walls - East South office	G D SD	Y N	~150 ft
53			G D SD	Y N	
54			G D SD	Y N	
55	Acoustic Texture	Int ceilings - Ball Room/Bar/game Room	G D SD	Y N	~5500 ft
56			G D SD	Y N	
57			G D SD	Y N	
58	DIW	Int. walls/ceilings	G D SD	Y N	~3000 ft
59			G D SD	Y N	
60			G D SD	Y N	
61	J/C		G D SD	Y N	~3000 ft
62			G D SD	Y N	
63			G D SD	Y N	
64	Plaster		G D SD	Y N	~3000 ft
65			G D SD	Y N	~3000 ft
66			G D SD	Y N	
67	Skim coat		G D SD	Y N	~3000 ft
68			G D SD	Y N	

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Asbestos Bulk Chain of Custody Continued

Sample #	Material	Location	Condition	Friable	Quantity
69	↓	↓	G D SD	Y N	↓
70	Ceiling tile	Int. Ceilings - Bar Room	G D SD	Y N	~35 ◻
71	↓	↓	G D SD	Y N	↓
72	↓	↓	G D SD	Y N	↓
73	Insulated wall tile (white)	Int. wall - Back west Storage Room	G D SD	Y N	~30 ◻
74	↓	↓	G D SD	Y N	↓
75	↓	↓	G D SD	Y N	↓
76	wall mastic	↓	G D SD	Y N	~30 ◻
77	↓	↓	G D SD	Y N	↓
78	↓	↓	G D SD	Y N	↓
79	Tile wall (Brick to file)	Int wall - Back west Storag Room	G D SD	Y N	~20 ◻
80	↓	↓	G D SD	Y N	↓
81	↓	↓	G D SD	Y N	↓
82	ceiling tile Mastic	Int. Ceilings - NW utility Closet	G D SD	Y N	~70 ◻
83	↓	↓	G D SD	Y N	↓
84	↓	↓	G D SD	Y N	↓
85	ceiling tile	—	G D SD	Y N	~70 ◻
86	↓	↓	G D SD	Y N	↓
87	↓	↓	G D SD	Y N	↓
88	Cove Base mastic	Int. walls - NE office	G D SD	Y N	~30 ◻
89	↓	↓	G D SD	Y N	↓
90	↓	↓	G D SD	Y N	↓
91	Mastic on VFT	Flooring System - Kitchen Pantry	G D SD	Y N	~150 ◻
92	↓	↓	G D SD	Y N	↓
93	↓	↓	G D SD	Y N	↓

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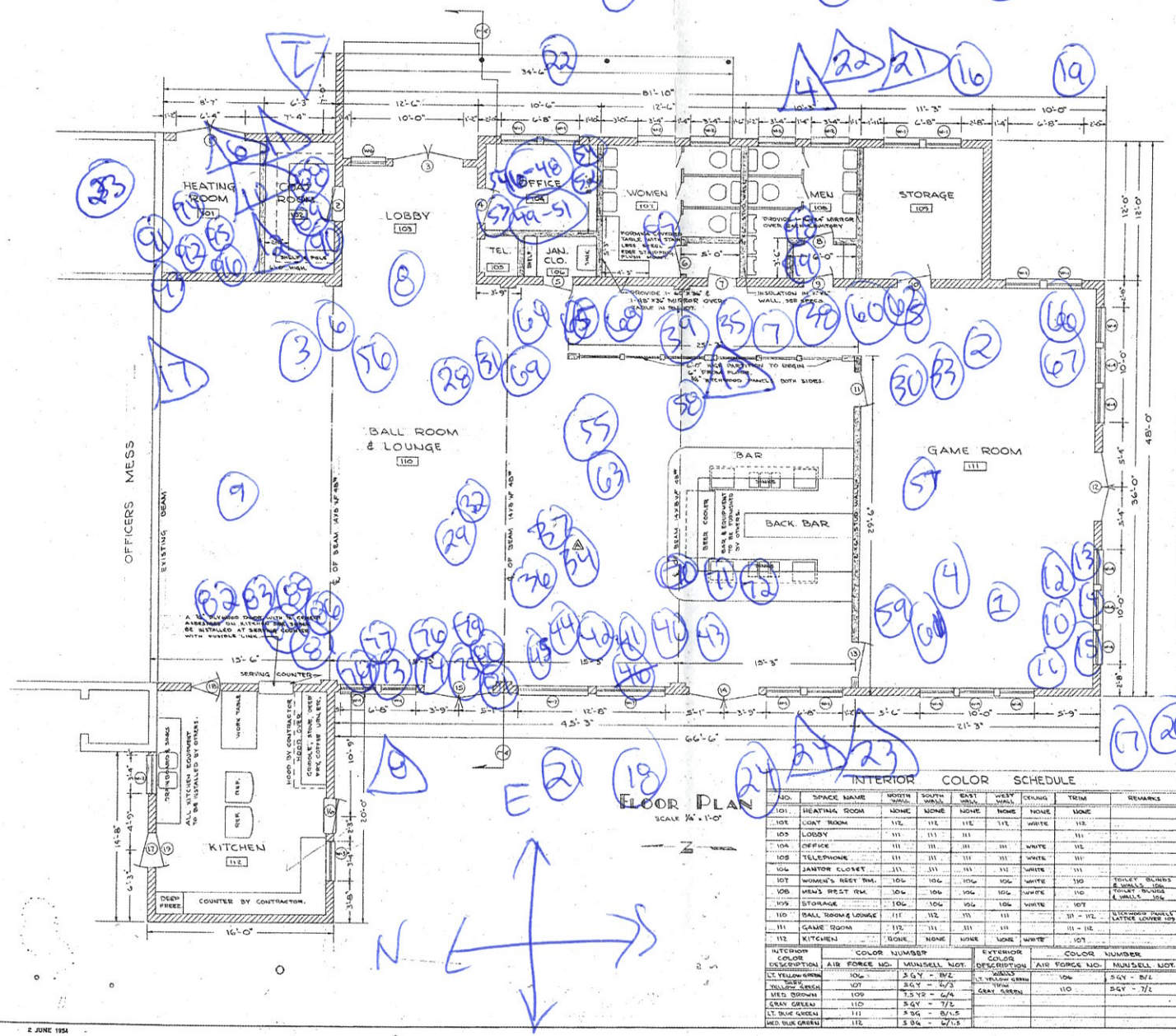
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Asbestos Bulk Chain of Custody Continued

Sample #	Material	Location	Condition	Friable	Quantity
94	VFT (Green)	Flooring System - Kitchen Pantry	G D SD	Y N	~150 ft
95			G D SD	Y N	
96			G D SD	Y N	
97	Cove Base Mastic	Flooring System - East Bathroom	G D SD	Y N	~40 ft
98			G D SD	Y N	
99			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	
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			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	
			G D SD	Y N	

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ROOM FINISH SCHEDULE

NO.	SPACE NAME	FLOOR	BASE	WALL	WAINSCOT	CEILING	REMARKS
101	HEATING ROOM	C	CC	½ G.B.		½ G.B.	SILENCERS, WASHERS AND BUTTONS ON CEILING
102	COAT ROOM	C		½ G.B.		½ G.B.	
103	LOBBY	C		C.B.		A	BOARD OUT TO RECEIVE A.
104	OFFICE	C	C.C.	½ G.B.		½ G.B.	
105	TELEPHONE	C	C.C.	½ G.B.		½ G.B.	
106	JANITOR CLOSET	C	C.C.	½ G.B.	2 WAINS	½ G.B.	
107	WOMEN'S REST RM.	C	C.C.	½ G.B.	T	½ G.B.	
108	MEN'S REST RM.	C	C.C.	½ G.B.	T	½ G.B.	3'-0" T
109	STORAGE	C	CC.	½ G.B.		½ G.B.	
110	BALL ROOM & LOUNGE	C	W	W.G.B.		A	BOARD BRAKE TO RECEIVE A.
111	GAME ROOM	C	W	W.G.B.		A	
112	KITCHEN	C		C.B.	T	½ G.B.	FL. TO CEIL. T.

A - ACOUSTICAL TREATMENT
ACB - ASBESTOS CEMENT BOARD
C - CONCRETE
C.C. - CEMENT CURB
C.B. - CONCRETE BLOCK
G.B. - GYPSUM BOARD
T - TILE
W - WOOD

DOOR SCHEDULE

NO.	TYPE	DOOR SIZE	GLASS	HEAD	JAMB	THRES	HDWARE	REMARKS
1	(A)	PR 3'-0" x 7'-0" x 1¾"	NONE	(91)	(91)	(92)	HW. 3	18"x18" LOUVERS
2	(B)	3'-0" x 7'-0" x 1¾"	NONE	(91)	(91)	(94)	HW. 27	DUTCH DOOR
3	(C)	SW. 3'-0" x 7'-0" x 1¾"	YES	(91)	(91)	(92)	HW. 1	
4	(D)	3'-0" x 7'-0" x 1¾"	NONE	(91)	(91)	(84)	HW. 12	
5	(D)	2'-4" x 7'-0" x 1¾"	NONE	(91)	(91)	(84)	HW. 12	
6	(D)	2'-6" x 7'-0" x 1¾"	NONE	(83)	(83)	(84)	HW. 8	
7	(D)	2'-6" x 7'-0" x 1¾"	NONE	(91)	(91)	(84)	HW. 8	
8	(D)	2'-6" x 7'-0" x 1¾"	NONE	(83)	(83)	(84)	HW. 8	
9	(D)	2'-6" x 7'-0" x 1¾"	NONE	(91)	(91)	(84)	HW. 8	
10	(D)	3'-0" x 7'-0" x 1¾"	NONE	(91)	(91)	(84)	HW. 12	
11	(D)	3'-0" x 7'-0" x 1¾"	NONE	(78)	(78)	(84)	HW. 8	
12	(C)	PR. 3'-0" x 7'-0" x 1¾"	YES	(91)	(91)	(92)	HW. 1	
13	(D)	3'-0" x 7'-0" x 1¾"	NONE	(78)	(78)	(84)	HW. 8	
14	(C)	PR. 3'-0" x 7'-0" x 1¾"	YES	(91)	(91)	(92)	HW. 1	
15	(C)	PR. 3'-0" x 7'-0" x 1¾"	YES	(91)	(91)	(92)	HW. 1	
16	(E)	3'-0" x 7'-0" x 1¾"	YES	(91)	(91)	(92)	HW. 27	DUTCH DOOR
17	(F)	3'-0" x 7'-0" x 1¾"	NONE	(91)	(91)	(92)	HW. 12	
18	(G)	2'-4" x 7'-0" x 1¾"	YES	(78)	(78)	(84)	HW. 26	12"x12" GLASS 5'-0" HIGH
19	(H)	3'-0" x 7'-0" x 1¾"	NONE	(76)	(76)	(84)	HW. 13	SCREEN DOOR

WINDOW SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	SCREEN	JAMB	SILL	HEAD	REMARKS
W-1	AWNING	3'-0⅝"	2'-3¾"	YES	(43)	(31)	(32)	(30)	
W-2	TRANSOM	2'-10⅝"	1'-3⅜"	YES	(41)	(43)	(44)	(42)	REST ROOM, WINDOWS OBSCURED GLASS
W-3	TRANSOM	3'-0⅝"	1'-3⅜"	YES	(41)	(43)	(44)		
W-5	AWNING	4'-1"	2'-3⅜"	YES	(43)	(31)	(32)	(30)	
W-6	FIXED	3'-0"	7'-0"	NONE	(60)	(61)	(61)		
W-7	FIXED	6'-0"	2'-3¾"	NONE	(60)	(60)	(64)		PLATE GLASS

SHOP DRAWINGS SHALL BE SUBMITTED

NAILING SCHEDULE

½" SHEATHING TO EACH BEARING	2-8d
JOIST TO BEARING MEMBER	4-16d
RAFTER TO BEARING MEMBER	4-16d
RAFTER TO BLOCKING, END NAIL	2-16d
BLOCKING TO BEARING MEMBER	3-16d
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SILL, TOE NAIL	3-16d
DOUBLED STUDS	16d @ 24" O.C.
TOP PLATES, SPLICE TOGETHER	16d @ 24" O.C.
TOP PLATES, LAPS & INTERSECTIONS	3-16d
CORNER STUDS & ANGLES	16d @ 24" O.C.

INTERIOR COLOR SCHEDULE

NO.	SPACE NAME	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING	TRIM	REMARKS
101	HEATING ROOM	NONE	NONE	NONE	NONE	NONE	NONE	
102	COAT ROOM	112	112	112	112	WHITE	112	
103	LOBBY	111	111	111			111	
104	OFFICE	111	111	111	111	WHITE	112	
105	TELEPHONE	111	111	111	111	WHITE	111	
106	JANITOR CLOSET	111	111	111	111	WHITE	111	
107	WOMEN'S REST RM.	106	106	106	106	WHITE	110	TOILET BLINDS & WALLS 106
108	MEN'S REST RM.	106	106	106	106	WHITE	110	TOILET BLINDS & WALLS 106
109	STORAGE	106	106	106	106	WHITE	107	
110	BALL ROOM & LOUNGE	111	112	111	111		111 - 112	STOREWORD PANELS LATTER LOUVER 109
111	GAME ROOM	112	111	111	111		111 - 112	
112	KITCHEN	NONE	NONE	NONE	NONE	WHITE	107	

INTERIOR COLOR DESCRIPTION	COLOR NUMBER AIR FORCE NO.	COLOR NUMBER MUNSELL NOT.	EXTERIOR COLOR DESCRIPTION	COLOR NUMBER AIR FORCE NO.	COLOR NUMBER MUNSELL NOT.
LT. YELLOW GREEN	106	3 GY - 8/2	WOODS		
DARK YELLOW GREEN	107	2 GY - 6/3	LT. YELLOW GREEN	106	5 GY - 8/2
MED. BROWN	109	7.5 YR - 6/4	TRIM		
GRAY GREEN	110	5 GY - 7/2	GRAY GREEN	110	2 GY - 7/2
LT. BLUE GREEN	111	3 BG - 8/1.5			
MED. BLUE GREEN	112	3 BG - 6/1.5			

NO.	DATE	DESCRIPTION	BY
2	27 MAY 55	DELETED PLANTER BOX	HAV

DEPARTMENT OF THE AIR FORCE
AIR DEFENSE COMMAND
DIRECTORATE OF INSTALLATIONS
OXNARD AIR FORCE BASE
OXNARD, CALIFORNIA

OFFICERS CLUB

FLOOR PLAN

SUBMITTED: Lionett	RECOMMENDED:	APPROVED:
DESIGNED S.J. BUCKLEY	SCALE AS NOTED	OXN-P-78-54 REV. 1
DRAWN VON THUN	DATE: 26 APRIL 1955	SHEET 3 OF 12
CHECKED BUCKLEY	PROJ. NO. OX-60-60	

AGC FORM 187 2 JUNE 1954

Pg 6 of 7

JLM ENVIRONMENTAL
INSPECTION & LABORATORY

Property Address: 480 Skyway Dr, Camarillo, CA 93010

Asbestos

Asbestos can be found in many building materials, including, but not limited to: **interior walls and ceilings, exterior walls, heating system components, vent pipes, windows, insulation, flooring, and roofing.**

Per state regulations, **all** building materials that have been disturbed/damaged and will be disturbed during renovation, remediation, or demolition activities **must** be tested to determine the presence of asbestos **prior** to start of work (SCAQMD Rule 1403). The SCAQMD finds that fewer than three samples per homogeneous material is insufficient to determine the asbestos-containing status of building materials.

"AHERA sampling requirements (< 1000 sq. ft= **3 samples**, 1000 - 5000 sq. ft.= **5 samples**, 5000 + sq. ft= **7 - 9 samples**)"
Client has **DECLINED** or **ACCEPTED** AHERA sampling requirements

[ ] **Declined Samples** [ ] **Comprehensive Bulk Survey** [ ] **Sampling Limited to:** (**Bulk**) - **Air** - **Dust**

[ ] Authorization of Bulk Limited to: (**DRYWALL**) (**PLASTER**) **ACOUSTIC SPRAY** (**FLOORING MATERIALS**) **WINDOW GLAZING** (**MASTIC**)
HVAC SYSTEM **VENT PIPES** **EXT. SIDING** **STUCCO** (**ROOFING MATERIALS**) (**INSULATION**) (**CONCRETE**)
(**CEILING TILES**) (**JOINT COMPOUND**) **VAPOR BARRIER** **FIRE PROOFING** (**SKIM COAT**) (**ASPHALT**)

Air Samples [ ] Authorized Samples [ ] Declined Samples **Dust Samples** [ ] Authorized Samples [ ] Declined Samples

NOTES: 99 ASB Bulk collected; no other sample collection Authorized by Client.

Inspection limited to the following areas: limited to Int./Ext. Comprehensive materials only.

Lead

Lead can be found in many areas, including, but not limited to: **ceramic tile, interior and exterior painted surfaces, exterior flashings, settled dust, and soil.**

Per state regulations, all building materials that have been disturbed/damaged and will be disturbed during renovation, remediation, or demolition activities **must** be tested to determine the presence of lead prior to start of work.

In every pre-1978 structure, if any untested paint will be disturbed, assume untested paint is lead-based, or have paint tested by a state-certified Lead Inspector/Risk Assessor" (References: Title 17, CCR, Div 1, Ch 8, Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards and SB 460, the Cal/OSHA Lead in Construction Standard)

[ ] **Declined Samples** [ ] **Comprehensive Lead Survey** [ ] **Sampling Limited to:** (**XRF**) - **Dust** - **Soil**

NOTES: 24 XRF Scans Only.

Inspection limited to the following areas: ~~limited~~ Int./Ext. Comprehensive.

By signing below, the undersigned acknowledges that all authorized samples have been collected and inspection areas surveyed as reasonably accessible. Any additional sampling or services requested after this inspection will require a new inspection and fees. The undersigned understands that inspections were limited to authorized accessible areas, and JLM Environmental assumes no responsibility for materials or locations not inspected. The client further agrees that JLM Environmental's methods are professionally suitable and may differ from other contractors; services are not required to follow third-party methods or preferences.

Name (Please Print) _____

Signature _____ **Date** 1-26-24

[ ] **Client not onsite at time of survey; authorization provided via: CALL TEXT EMAIL ON-SITE REP:** _____

JLM ENVIRONMENTAL INSPECTION & LABORATORY
15200 Grevillea Ave, Suite B Lawndale, CA 90260
Office 310.978.8281 Cell 310.930.3355
info@jlmenvironmental.com www.jlmenvironmental.com

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation 01/26/2026

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

☑ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)]	City	County	Zip Code
515 Eubanks Street	Camarillo	Ventura	93010

Construction date (year) of structure	Type of structure		Children living in structure?	
1952	☐ Multi-unit building	☐ School or daycare	☐ Yes	☐ No
	☐ Single family dwelling	☑ Other Commercial	☑ Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name	Telephone number
Kyle Ng	(562) 346-6251

Address [number, street, apartment (if applicable)]	City	State	Zip Code

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☑ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☑ Other Intact lead-based ceramic detected

Section 6 — Individual Conducting Lead Hazard Evaluation

Name	Telephone number
Jonathan Massey	(310) 978-8281

Address [number, street, apartment (if applicable)]	City	State	Zip Code
15200 Grevillea Avenue, Suite B	Lawndale	CA	90260

CDPH certification number	Signature	Date
LRC-00002199	Jonathan Massey	01/26/2026

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

A. A foundation diagram or sketch of the structure indicating the specifc locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

CDPH 8552 (6/07)

JLM ENVIRONMENTAL
INSPECTION & LABORATORY

Property Address: 515 Eubanks ~~480 Skyway Dr~~, Camarillo, CA 93010

Asbestos

Asbestos can be found in many building materials, including, but not limited to: **interior walls and ceilings, exterior walls, heating system components, vent pipes, windows, insulation, flooring, and roofing.**

Per state regulations, **all** building materials that have been disturbed/damaged and will be disturbed during renovation, remediation, or demolition activities **must** be tested to determine the presence of asbestos **prior** to start of work (SCAQMD Rule 1403). The SCAQMD finds that fewer than three samples per homogeneous material is insufficient to determine the asbestos-containing status of building materials.

"AHERA sampling requirements (< 1000 sq. ft= **3 samples**, 1000 - 5000 sq. ft.= **5 samples**, 5000 + sq. ft= **7 - 9 samples**)"
Client has **DECLINED** or **ACCEPTED** AHERA sampling requirements

[ ] **Declined Samples** [ ] **Comprehensive Bulk Survey** [X] **Sampling Limited to:** (**Bulk**) - **Air** - **Dust**

[ ] Authorization of Bulk Limited to: (**DRYWALL**) (**PLASTER**) **ACOUSTIC SPRAY** (**FLOORING MATERIALS**) **WINDOW GLAZING** (**MASTIC**) **HVAC SYSTEM** **VENT PIPES** **EXT. SIDING** **STUCCO** (**ROOFING MATERIALS**) (**INSULATION**) (**CONCRETE**) (**CEILING TILES**) (**JOINT COMPOUND**) **VAPOR BARRIER** **FIRE PROOFING** (**SKIM COAT**) (**ASPHALT**)

Air Samples [ ] Authorized Samples [ ] Declined Samples **Dust Samples** [ ] Authorized Samples [ ] Declined Samples

NOTES: 99 ASB Bulk collected; no other sample collection Authorized by Client.

Inspection limited to the following areas: limited to Int./Ext. Comprehensive material is only.

Lead

Lead can be found in many areas, including, but not limited to: **ceramic tile, interior and exterior painted surfaces, exterior flashings, settled dust, and soil.**

Per state regulations, all building materials that have been disturbed/damaged and will be disturbed during renovation, remediation, or demolition activities **must** be tested to determine the presence of lead prior to start of work.

In every pre-1978 structure, if any untested paint will be disturbed, assume untested paint is lead-based, or have paint tested by a state-certified Lead Inspector/Risk Assessor" (References: Title 17, CCR, Div 1, Ch 8, Accreditation, Certification and Work Practices for Lead-Based Paint and Lead Hazards and SB 460, the Cal/OSHA Lead in Construction Standard)

[ ] **Declined Samples** [ ] **Comprehensive Lead Survey** [X] **Sampling Limited to:** (**XRF**) - **Dust** - **Soil**

NOTES: 24 XRF Scans Only.

Inspection limited to the following areas: ~~limited~~ Int./Ext. Comprehensive.

By signing below, the undersigned acknowledges that all authorized samples have been collected and inspection areas surveyed as reasonably accessible. Any additional sampling or services requested after this inspection will require a new inspection and fees. The undersigned understands that inspections were limited to authorized accessible areas, and JLM Environmental assumes no responsibility for materials or locations not inspected. The client further agrees that JLM Environmental's methods are professionally suitable and may differ from other contractors; services are not required to follow third-party methods or preferences.

Name (Please Print) _____

Signature _____ **Date** 1-26-24

[ ] **Client not onsite at time of survey; authorization provided via: CALL TEXT EMAIL ON-SITE REP:** _____

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info@jlmenvironmental.com www.jlmenvironmental.com

JLM ENVIRONMENTAL
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Lead XRF Chain of Custody

Subject Property: ~~480 Skyway Dr,~~ 515 Eubanks St, Camarillo, CA 93010

Turnaround Time (TAT) Options: ☐ 3 Hours ☐ 6 Hours ☑ 24 Hours ☐ 48 Hours

Client:

Year Built: 1952 **JL #**

Date: 01/26/2026

Inspection Type: ☐ Limited ☑ Comprehensive

Children living in structure: ☐ Yes ☐ No ☐ Don't Know

☐ No lead-based paint detected ☑ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected

☐ No lead-based ceramic detected ☑ Intact lead-based ceramic detected ☐ Deteriorated lead-based ceramic detected

☐ No lead hazards detected ☐ Lead-contaminated dust/soil found

Material: P = Plaster D = Drywall W = Wood C = Ceramic S = Stucco M = Metal B = Brick/Masonry **Condition:** I = Intact D = Deteriorated

Sample #	Location	Quantity	Material	Condition	Reading (mg/cm²)
1	East Ext. Wall		P D W C S M (B)	(I) D	0.0
2	East Ext. window sill		P D (W) C S M B	(I) D	0.0
3	- casing		P D (W) C S M B	(I) D	0.3
* 4	SE Ext. Window Casing	~5¢	P D (W) C S M B	(I) D	7.2
5	S Ext. window Casing		P D (W) C S M B	(I) D	0.2
6	W Ext. wood Siding		P D (W) C S M B	(I) D	0.3
7	W Ext. wall		P D W C S M (B)	(I) D	0.2
* 8	NW Ext. ~~Exit Door (Red)~~ Door casing	~12¢	P D (W) C S M B	(I) D	5.0
9	Kitchen Green wall tile	~~~12¢~~	P D W (C) S M B	(I) D	0.0
* 10	Kitchen No. Utility Closet 6"x6" Cream tile	~10¢	P D W (C) S M B	(I) D	11.8
* 11	~~North office~~ 4" 4"x4" Cream tile	~30¢	P D W (C) S M B	(I) D	12.9
* 12	North office 4"x4" Cream tile	~60¢ ~~230¢~~	P D W (C) S M B	(I) D	12.7
* 13	East wall drinking Fountain	~4¢	P D W (C) S M B	(I) D	6.8
14	N Int. wall		P (D) W C S M B	(I) D	0.0
15	West Int. Bar window Casing		P D (W) C S M B	(I) D	0.0
* 16	North office Closet Door Jamb	~6¢	P D (W) C S M B	(I) D	1.9
* 17	Kitchen Entrance Door Jamb	~6¢	P D (W) C S M B	I (D)	2.1

Relinquished By: (print) Jonathan Massey Sign: Jonathan Massey Date: Time:

Revised 4/24/2024

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Lead XRF Chain of Custody (Continued)

Sample #	Location	Quantity	Material	Condition	Reading (mg/cm²)
18	Kitchen Pantry Shelves		P D (W) C S M B	I (D)	0.0
19	West Back Storage Walk-in 4"x4" white tile		P D W (C) S M B	(I) D	0.4
20	wall tile 4"x4" black - West Back Storage		P D W (C) S M B	(I) D	0.2
* 21	East Ext. Eave	~2000 ft²	P D (W) C S M B	(I) D	7.9
* 22	East Ext Rafter tail	~1500 ft²	P D (W) C S M B	(I) D	8.0
* 23	West Ext. Eave	~2000 ft²	P D (W) C S M B	(I) D	7.5
* 24	West Soffit Ext.	~200 ft²	P D (W) C S M B	(I) D	4.9
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	
			P D W C S M B	I D	

Revised 4/24/2024

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JLM ENVIRONMENTAL
INSPECTION & LABORATORY

CALIBRATION CHECK TEST RESULTS

Property Address: ~~480 Skyway Dr~~ 515 Eubanks St, Camarillo, CA 93010

NIST SRM Used 1 mg/cm2 Calibration Check Tolerances Used 0.8 to 1.2 mg/cm2

Take 3 readings before a job and 3 more readings at the end of the job or every 4 hours.

First Calibration Check

NIST SRM			First Average	Difference between First Average and NIST SRM*
First Reading	Second Reading	Third Reading		
1.0	1.0	1.0	1.0	

Second Calibration Check

NIST SRM			First Average	Difference between First Average and NIST SRM
First Reading	Second Reading	Third Reading		
1.0	1.0	1.0	1.0	

Third Calibration Check *(if required)*

NIST SRM			First Average	Difference between First Average and NIST SRM
First Reading	Second Reading	Third Reading		

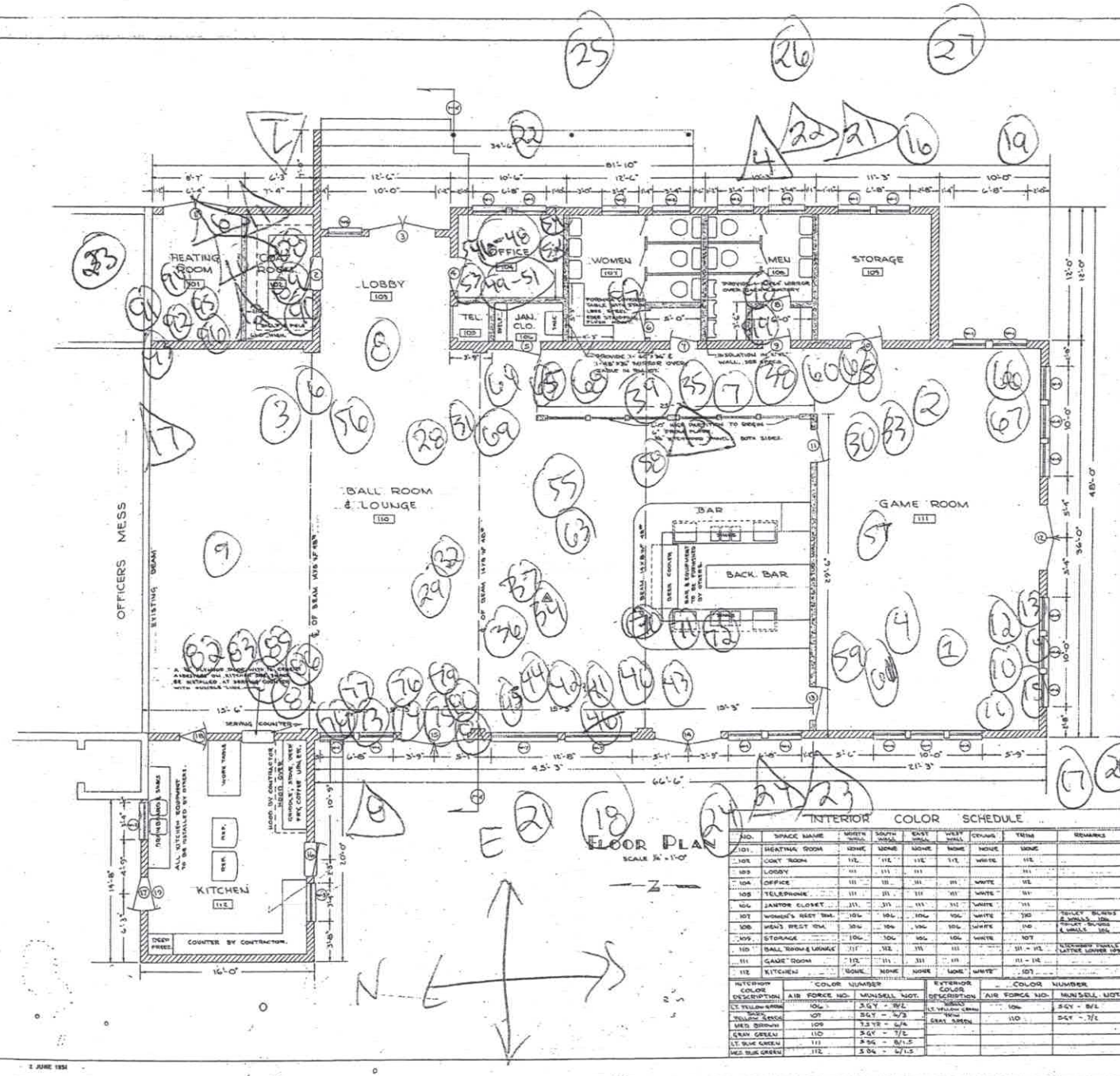
Fourth Calibration Check *(if required)*

NIST SRM			First Average	Difference between First Average and NIST SRM
First Reading	Second Reading	Third Reading		

*If the difference of the Calibration Check Average from the NIST SRM film value is greater than the specified Calibration Check Tolerance for this device, consult the manufacturer's recommendations to bring the instrument back into control. Retest all testing combinations tested since the last successful Calibration Check test.

Name: [signature] Date: 1-26-26

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ROOM FINISH SCHEDULE

NO.	SPACE NAME	FLOOR	BASE	WALL	WAINSCOT	CEILING	REMARKS
101	HEATING ROOM	C	CC.	N/C.B. S/C.B.		5/G.B.	6" CMU UNDERFOOT, SAME AS OTHER CMU
102	COAT ROOM	C		N/C.B. S/C.B.		5/G.B.	
103	LOBBY	C		C.B.		A	SEE KEY DIAG. "A" ABOVE
104	OFFICE	C	CC.	N/C.B. S/C.B.		5/G.B.	
105	TELEPHONE	C	CC.	N/C.B. S/C.B.		5/G.B.	
106	JANITOR CLOSET	C	CC.	N/C.B. S/C.B.	5'-0" H/B	5/G.B.	
107	WOMEN'S REST RM.	C	CC.	N/C.B. S/C.B.	T	5/G.B.	
108	MEN'S REST RM.	C	CC.	N/C.B. S/C.B.	T	5/G.B.	3'-0" T.
109	STORAGE	C	CC.	N/C.B. S/C.B.		5/G.B.	
110	BALL ROOM & LOUNGE	C	W	N/C.B. S/C.B.		A	SOUND BRIDGE TO RECEIVE A.
111	GAME ROOM	C	W	N/C.B. S/C.B.		A	
112	KITCHEN	C		C.B.	T.	5/G.B.	FL. TO CEIL. T.

A - ACOUSTICAL TREATMENT
ACB - ASBESTOS CEMENT BOARD
C - CONCRETE
C.C. - CEMENT CURB
C.B. - CONCRETE BLOCK
G.B. - GYPSUM BOARD
T - TILE
W - WOOD

DOOR SCHEDULE

NO.	TYPE	DOOR SIZE	GLASS	HEADER	JAMB	THRES.	REMARKS	REMARKS
1	A	PR 3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(92)	HW. 3	8"x14" LOUVERS
2	B	3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 27	DUTCH DOOR
3	C	SPEC. 3'-0" x 7'-0" x 1¾"	YES	(1)	(91)	(84)	HW. 1	
4	D	3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 12	
5	D	2'-8" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 12	
6	D	2'-6" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 8	
7	D	2'-4" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 8	
8	D	2'-4" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 8	
9	D	2'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 8	
10	D	3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 12	
11	D	3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 8	
12	C	PR. 3'-0" x 7'-0" x 1¾"	YES	(1)	(91)	(84)	HW. 1	
13	D	3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 9	
14	C	PR. 3'-0" x 7'-0" x 1¾"	YES	(1)	(91)	(84)	HW. 1	
15	C	PR. 3'-0" x 7'-0" x 1¾"	YES	(1)	(91)	(84)	HW. 1	
16	E	3'-0" x 7'-0" x 1¾"	YES	(1)	(91)	(84)	HW. 27	DUTCH DOORS
17	F	3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 12	
18	G	2'-4" x 7'-0" x 1¾"	YES	(1)	(91)	(84)	HW. 26	12"x12" GLASS 2'-0" HIGH
19	H	3'-0" x 7'-0" x 1¾"	NONE	(1)	(91)	(84)	HW. 13	SCREEN DOOR

WINDOW SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	SCREEN	HEAD	JAMB	SILL	MULL	REMARKS
W-1	AWNING	3'-0⅛"	2'-3⅛"	YES	(1)	(2)	(3)	(20)	
W-2	TRANSOM	3'-0⅛"	1'-3⅛"	YES	(1)	(2)	(3)		BEST NON-GLARE OBSCURED GLASS
W-3	TRANSOM	3'-0⅛"	1'-3⅛"	YES	(1)	(2)	(3)		
W-4	AWNING	5'-0"	2'-3⅛"	YES	(1)	(2)	(3)	(21)	
W-5	FIXED	5'-0"	7'-0"	NONE	(1)	(2)	(3)		
W-7	FIXED	6'-0"	5'-3⅛"	NONE	(1)	(2)	(3)		PLATE GLASS
	SHOP DRAWINGS SHALL BE SUBMITTED								

NAILING SCHEDULE

"RE" SHEATHING TO EACH BEARING	2-16d
JOIST TO BEARING MEMBER	4-16d
RAFTER TO BEARING MEMBER	4-16d
RAFTER TO BLOCKING, END NAIL	3-16d
BLOCKING TO BEARING MEMBER	3-16d
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SILL, TOE NAIL	3-16d
DOUBLED STUDS	16d @ 24" O.C.
TOP PLATES, SPLICE TOGETHER	16d @ 24" O.C.
TOP PLATES, LAPS & INTERSECTIONS	2-16d
CORNER STUDS & ANGLES	16d @ 24" O.C.

INTERIOR COLOR SCHEDULE

NO.	SPACE NAME	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING	TRIM	REMARKS
101	HEATING ROOM	NONE	NONE	NONE	NONE	NONE	NONE	
102	COAT ROOM	112	112	112	112	WHITE	112	
103	LOBBY	111	111	111			111	
104	OFFICE	111	111	111	111	WHITE	112	
105	TELEPHONE	111	111	111	111	WHITE	111	
106	JANITOR CLOSET	111	111	111	112	WHITE	111	
107	WOMEN'S REST RM.	106	106	106	106	WHITE	110	TOILET SLABS & WALLS 106
108	MEN'S REST RM.	106	106	106	106	WHITE	110	TOILET SLABS & WALLS 106
109	STORAGE	106	106	106	106	WHITE	107	
110	BALL ROOM & LOUNGE	112	112	111	111		111 - 112	KITCHEN PANELS LATTICE LOWER 109
111	GAME ROOM	112	111	111	111		111 - 112	
112	KITCHEN	NONE	NONE	NONE	NONE	WHITE	107	

INTERIOR COLOR DESCRIPTION	COLOR NUMBER A.F. NO.	COLOR NUMBER MUNSELL NOT.
LT. YELLOW GREEN	106	3.6Y - 8/4
YELLOW GREEN	107	3.6Y - 6/3
MED. BROWN	109	7.3YR - 6/4
GRAY GREEN	110	3.6Y - 7/2
LT. BLUE GREEN	111	3.6G - 8/1.5
MED. BLUE GREEN	112	3.6G - 6/1.5

EXTERIOR COLOR DESCRIPTION	COLOR NUMBER A.F. NO.	COLOR NUMBER MUNSELL NOT.
LT. YELLOW GREEN	106	3.6Y - 8/4
GRAY GREEN	110	3.6Y - 7/2

NO.	DATE	DESCRIPTION	BY
A	27 MAY 55	DELETED PLANTER BOX	MAN

DEPARTMENT OF THE AIR FORCE
AIR DEFENSE COMMAND
DIRECTORATE OF INSTALLATIONS
OXNARD AIR FORCE BASE
OXNARD, CALIFORNIA

OFFICERS CLUB

FLOOR PLAN

SUBMITTED: Linnell
DESIGNED C.J. BUCKLEY
DRAWN VON THIEL
CHECKED BUCKLEY

RECOMMENDED: Charles J. Mathieson
APPROVED: William H. Gale
DATE 26 APRIL 1955
PROJ. NO. OX-50-60

OXN-P-78-54 REV. 1
SHEET 3 OF 12

AGC FORM 107 2 JUNE 1954

164288

Pg 6 of 7

ENVIRONMENTAL
INSPECTION & LABORATORY

Lead Assessment Performed on 01/26/2026
Report Finalized on 01/30/2026

Project #JL-44931

Property Inspected	Report Prepared By
515 Eubanks Street **Camarillo, CA 93010** **Property Type: Single Story, Commercial Property**	**JLM Environmental** 15200 Grevillea Avenue, Suite B Lawndale, CA 90260-2018 (310) 978-8281 – info@jlmenvironmental.com www.JLMEnvironmental.com



Comprehensive lead inspection performed of the subject property prior to demolition.

This report details the findings of that survey and gives recommendations for handling lead containing materials. All information contained within must be disclosed to tenants and prospective purchasers in accordance with federal law (24 CFR Part 35 or 40 CFR Part 745).

Introduction

On 01/26/2026, JLM Environmental performed a comprehensive lead survey of suspect building materials and/or debris at the subject property at the request of the contractor. The scope of JLM Environmental's inspection was limited to documentation and collection of samples prior to demolition. This report provides a summary of the survey activities and findings as well as recommendations.

Property Information

The subject property is a single story, commercial property built in 1952. The property is currently occupied with no personal contents present. At the time of the inspection, no noticeable fire or structural damage was observed.

Property Type:	Commercial Property
Property Size (ft^2):	6500
Weather During Inspection:	Clear
Children Living at Property:	No
Client Present During Inspection:	No
Inspection Performed on Behalf of:	Contractor
Foundation Type:	Slab Foundation

Sampling & Analytical Methodology

The lead assessment of the subject areas at the property was performed by Jonathan Massey, a California State Department of Health Services Certified Lead Inspector/Assessor, #LRC-00002199. All inspection procedures and sample collection were performed in accordance with EPA guidelines and Chapter 7 of the "*HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (1997 Revision)*" and CDPH Title 17 CCR Division 1, Chapter 8.

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All lead activities must be performed in accordance with all applicable federal, state, and local regulations including, but not limited to, EPA 40 CFR Part 745; Renovation, Repair, and Painting Program Title X "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," U.S. Department of Housing and Urban Development, 1997 Revision Title 17, California Code of Regulations (CCR), Division 1, Chapter 8 "Accreditation, Certification and Work Practices in Lead-Related Construction," Final Version: Filed January 8, 1999, Title 8, California Code of Regulations (CCR), Construction Safety Orders (Cal/OSHA) Section 1532.1, Lead in Construction Title 22, CCR Chapter 12.

XRF: The scope of JLM Environmental's survey included the inspection and sampling of all accessible materials as well as all accessible concealed materials (i.e., under carpet, above moveable drop ceilings, etc.) within the area(s) identified by the client. Building materials not identified in this report may be present within hidden or concealed areas of the building. The building was visually inspected and painted components and/or ceramic materials suspect for lead were identified; these items were categorized by substrate (i.e. plaster, wood, metal, ceramic) and their condition noted (intact, deteriorating). Sampling was performed utilizing a Viken Pb200i XRF analyzer S/N:#3073 following the manufacturer's instructions and all applicable regulatory guidelines. The instrument was calibrated to the manufacturer's specifications at the start of the assessment, after the assessment, and periodically every four hours as prescribed by the National Institute of Standards and Technology (NIST). A minimum of one representative surface of each painted component in each area was tested.

The EPA's Renovation, Repair, and Painting Rule (RRP) defines lead-based paint as any paint, varnish, lacquer, putty, plaster, or similar coating material which contains lead or its compounds in excess of 5,000 ppm by dry weight, 1.0 mg/cm^2 by XRF, or 0.5% by weight. In Los Angeles County, Title 11 (11.28.010) further defines lead-based paint as any paint, varnish, lacquer, putty, plaster, or similar coating or structural material which contains lead or its compounds in excess of 0.7 mg/cm^2. Regardless if the materials being disturbed are below the Los Angeles County threshold of 0.7 mg/cm2, any materials containing varying levels of lead are still lead-containing and their removal are covered under Cal/OSHA worker protection regulations. JLM Environmental recommends that all contractors and workers follow Cal/OSHA's Lead in Construction Standard, Title 8 CCR Section 1532.1 during all lead removal. It is important to note that some painted surfaces may contain level of lead below the detection limit which could create lead dust or lead contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding. This report shall be kept by the owner and all future owners for the life of the dwelling.

Observations

Scope of Survey:	Comprehensive Survey Performed
Areas Inspected:	Interior Areas, Exterior Areas,
Observations:	Intact lead based paint detected. Intact lead containing ceramic detected.
Lead Notes:	24 XRF scans collected, with positives from exterior window casings, exterior eave, exterior door casing, ceramic tiles in the kitchen utility closet and Northeast office.













- Intact lead-based paint detected, response actions required.
- During this inspection, XRF readings of ceramic and porcelain components indicated the presence of lead at or above the regulatory level.
- Any signs of paint deterioration shall be immediately repaired in accordance with all applicable, Federal, State and local regulations, including, but not limited to, 40 CFR Part 745.
- Any paints/coatings or ceramic materials not identified in this report shall be considered suspect lead-based paint (LBP)/lead containing paint (LCP) and handled as lead-based paint unless sampled and proven to be non-LBP by a CDPH Certified Lead Inspector/Assessor.

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XRF RESULTS

Please be advised that measurements are not to be used for bidding purposes. These are only estimates.

Table 1. Lead XRF Results: The materials found to be at or above the threshold of 0.7 mg/cm^2 are noted in **bold** below.

Sample #	Location	Material	Condition (Intact/Deteriorated)	Reading
LX-01	East Exterior Wall	Paint on Brick/Masonry	Intact	0.0 mg/cm^2
LX-02	East Exterior Windowsill	Paint on Wood	Intact	0.0 mg/cm^2
LX-03	East Exterior Window Casing	Paint on Wood	Intact	0.3 mg/cm^2
LX-04	**Southeast Exterior Window Casing**	**Paint on Wood Approx. 5 sq. ft.**	**Intact**	**7.2 mg/cm^2**
LX-05	South Exterior Window Casing	Paint on Wood	Intact	0.2 mg/cm^2
LX-06	West Exterior Wood Siding	Paint on Wood	Intact	0.3 mg/cm^2
LX-07	West Exterior Wall	Paint on Brick/Masonry	Intact	0.2 mg/cm^2
LX-08	**Northwest Exterior Door Casing**	**Paint on Wood Approx. 12 sq. ft.**	**Intact**	**5.0 mg/cm^2**
LX-09	Kitchen Wall Tile	Green Ceramic	Intact	0.0 mg/cm^2
LX-10	**Kitchen North Utility Closet Tile**	**6 in. x 6 in. Cream Ceramic Approx. 10 sq. ft.**	**Intact**	**11.8 mg/cm^2**
LX-11	**North Utility Closet Tile**	**4 in. x 4 in. Cream Ceramic Approx. 30 sq. ft.**	**Intact**	**12.9 mg/cm^2**
LX-12	**North Office Tile**	**4 in. x 4 in. Cream Ceramic Approx. 60 sq. ft.**	**Intact**	**12.7 mg/cm^2**
LX-13	**East Wall Drinking Fountain**	**Ceramic Approx. 4 sq. ft.**	**Intact**	**0.8 mg/cm^2**
LX-14	North Interior Wall	Paint on Drywall	Intact	0.0 mg/cm^2
LX-15	West Interior Bar Window Casing	Paint on Wood	Intact	0.0 mg/cm^2
LX-16	**North Office Closet Door Jamb**	**Paint on Wood Approx. 6 sq. ft.**	**Intact**	**1.9 mg/cm^2**
LX-17	**Kitchen Entrance Door Jamb**	**Paint on Wood Approx. 6 sq. ft.**	**Intact**	**2.1 mg/cm^2**
LX-18	Kitchen Pantry Shelves	Paint on Wood	Deteriorated	0.0 mg/cm^2
LX-19	West Back Storage Walk-In Tile	4 in. x 4 in. White Ceramic	Intact	0.4 mg/cm^2
LX-20	West Back Storage Wall Tile	4 in. x 4 in. Black Ceramic	Intact	0.2 mg/cm^2
LX-21	**East Exterior Eave**	**Paint on Wood Approx. 2,000 sq. ft.**	**Intact**	**7.9 mg/cm^2**
LX-22	**East Exterior Rafter Tail**	**Paint on Wood Approx. 1,500 sq. ft.**	**Intact**	**8.0 mg/cm^2**

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LX-23	**West Exterior Eave**	**Paint on Wood Approx. 2,000 sq. ft.**	**Intact**	**7.5 mg/cm^2**
LX-24	**West Exterior Soffit**	**Paint on Wood Approx. 200 sq. ft.**	**Intact**	**4.9 mg/cm^2**

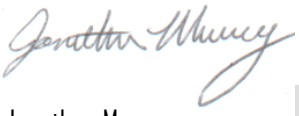
Condition Definitions

- **Intact:** Paint/ceramic with no visible deterioration or damage.
- **Deteriorated:** Paint/ceramic that is cracking, chipping, chalking, flaking, peeling, failed, or otherwise separating from a component.

Limitations

Every effort has been made to ensure that the information and conclusions in this report are accurate. JLM Environmental has exercised professional judgment in collecting, studying, and analyzing the data and formulating recommendations based on the on-going requirements of the site and results of the study. JLM Environmental performed the contracted tasks within the guidelines prescribed by the customer, expected by all applicable agencies (i.e. CDPH, EPA, Cal/OSHA, etc.) and with the quality and diligence expected by the profession. No other warranties expressed or implied, as to the accuracy of the data, information or recommendation is included or intended in this report. JLM Environmental hereby disclaim any liability or responsibility to any unauthorized and/or third parties and/or persons for any loss, damage, expense, fine or penalty which may arise or result from the use of any information, recommendation or action contained or described in this report. We trust that this report fulfills your requirements. If you have any questions or comments, please feel free to contact us at info@jlmenvironmental.com or via text at (310) 930-3355.

Submitted by,



Jonathan Massey
Certified Asbestos Consultant License #11-4813
Contractor State License Board #949259
HCC Surety Group Bond #100128922
Certified Lead Inspector/Assessor #LRC-00002199
OneBeacon Liability Insurance #CLI332001526
EPA RRP #R-1-21649-10-00075

JLM Environmental

ENVIRONMENTAL
INSPECTION & LABORATORY

Asbestos Assessment Performed on 01/26/2026
Report Finalized on 01/30/2026

Project #JL-44931

Property Inspected	Report Prepared By
515 Eubanks Street **Camarillo, CA 93010** **Property Type: Single Story, Commercial Property**	**JLM Environmental** 15200 Grevillea Avenue, Suite B Lawndale, CA 90260-2018 (310) 978-8281 – info@jlmenvironmental.com www.JLMEnvironmental.com



Comprehensive asbestos inspection performed of the subject property prior to demolition.

Introduction

On 01/26/2026, JLM Environmental performed a comprehensive asbestos survey of suspect building materials at the subject property at the request of the contractor. The scope of JLM Environmental's inspection was limited to documentation and collection of samples prior to demolition. This report provides a summary of the survey activities and findings as well as recommendations.

Property Information

The subject property is a single story, commercial property built in 1952. The property is currently occupied with no personal contents present. At the time of the inspection, no noticeable fire or structural damage was observed.

Property Type:	Commercial Property
Property Size (ft^2):	6500
Weather During Inspection:	Clear
Children Living at Property:	No
Client Present During Inspection:	No
Inspection Performed on Behalf of:	Contractor
Foundation Type:	Slab Foundation

Sampling Methodology

The asbestos survey of the subject areas at the property was performed by Jonathan Massey (CAC #11-4813). Samples were delivered by hand to Pinnacle Laboratory on 01/26/2026 and placed into a locked storage container until they were received by the laboratory staff on 01/27/2026 and entered into the laboratory's system.

BULK: The scope of JLM Environmental's survey included the inspection and sampling of materials within each functional space, assessing all structural/mechanical components and architectural finishes. Intrusive sampling was performed in an effort to identify any concealed but potential materials that could be disturbed during the course of the intended demolition work; while some well-hidden suspect Asbestos-Containing Material (ACM) may have escaped evaluation, all layers of suspect building material (to joist- or frame-level) as well as materials above plenums, inside soffits, or other concealed spaces have been evaluated. The physical condition, friability, accessibility, activity and damage of suspect building materials were also assessed and documented.

The building was visually inspected and suspected asbestos-containing materials were identified. These are classified in three ways: surfacing materials, Thermal System Insulation and miscellaneous materials. The materials are further classified as friable or non-friable. Materials were then separated into homogeneous sampling areas. A homogeneous sampling area is one in which the materials exhibit the same characteristics of color, texture, and type of material. Materials were sampled, placed in a leak proof container, and submitted to a laboratory that has been accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) for Asbestos Fiber Analysis.

Observations

Purpose of Inspection:	Demolition
Scope of Survey:	A comprehensive survey was performed.
Client was advised AHERA and Code of Federal Regulations (40 CFR Part 763.86, in compliance with AQMD Rule 1403) requires a minimum of 3 samples from each homogeneous building material:	Yes - Sample collection was conducted by the inspector to adhere to AHERA and CFR sample recommendations
Inspection of Property Included:	Comprehensive Survey
Samples Collected:	Yes
Bulk Samples Recommended at time of Survey:	Client has accepted sample recommendations
At the time of inspection dusty/dirty conditions were observed:	No

Due to excessive personal items in the property limited visibility was available during the inspection:	No
Additional Notes:	A comprehensive asbestos survey was performed at the request of the client prior to extensive renovations or possible full demolition.

- Any materials that have not been identified in this report must first be inspected and sampled by a Certified Asbestos Consultant (CAC) in accordance with SCAQMD Rule 1403 prior to any disturbance of the unidentified materials.
- A DOSH/Cal-OSHA Certified Asbestos Consultant (CAC) shall be contracted to conduct clearance sampling of any disturbance, removal, or abatement of ACM/ACCM.

Heating System

Unit Location:	Exterior Closet
Heater Type:	HVAC
Heater Vent:	Metal
Locations of Heater Vent Pipe:	Encased inside Interior Wall
Locations of Registers:	Interior Walls
Locations of Ducts:	Interior Walls
Was debris observed:	No.



Environmental

Roof System

Unit Location:	Main Structure
Roof Type:	Flat
Composition:	Rolled Asphalt, Penetration Mastic
Vents Visible on Roof:	Metal
Suspect Building Materials Observed:	Asphalt Shingles, Rolled Asphalt, Penetration Mastic
Roof Samples Collected:	The client has accepted the recommendations

Additional Roof Notes:	Suspect components on the roof system were observed to be intact and in good condition.











Exterior Walls

Exterior Wall Location:	Main Structure
Exterior Wall Composition:	Cement Clock
Suspect Building Materials Observed:	Cement Block and Mortar
Exterior Wall Samples Collected:	The client has accepted the recommendations
Additional Exterior Wall Notes:	Suspect components were observed to be intact and in good condition.







Windows

Window Type:	Metal Windows





Attic

Included in inspection?	Not Present

Crawlspace

Included in inspection?	No, Slab Foundation

Flooring

Included in inspection?	No
Flooring Materials Observed:	Ceramic, Vinyl Tiles

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Suspect Building Materials Observed:	Mastic on Vinyl Floor Tiles, Vinyl Floor Tiles
Flooring Samples Collected:	The client has accepted the recommendations
Additional Flooring Notes:	All flooring materials were observed to be intact and in good condition, Five sets of vinyl floor tiles with mastic were observed.













Environmental

Ceilings and Walls

Ceiling and Wall Materials Observed:	Acoustic Texture, Drywall with Joint Compound, Skim Coat, Plaster
Suspect Building Materials Observed:	Drywall, Plaster, Joint Compound, Skim Coat, Acoustic Texture, Mastic on Ceiling Tiles, Wall Mastic, Cove Base Mastic
Ceiling and Wall Samples Collected:	The client has accepted the recommendations
Additional Ceiling and Wall Notes:	The Acoustic Texture was observed to be intact and in good condition. Suspect materials on the walls and ceilings were observed to be intact/good condition. Wall mastic was uncovered beneath wall tiles.







EXIT

Environmental

Water Heater

Included in inspection?	No

PLM BULK RESULTS

Bulk asbestos samples were analyzed by Polarized Light Microscopy (PLM) using EPA method (EPA/600 R-93/116) "Method for the Determination of Asbestos in Bulk Materials" by Pinnacle Laboratory, (310) 431-9270, located at 15200 Grevillea Avenue, Suite A-1, Lawndale, CA 90260. Pinnacle Laboratory holds a NVLAP accreditation in Asbestos Fiber Analysis (NVLAP Lab Code 600117-0). The quantification limit for this method is 1.0%. If asbestos is detected at levels below 1% then the sample is reported as <1.0% and not quantified. **If a lower limit is desired, then available methods include: 1000 Point Count reanalysis (for a quantification limit of 0.1%).**

Please be advised that measurements are not to be used for bidding purposes; these are only estimates.

Positive Sample Results: CAL/OSHA, the SCAQMD, and the EPA regulate these materials. A State Licensed Asbestos Abatement Contractor must perform all work relating to the disturbance of the asbestos containing materials. A licensed DOSH abatement contractor, using regulated work procedures and properly accredited personnel must remove these materials. The sampled materials that exceeded the EPA level of 1% and the Cal-OSHA level 0.1% for asbestos content were:

Table 1: Positive Sample Results

Sample #	Location	Material	Condition	Friable	Result
AB-10	Roofing System (Chimney)	Mortar Approx. 30 sq. ft.	Good	No	<1% CH**
AB-11	Roofing System (Chimney)	Mortar Approx. 30 sq. ft.	Good	No	<1% CH
AB-12	Roofing System (Chimney)	Mortar Approx. 30 sq. ft.	Good	No	<1% CH
AB-31	Flooring System – Game / Bar / Ball Room	Vinyl Floor Tile (Brown) Approx. 5,500 sq. ft.	Good	No	2% CH
AB-32	Flooring System – Game / Bar / Ball Room	Vinyl Floor Tile (Brown) Approx. 5,500 sq. ft.	Good	No	2% CH
AB-33	Flooring System – Game / Bar / Ball Room	Vinyl Floor Tile (Brown) Approx. 5,500 sq. ft.	Good	No	2% CH
AB-40	Flooring System – Bar Room	Mastic on Vinyl Floor Tile Approx. 40 sq. ft.	Good	No	3% CH
AB-41	Flooring System – Bar Room	Mastic on Vinyl Floor Tile Approx. 40 sq. ft.	Good	No	3% CH
AB-42	Flooring System – Bar Room	Mastic on Vinyl Floor Tile Approx. 40 sq. ft.	Good	No	3% CH
AB-55	Interior Ceilings – Ballroom / Bar / Game Room	Acoustic Texture Approx. 5,500 sq. ft.	Good	Yes	2% CH
AB-56	Interior Ceilings – Ballroom / Bar / Game Room	Acoustic Texture Approx. 5,500 sq. ft.	Good	Yes	2% CH
AB-57	Interior Ceilings – Ballroom / Bar / Game Room	Acoustic Texture Approx. 5,500 sq. ft.	Good	Yes	2% CH
AB-94.1	Flooring System – Kitchen Pantry	Vinyl Floor Tile (Green) Approx. 150 sq. ft.	Good	No	2% CH
AB-94.2	Flooring System – Kitchen Pantry	Vinyl Floor Tile (Brown) Approx. 150 sq. ft.	Good	No	3% CH
AB-95.1	Flooring System – Kitchen Pantry	Vinyl Floor Tile (Green) Approx. 150 sq. ft.	Good	No	2% CH

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AB-95.2	Flooring System – Kitchen Pantry	Vinyl Floor Tile (Brown) Approx. 150 sq. ft.	Good	No	3% CH
AB-96.1	Flooring System – Kitchen Pantry	Vinyl Floor Tile (Green) Approx. 150 sq. ft.	Good	No	2% CH
AB-96.2	Flooring System – Kitchen Pantry	Vinyl Floor Tile (Brown) Approx. 150 sq. ft.	Good	No	3% CH
					**CH = Chrysotile Asbestos

Negative Sample Results: The sampled materials that did not exceed the EPA level of 1% and the Cal-OSHA level of 0.1% for asbestos content were:

Table 2: Negative Sample Results

Sample #	Location	Material	Condition	Friable	Result
AB-01	Roofing System	Flat Gravel/BUR Approx. 6,500 sq. ft.	Good	No	NAD*
AB-02	Roofing System	Flat Gravel/BUR Approx. 6,500 sq. ft.	Good	No	NAD
AB-03	Roofing System	Flat Gravel/BUR Approx. 6,500 sq. ft.	Good	No	NAD
AB-04	Roofing System	Rolled Asphalt Approx. 500 sq. ft.	Good	No	NAD
AB-05	Roofing System	Rolled Asphalt Approx. 500 sq. ft.	Good	No	NAD
AB-06	Roofing System	Rolled Asphalt Approx. 500 sq. ft.	Good	No	NAD
AB-07	Roofing System – Vents/Flashings	Penetration Mastic Approx. 10 sq. ft.	Good	No	NAD
AB-08	Roofing System – Vents/Flashings	Penetration Mastic Approx. 10 sq. ft.	Good	No	NAD
AB-09	Roofing System – Vents/Flashings	Penetration Mastic Approx. 10 sq. ft.	Good	No	NAD
AB-13	Roofing System (Chimney)	Brick Approx. 50 sq. ft.	Good	No	NAD
AB-14	Roofing System (Chimney)	Brick Approx. 50 sq. ft.	Good	No	NAD
AB-15	Roofing System (Chimney)	Brick Approx. 50 sq. ft.	Good	No	NAD
AB-16	Exterior Walls	Mortar Approx. 550 sq. ft.	Good	No	NAD
AB-17	Exterior Walls	Mortar Approx. 550 sq. ft.	Good	No	NAD
AB-18	Exterior Walls	Mortar Approx. 550 sq. ft.	Good	No	NAD
AB-19	Exterior Walls	CMU Block Approx. 550 sq. ft.	Good	No	NAD

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AB-20	Exterior Walls	CMU Block Approx. 550 sq. ft.	Good	No	NAD
AB-21	Exterior Walls	CMU Block Approx. 550 sq. ft.	Good	No	NAD
AB-22	Foundation/Sidewalks	Concrete Approx. 550 sq. ft.	Good	No	NAD
AB-23	Foundation/Sidewalks	Concrete Approx. 550 sq. ft.	Good	No	NAD
AB-24	Foundation/Sidewalks	Concrete Approx. 550 sq. ft.	Good	No	NAD
AB-25	Parking Lot	Asphalt Approx. 15,000 sq. ft.	Good	No	NAD
AB-26	Parking Lot	Asphalt Approx. 15,000 sq. ft.	Good	No	NAD
AB-27	Parking Lot	Asphalt Approx. 15,000 sq. ft.	Good	No	NAD
AB-28	Flooring System – Game / Bar / Ball Room	Mastic on Vinyl Floor Tile Approx. 5,500 sq. ft.	Good	Yes	NAD
AB-29	Flooring System – Game / Bar / Ball Room	Mastic on Vinyl Floor Tile Approx. 5,500 sq. ft.	Good	Yes	NAD
AB-30	Flooring System – Game / Bar / Ball Room	Mastic on Vinyl Floor Tile Approx. 5,500 sq. ft.	Good	Yes	NAD
AB-34.1	Flooring System – Bar / Entry Ballroom	Mastic on Vinyl Floor Tile Approx. 75 sq. ft.	Good	No	NAD
AB-34.2	Flooring System – Bar / Entry Ballroom	Leveling Compound Approx. 75 sq. ft.	Good	No	NAD
AB-35.1	Flooring System – Bar / Entry Ballroom	Mastic on Vinyl Floor Tile Approx. 75 sq. ft.	Good	No	NAD
AB-35.2	Flooring System – Bar / Entry Ballroom	Leveling Compound Approx. 75 sq. ft.	Good	No	NAD
AB-35.3	Flooring System – Bar / Entry Ballroom	Mastic on Vinyl Floor Tile Approx. 75 sq. ft.	Good	No	NAD
AB-35.4	Flooring System – Bar / Entry Ballroom	Leveling Compound Approx. 75 sq. ft.	Good	No	NAD
AB-36.1	Flooring System – Bar / Entry Ballroom	Mastic on Vinyl Floor Tile Approx. 75 sq. ft.	Good	No	NAD
AB-36.2	Flooring System – Bar / Entry Ballroom	Leveling Compound Approx. 75 sq. ft.	Good	No	NAD
AB-36.3	Flooring System – Bar / Entry Ballroom	Mastic on Vinyl Floor Tile Approx. 75 sq. ft.	Good	No	NAD
AB-36.4	Flooring System – Bar / Entry Ballroom	Leveling Compound Approx. 75 sq. ft.	Good	No	NAD
AB-37	Flooring System – Bar / Entry Ballroom	Vinyl Floor Tile (White/Gray) Approx. 75 sq. ft.	Good	No	NAD
AB-38	Flooring System – Bar / Entry Ballroom	Vinyl Floor Tile (White/Gray) Approx. 75 sq. ft.	Good	No	NAD

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AB-39	Flooring System – Bar / Entry Ballroom	Vinyl Floor Tile (White/Gray) Approx. 75 sq. ft.	Good	No	NAD
AB-43	Flooring System – Bar Room	Vinyl Floor Tile (Black) Approx. 40 sq. ft.	Good	No	NAD
AB-44	Flooring System – Bar Room	Vinyl Floor Tile (Black) Approx. 40 sq. ft.	Good	No	NAD
AB-45	Flooring System – Bar Room	Vinyl Floor Tile (Black) Approx. 40 sq. ft.	Good	No	NAD
AB-46	Flooring System – Southeast Office	Mastic on Vinyl Floor Tile Approx. 50 sq. ft.	Good	No	NAD
AB-47	Flooring System – Southeast Office	Mastic on Vinyl Floor Tile Approx. 50 sq. ft.	Good	No	NAD
AB-48	Flooring System – Southeast Office	Mastic on Vinyl Floor Tile Approx. 50 sq. ft.	Good	No	NAD
AB-49	Flooring System – Southeast Office	Vinyl Floor Tile (White/Blue) Approx. 50 sq. ft.	Good	No	NAD
AB-50	Flooring System – Southeast Office	Vinyl Floor Tile (White/Blue) Approx. 50 sq. ft.	Good	No	NAD
AB-51	Flooring System – Southeast Office	Vinyl Floor Tile (White/Blue) Approx. 50 sq. ft.	Good	No	NAD
AB-52.1	Interior Walls – Southeast Office	Cove Base Approx. 15 sq. ft.	Good	No	NAD
AB-52.2	Interior Walls – Southeast Office	Mastic Approx. 15 sq. ft.	Good	No	NAD
AB-53.1	Interior Walls – Southeast Office	Cove Base Approx. 15 sq. ft.	Good	No	NAD
AB-53.2	Interior Walls – Southeast Office	Mastic Approx. 15 sq. ft.	Good	No	NAD
AB-54.1	Interior Walls – Southeast Office	Cove Approx. 15 sq. ft.	Good	No	NAD
AB-54.2	Interior Walls – Southeast Office	Mastic Approx. 15 sq. ft.	Good	No	NAD
AB-58	Interior Walls & Ceilings	Drywall Approx. 5,500 sq. ft.	Good	No	NAD
AB-59	Interior Walls & Ceilings	Drywall Approx. 5,500 sq. ft.	Good	No	NAD
AB-60	Interior Walls & Ceilings	Drywall Approx. 5,500 sq. ft.	Good	No	NAD
AB-61	Interior Walls & Ceilings	Joint Compound Approx. 5,500 sq. ft.	Good	No	NAD
AB-62	Interior Walls & Ceilings	Joint Compound Approx. 5,500 sq. ft.	Good	No	NAD
AB-63	Interior Walls & Ceilings	Joint Compound Approx. 5,500 sq. ft.	Good	No	NAD
AB-64.1	Interior Walls & Ceilings	Plaster – Top Layer Approx. 5,500 sq. ft.	Good	No	NAD

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AB-64.2	Interior Walls & Ceilings	Plaster – Base Layer Approx. 5,500 sq. ft.	Good	No	NAD
AB-65.1	Interior Walls & Ceilings	Plaster – Top Layer Approx. 5,500 sq. ft.	Good	No	NAD
AB-65.2	Interior Walls & Ceilings	Plaster – Base Layer Approx. 5,500 sq. ft.	Good	No	NAD
AB-66	Interior Walls & Ceilings	Plaster Approx. 5,500 sq. ft.	Good	No	NAD
AB-67	Interior Walls & Ceilings	Skim Coat Approx. 5,500 sq. ft.	Good	No	NAD
AB-68	Interior Walls & Ceilings	Skim Coat Approx. 5,500 sq. ft.	Good	No	NAD
AB-69	Interior Walls & Ceilings	Skim Coat Approx. 5,500 sq. ft.	Good	No	NAD
AB-70	Interior Ceilings – Bar Room	Ceiling Tiles Approx. 35 sq. ft.	Good	Yes	NAD
AB-71	Interior Ceilings – Bar Room	Ceiling Tiles Approx. 35 sq. ft.	Good	Yes	NAD
AB-72	Interior Ceilings – Bar Room	Ceiling Tiles Approx. 35 sq. ft.	Good	Yes	NAD
AB-73	Interior Wall – Back West Storage Room	Insulated Wall Tiles Approx. 30 sq. ft.	Good	Yes	NAD
AB-74	Interior Wall – Back West Storage Room	Insulated Wall Tiles Approx. 30 sq. ft.	Good	Yes	NAD
AB-75	Interior Wall – Back West Storage Room	Insulated Wall Tiles Approx. 30 sq. ft.	Good	Yes	NAD
AB-76	Interior Wall – Back West Storage Room	Wall Mastic Approx. 30 sq. ft.	Good	No	NAD
AB-77	Interior Wall – Back West Storage Room	Wall Mastic Approx. 30 sq. ft.	Good	No	NAD
AB-78	Interior Wall – Back West Storage Room	Wall Mastic Approx. 30 sq. ft.	Good	No	NAD
AB-79	Interior Wall – Back West Storage Room	Brick Wall Tile Approx. 20 sq. ft.	Good	No	NAD
AB-80	Interior Wall – Back West Storage Room	Brick Wall Tile Approx. 20 sq. ft.	Good	No	NAD
AB-81	Interior Wall – Back West Storage Room	Brick Wall Tile Approx. 20 sq. ft.	Good	No	NAD
AB-82	Interior Ceilings – Northwest Utility Closet	Ceiling Tile Mastic Approx. 70 sq. ft.	Good	No	NAD
AB-83	Interior Ceilings – Northwest Utility Closet	Ceiling Tile Mastic Approx. 70 sq. ft.	Good	No	NAD
AB-84	Interior Ceilings – Northwest Utility Closet	Ceiling Tile Mastic Approx. 70 sq. ft.	Good	No	NAD
AB-85	Interior Ceilings – Northwest Utility Closet	Ceiling Tile Approx. 70 sq. ft.	Good	Yes	NAD

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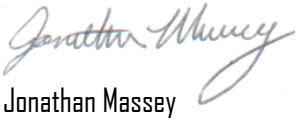
AB-86	Interior Ceilings – Northwest Utility Closet	Ceiling Tile Approx. 70 sq. ft.	Good	Yes	NAD
AB-87	Interior Ceilings – Northwest Utility Closet	Ceiling Tile Approx. 70 sq. ft.	Good	Yes	NAD
AB-88	Interior Walls – Northeast Office	Cove Base Mastic Approx. 20 sq. ft.	Good	No	NAD
AB-89	Interior Walls – Northeast Office	Cove Base Mastic Approx. 20 sq. ft.	Good	No	NAD
AB-90	Interior Walls – Northeast Office	Cove Base Mastic Approx. 20 sq. ft.	Good	No	NAD
AB-91	Flooring System – Kitchen Pantry	Mastic on Vinyl Floor Tile Approx. 150 sq. ft.	Good	No	NAD
AB-92	Flooring System – Kitchen Pantry	Mastic on Vinyl Floor Tile Approx. 150 sq. ft.	Good	No	NAD
AB-93	Flooring System – Kitchen Pantry	Mastic on Vinyl Floor Tile Approx. 150 sq. ft.	Good	No	NAD
AB-97	Interior Walls – East Bathrooms	Cove Base Mastic Approx. 40 sq. ft.	Good	No	NAD
AB-98	Interior Walls – East Bathrooms	Cove Base Mastic Approx. 40 sq. ft.	Good	No	NAD
AB-99	Interior Walls – East Bathrooms	Cove Base Mastic Approx. 40 sq. ft.	Good	No	NAD
*NAD = No Asbestos Detected					

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Limitations

Every effort has been made to ensure that the information and conclusions in this report are accurate. JLM Environmental Consultants has exercised professional judgment in collecting, studying, and analyzing the data and formulating recommendations based on the on-going requirements of the site and results of the study. JLM Environmental performed the contracted tasks within the guidelines prescribed by the customer, expected by all applicable agencies (e.g., SCAQMD, Cal/OSHA, etc.) and with the quality and diligence expected by the profession. No other warranties expressed or implied, as to the accuracy of the data, information or recommendation is included or intended in this report. JLM Environmental hereby disclaim any liability or responsibility to any unauthorized and/or third parties and/or persons for any loss, damage, expense, fine or penalty which may arise or result from the use of any information, recommendation or action contained or described in this report. We trust that this report fulfills your requirements. If you have any questions or comments, please feel free to contact us at info@jlmenvironmental.com or via text at (310) 930-3355.

Submitted by,



Jonathan Massey
Certified Asbestos Consultant License #11-4813
Contractor State License Board #949259
HCC Surety Group Bond #100128922
Certified Lead Inspector/Assessor #LRC-00002199
OneBeacon Liability Insurance #CL1332001526
EPA RRP #R-I-21649-10-00075

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United States Department of Commerce
National Institute of Standards and Technology

Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 600117-0

Pinnacle Laboratory
Lawndale, CA

is accredited by the National Voluntary Laboratory Accreditation Program for specific services, listed on the Scope of Accreditation, for:

Asbestos Fiber Analysis

This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communique on ISO/IEC 17025).

2025-04-01 through 2026-03-31
Effective Dates

For the National Voluntary Laboratory Accreditation Program

JLM Environmental

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Jonathan Massey

Name



Certification No. **11-4813**

Expires on **11/16/2026**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.

STATE OF CALIFORNIA
DEPARTMENT OF CONSUMER AFFAIRS

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE

License Number **949259** Entity INDIV

Business Name MASSEY CONSTRUCTION

Classification(s) B A

Expiration Date 06/30/2026 www.cslb.ca.gov

Health Science Associates

This certifies that

JONATHAN MASSEY

has successfully completed an intensive course of instruction in:

SAMPLING & EVALUATING AIRBORNE ASBESTOS DUST
Equivalent to NIOSH 582

provided by
Health Science Associates at
10771 Noel St., Los Alamitos, CA 90720 on
May 7-10, 2012.

Certificate No.: 120289LA-01

Kathy S. Jones, Training Director

www.healthscience.com

American Home Inspectors Training Institute, Ltd.

awards 300 Education Hours &

Certificate of Satisfactory Completion

To

Jonathan Massey

for the successful completion of

Home Study Home Inspection Course

Completed this 26th of January 2015

Patrick Sheahan Director 01/26/2015

The National

Environmental Trainers

(WWW.NATLENVTRAINERS.COM)

Jonathan Massey

has satisfactorily passed an exam and completed an 8-hour annual refresher training course entitled

"HAZWOPER 8 Hour Annual Refresher - 1910.120 (e)"

meeting the requirements identified in Title 29 CFR 1910.120.

Date

05/19/2025

#368103

David Couch
Course Instructor

IICRC

Be it known that

JONATHAN L MASSEY

is certified in these areas:

WATER DAMAGE RESTORATION
APPLIED MICROBIAL REMEDIATION

179334
Register Number

04/30/2026
Expiration Date

THE NATIONAL RADON SAFETY BOARD

Certified Radon Professionals

Certifies that

Jonathan L. Massey

Has Successfully Met The Established & Published Requirements for Certification by The National Radon Safety Board as a

Radon Measurement Specialist

13SS057

Certification Number

8/30/2027

Expiration Date

This certificate is the property of The National Radon Safety Board

NRSB

INTERNATIONAL ASSOCIATION OF CERTIFIED INDOOR AIR CONSULTANTS

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California Department of PublicHealth

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Jonathan Massey	Lead Inspector/Assessor	LRC-00002199	7/22/2026
	Lead Supervisor	LRC-00002198	7/22/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

February 20, 2026

Mr. Lok Ng
BOA Architecture
512 Redondo Avenue
Long Beach CA 90808

SUBJECT: EVALUATION OF ELECTRICAL / MECHANICAL / PLUMBING SERVICES FOR FREEDOM CENTER, 515 EUBANKS STREET, CAMARILLO CA 93010

Lok,

Following is compilation of existing conditions, alternative, and recommendations for electrical, mechanical, and plumbing services for the Freedom Center, an assembly building owned by the City of Camarillo, located outboard of the airport in Camarillo.

The document supports an evaluation as developed by your office developed to account for any history of the facility, and architectural and structural considerations (et al) as tasked by the City of Camarillo.

Under separate cover, we have provided a tabulation in summary, for terms cited herein.

Existing Conditions

Electrical:

The existing electrical service is 240 V / 200 A / 3 phase delta. The service is fed overhead from a pole mounted transformer to the main building service and the meter set. The transformer is mounted on a utility pole northeast of the building, and meter set is wall mounted on the east side of the building exterior wall, on the north end of the building. There are limited panels and breakers therewith and adjacent to the building service, and power distributes from there into multiple panels therein the facility. The building service (and adjacent hardware) is of current generation hardware.

Panels throughout the facility are of different genres, and depending on the era of build and build out. To some degree, there are raceways and legacy disconnects. Hardware of the initial build out as has been maintained is out dated, and breakers are not readily available. These panels are located in a storage room in the oldest portion of the building, as well as in occupied space outboard of the storage room. There is previous generation hardware (but of more recent genre) located in the newer areas of the building, therein the equipment room of the third build) and in the kitchen. There is little to no hardware of current generation, except elements of the electrical service upgrade.

Power requirements throughout the facility include general receptacles, HVAC services (for fan / furnace installations, exhaust for areas of assembly, kitchen exhaust, null restroom exhaust), and power for kitchen services developed largely through receptacles. Water heaters require limited power, for storage tank type gas water heater services.

Lighting is fluorescent, and largely surface mounted to pitched ceilings and lowered ceilings, and limited lay-in tee bar fixtures (over a bar area). Areas of illumination include assembly, ancillary room, bar area, entry ways and exit alcoves, kitchen and pantry spaces, office spaces, restrooms, storage spaces. Understanding and expectation is that there is no capacity for emergency / egress lighting. There is limited exterior lighting mounted on the building, in inconsistent form and fashion, and with no apparent design basis.

The overall electrical installation is commensurate with the building for initial construction, and expansion of the structure as occurred twice. Whereas the electrical service is “current” as described, the entirety of the electrical services otherwise is outdated and at end of service life. The building has no air conditioning, and it is anticipated that the electrical services throughout would bear upgrade for much that reason and for measures commensurate with a substantial building wide upgrade, for increased power requirements and for modernization of multiple elements.

HVAC:

The building is configured with heating, ventilation, and exhaust service for outdated arrangements.

There are four fan / furnace sections in three different fan rooms. There are exhaust fans serving the spaces as well, supplemental or integrally with the fan / furnace sections.

Two fan / furnaces are twinned for service to the large assembly area (and adjacent game room, and associated supporting spaces). The installation is configured for heating and ventilation, with fixed outside air service and with no capacity to modulate or for free cooling on occasion of low ambient temperature. The outside air service is disconnected and the inlet to the twinned furnaces is capped. Three exhaust fans operate to ventilate (by said exhaust, and no fixed openings) the open spaces (i.e. the assembly room and the “game room”. The restrooms associated with the assembly area are configured with openable windows, for no exhaust services.

The third fan / furnace serves the kitchen, and is configured for heating and ventilation, with fixed outside air service.

Per the record drawings, a fourth fan / furnace is located in a “closet” accessed from the exterior to serve the bar area. Overhead the bar is concealed duct via a soffit and lowered tee bar ceiling about the bar, and. Supply air ductwork is routed to the soffit over the bar area. There is an associated exhaust fan which serves the space in association with the fan / furnace equipment and hardware as described.

In the kitchen, there are three exhaust fans, each to serve a “grease exhaust hood”, a dishwasher, and a pots washing station. No fire suppression was observed associated with the grease exhaust hood. Hoods were painted, and likely constructed of galvanized steel. Deficient measures of construction include inadequacies for rated elements of construction for proximity to combustibles, no measures for UL762 rated utility fan for grease exhaust service, and for legacy (non-compliant) grease exhaust installations. Specific switching and any measure of interlock was not ascertained. Air balance was not ascertained, for multiple kitchen exhaust services. The system is deemed rudimentary, and would bear refit in event the kitchen was modernized (as would be expected for redevelopment of services).

Thermostats associated with the fan / furnace sections were noted. Breakers were observed for the exhaust fans serving the assembly and the bar area. Dedicated switching is provided for the kitchen exhaust services.

Plumbing:

The facility is served for sewer, water, and gas as follows:

Sewer provides for a building drain, and for waste service throughout the facility. It is noted that (2) building drains are identified on the record drawings. These services were represented on the east side of the building, at the north end and the south end of the original build. The location of the building drain (or drains, and any building cleanouts) was not identified on site in the course of the site visit, and

consideration is for inquiry to the Owner (i.e. the City of Camarillo). Waste services were provided for restrooms, a small kitchen area, and for janitor's sink in the original build out. There were limited waste services (if any) provided for the first building addition (i.e. the second build out. The third build out largely consisted of the kitchen, for which extensive waste services were provided. As part of the kitchen, a grease trap was provided on the north side of the building, adjacent to the kitchen. Building drain and connection to the serving utility was not identified for the new kitchen services. Kitchen services included drains for prep sink and hand sink, dishwashing and pots station, janitor's sink, floor sinks and floor drains, and an exterior wash down area. Various floor cleanouts and wall cleanouts were noted throughout the facility. It is surmised that the original building drains are of original construction, and underground services were of dates commensurate with the dates of the build outs. Consideration on that account is for the age and condition of the various underground services is to provide new services upon refit of the facility as is considered for this evaluation. It is also noted that a variety of materials were noted throughout the facility, to include cast iron piping above grade and up through the roof, chrome tailpieces, and ABS traps. No "lead and oakum" fittings were observed. It is also noted for reference that this facility drains to a sewer service as gathers for the larger airport facility from the east, and routes to the west to a substantial lift station.

A 2" water service via water meter (anticipated 1-1/2") water meter off serving utility is identified on record drawings. It is noted herein that a smaller service (i.e. 1-1/4", to be verified) and backflow preventer is developed on the east side of the facility, south end of the building. This service extends to the restrooms and ancillary services (i.e. mop sink, et al) outboard the assembly area, the bar area, and the kitchen, to hose bibbs on the building exterior, and cold water to water heaters. There are three water heaters in this facility. One water heater is located in a storage room on the south side of the facility, serving the restrooms outboard the assembly. A second water heater of unspecified service is located in an equipment room, therewith the singular fan / furnace serving the kitchen. A third water heater was installed on the open floor of the kitchen, presumably to accommodate requirement by the health department, as dictate is for adequate domestic hat water services in the kitchen. By virtue of flush valves alone, this water service is inadequate. For anticipated compilation of fixtures throughout the facility, it is further anticipated that a 2" water service would be required. Material for the water services was copper, reflective of refit in the course of years for operation of this facility. The water heaters are of within service life, but scattered about the facility and the services bear consideration for consolidation.

A house pressure (8"water column) service delivers natural gas to the facility. A meter is set on the east side of the building, north end and is piped to the fan / furnace sections, three water heaters, and multiple services in the kitchen. Sizes of services are unidentified for this evaluation. Capacity of the gas service bear review, for current configuration and for pipe sizing, but it is anticipated that the service is undersized. Material is steel (be it galvanized steel or black steel, and exterior installations painted.)

The limited appliances and equipment and hardware (i.e. for cooking and cleaning) in the kitchen are at end of service live.

Options and Alternatives

Electrical:

Expectation is that the electrical services to the facility would be upgraded in entirety, as follows:

- Electrical service (i.e. meter set) would be ungraded to at least a 400A, 3 phase service. Note that a 400 A service could be developed via a pole-mounted transformer, and for a delta service. A 600 A service would likely entail a pad mounted transformer, and for a 208 V system (thus foregoing the delta system). It is considered that there is substantial space about the site, and that locating a pad

mount transformer on site, and a 400 A or 600 A pad-mounted switchgear on the building exterior would be viable. Further consideration is that there is currently no air conditioning at this facility, and a comprehensive upgrade for this facility would entail installation of air conditioning. Per considerations for HVAC services (estimated at 30 to 40 tons), electrical loading for the air conditioning alone would be 150 to 200 A. These terms bear review and reconciliation as part of the overall modifications and upgrades for the facility, but it is anticipated that the service would be upgraded to 600 A.

- Panels are located about the facility, and for disparate locations, hardware into or at end of service life. Consideration would be to redevelop new panels in appropriate location(s), with new feeders from the new switchgear. It is also noted herein that for installation of a new electrical service and for measures of panel modifications and upgrades, expectation is for segregated panels for distribution to HVAC, lighting, and general power (i.e. HLR) services.
- Whereas there are receptacles throughout the facility, consideration would be to maintain, modify, refit, intercept, extend, re-use, and / or provide receptacles new all in a fashion to provide the appropriate services commensurate with any remodel of the facility. Specific consideration is for imposition on architectural elements (i.e. services concealed behind gyp board, exposed hardware for the vaulted ceilings, access to hard lid soffits, et al), and cost for preferred measures of upgrade bear consideration.
- Lighting as a whole bears replacement as would be associated with any facility upgrade. The existing fluorescent lighting and limited controls (i.e. no day lighting controls, no dimming, and no occupancy sensor) would require upgrade for refit of up to 10% of lights or for any change of use, and bear likely inclination for general consideration for any extensive remodel.
- Upgrades for HVAC services would substantially impact requirements for electrical service requirements as noted. HVAC equipment in itself would require electrical services to equipment above and beyond simple measures for the limited HVAC equipment currently in place. HVAC system upgrades as described hereinafter could entail rooftop package units, or centralized heating and cooling plants (chilled water and heating hot water) or VRF split systems, and central or decentralized airside services. Kitchen services would be substantial as well. Consideration on this account is for extensive electrical measures as will be required for the anticipated HVAC services.

HVAC:

Primary consideration for any remodel of this facility would be for providing air conditioning, in addition to heating and ventilation, and for services compliant with Title 24 and current code requirements. Secondary considerations would include kitchen services (be it grease exhaust, heat removal, and make-up air). Considerations for HVAC systems and services are as follows:

- General terms for air conditioning would provide for HVAC services estimated at 35 tons of cooling, and a 420 MBH output of heating. As part of the proposed installations, systems and configurations would be developed for outside air requirements for the areas of assembly and for the bar area, and for the kitchen services. Systems would require economizer services or plants configured for efficiencies or operation otherwise (i.e. VRF premium efficiency equipment, or air-cooled chillers with integral economizer configurations, both of which meet Title 24 requirements).
- Rooftop package units could be the least expensive arrangement for HVAC services. Presumably, this equipment could be located on the roof, but lends to structural considerations, visual impact, requirements for screening, and capacities for equipment to accommodate outside air service requirements. Consideration would be to provide gas heat / electric cooling units unless the Owner has preferences for heat pumps. Gas heat would also would provide certainty for heating requirements, although temperatures as are encountered in Camarillo are not imposing. Ductwork

could be exposed in areas of higher ceiling spaces, concealed in soffits where possible, and run exposed on the roof as necessary.

- There is consideration to provide a chilled water / heating hot water plant. Site considerations are not imposing. For that, consideration would be that a yard / enclosure could be developed on site with minimal imposition. Therein the yard / enclosure, an air cooled chiller or multiple VRF condensing units could be installed. This installation could be secured with various security measures. Whereas a boiler could be located outside in said yard, it is expected that there is room inside the facility for a boiler. Be it chiller water (and heating hot water) or VRF (i.e. a split system with interconnecting refrigerant piping), services would be piped into the building to airside services. Chilled water and heating hot water airside equipment (i.e. 4-pipe services) can be configured in rooftop installations, installations on grade, and / or installations set in fan rooms. It is noted that the existing utility spaces may not be large enough to fit the necessary airside services therein the equipment rooms, and it might be considered that open space be repurposed for enlarged fan rooms services. The equipment room off the kitchen area is likely adequate in size to accommodate an air handling unit for the kitchen. Note that a 4-pipe installation lends to built-up controls (rather than package unit thermostats).
- Kitchen services would entail grease exhaust and local ventilation for dishwashing services, and air conditioning as et al. These components are commodity based, and would be provided as necessary. Air conditioning could be provided therein the kitchen based upon the Owner's requirement.

Plumbing:

Waste water and gas services bear consideration for refit, and for various reasons stated as follows:

- Waste services are likely at end of service life for the original elements of construction. Any elements of service as serves areas of expansion, and even the kitchen (to include greaser interceptor) may be serviceable for its condition, but expectation is that the facility bears redesign of space usage and services would be redesigned accordingly.
- Water service is undersized for piping to the flush valve toilets (which are slight in count to begin with). Existing water heaters (for quantity of three, throughout the facility) bear review in the course of any facility refit. Kitchen facilities would like add to requirements for water services by current requirements. As a whole, water services would likely be redeveloped as part of a major facility remodel.
- Gas service is developed to multiple fan / furnace sections and water heaters, and to kitchen services. The service may be undersized, and adaptation for refit of services in kind or for new services to new equipment in new locations is easily accommodated. This service is of minor consideration.
- Note that considerations for maintenance, modification, extension, refit or new services are more a matter of accommodating requirements for a facility remodeled, rather than replacing plumbing services at end of service life.

Recommendations

Electrical, mechanical, and plumbing services bear refit commensurate with the overall facility remodel. Consideration for this evaluation is that the facility would be redeveloped to a mid-range level of remodel, for maintenance of use and capacities (i.e. assembly, and for kitchen services), and modernization of elements of architectural (for site and structure), electrical, mechanical, and plumbing. The entirety of the facility would be demo'd in entirety for electrical and mechanical services, and for plumbing services to extent reasonable and possible (but likely the greater extent of services). Given existing conditions and

alternatives and opportunities as cited herein, and reflective of terms established for an overall facility remodel, recommendations for electrical, mechanical, and plumbing systems and services are as follows:

Electrical:

Provide electrical service upgrades as follows:

- Upgrade electrical service to 208 V / 600 A / 3 phase, for pad mount transformer; provide measures for site modifications and upgrades;
- Provide pad-mounted switchgear (meter set) set on building exterior in NEMA 3R enclosure;
- Provide distribution from switchgear to new panes, to include H-L-R panels (for segregated power for HVAC, lighting, and receptacles;
- Provide new LED lighting with current controls (dimming, scheduling, occupancy sensors);
- Provide power to new HVAC systems and services;
- Provide power for new kitchen services.

Mechanical:

Provide mechanical service upgrades as follows:

- Provide multiple gas heat / electric cooling rooftop package AC units. For these considerations, no equipment (or limited equipment) would be developed in the existing fan rooms for the new equipment located on the rooftop.
- Provide restroom exhaust services;
- Provide kitchen air conditioning and exhaust and make-up air services, and air conditioning therein the kitchen based upon the Owner's requirements;
- Ductwork could be installed exposed in the assembly areas, and potentially concealed in soffits where opportunity affords the matter (i.e. the bar area). Exposed duct may be developed on the roof over the kitchen area, for consideration of low ceilings.
- Provide stand alone controls for the AC units. Provide local switching for restroom exhaust, and kitchen exhaust and make-up air services.

Plumbing:

Provide plumbing service upgrades as follows:

- Provide new waste (and vent), water, and gas services for facility in entirety; provide building drain to utility main in street and into spaces to points of use; provide 2" water from existing water meter into space to points of use therein restrooms and kitchen; provide 2" gas from gas meter to AC units, kitchen, and water heaters, develop services underground, concealed in wall, developed in soffits; restore site and space to level of associated remodel; services sizes to be verified in the course of design;
- Provide restrooms for remodeled facility, to include lav's, water closets, urinals, and ancillaries, hardware, trim (i.e. drinking fountains, floor drains, trap primers, et al);
- Provide kitchen services, to include sinks and dishwashing facilities, et al;
- Provide water heater services for restrooms and kitchen facilities;
- Provide ancillaries throughout facilities, to include floor sinks, floor drains, grease interceptors, wash down area, janitor's sinks, et al.

Post Script

Note that parties may surmise that extent of facility remodel lends to extent of modifications and refit of electrical, mechanical, and plumbing services or that measures may be “minimized”. Considerations to “minimize measures of remodel” are deemed optimistic. More so, it is held that extensive measures are due on multiple accounts as noted herein, and for the multitude of elements deemed deficient. These deficiencies restated include lighting and power; HVAC or lack thereof; and deficiencies in existing restrooms due refit by and large and outdated kitchen facilities and varying degrees of adequacy for conditions and extents of plumbing services.

In summary, it is not deemed viable to upgrade these systems and services to a limited degree. More so, the facility bears consideration for extensive upgrades of the facility as a whole.

Freedom Center Evaluation

Electrical / Mechanical / Plumbing Services

for City of Camarillo

by BOA Architecture and Engineering - Design - Analysis, Incorporated

2/23/2026

Service	Component	Existing Conditions	Alternatives	Recommendations
Electrical	Electrical Service	200 A / 3 PH / 4 W / D, of current vintage for age of hardware	Upgrade electrical service as required for increased connected load; singular alternative	Upgrade electrical service to 208 V / 600 A / 3 phase, pad mount transformer; provide measures for site modifications and upgrades
	Main Switchgear	Exterior wall mounted with limited panels mounted adjacent	Upgrade main switchgear as required for increased connected load; singular alternative	Provide pad-mounted switchgear (meter set) on building exterior in NEMA 3R enclosure
	Feeders	To raceway in utilty room adjacent	Maintain, modify, refit, provide new hardware to accommodate new or existing building service requirements; singular alternative	Provide distribution from switchgear to new panels, to include H-L-R panels (segregated power for HVAC, lighting, and receptacles)
	Disconnects	Previous generation hardware	Maintain, modify, refit, provide new hardware to accommodate new or existing building service requirements; singular alternative	Provide new panels in appropriate locations with new feeders from new switchgear; retire legacy hardware
	Panels	Range of previous generation hardware, and all outdated	Maintain, modify, refit, provide new panels (and associated hardware) to accommodate new or existing building services	Provide new panels in appropriate locations; replace all outdated/end-of-life panels throughout facility
	Receptacles	Dated hardware, in adequate quantities and locations, to include exterior, on patio and deck area	Maintain, modify, refit, provide new hardware, circuiting	Maintain, modify, refit, and provide new receptacles commensurate with facility remodel
	HVAC power	Existing services to multiple HVAC components (i.e. heating and vent units, kitchen exhaust fans	Provide new services for new HVAC systems and service; singular alternative	Provide power for new HVAC systems and services (estimated 150–200 A for AC loading alone)
	Lighting	Flourescent light fixtures, surface mounted throughout interior of facility, with limited lay-in tee bar installations; LED fixtures, utility style monterd on building exterior	Provide new lighting systems and services (to include LED hardware, lighting controls, dimming, occupancy sensors), for vaulted ceilings, lowered hard lid ceilings, tee bar ceilings; singular alternative	Provide new LED lighting with current controls: dimming, scheduling, occupancy sensors, daylighting controls
Mechanical	Fan/Furnace Units	Four fan / furnace)heating and ventilation) sections in three locations; null outside air services (for service disconnected, or for no service connected)	Option 1: Multiple rooftop gas heat/electric cooling package AC units (least expensive). Option 2: Chilled water/heating hot water plant with air-cooled chiller or VRF condensing units in site yard/enclosure	Provide multiple gas heat/electric cooling rooftop package AC units; ductwork exposed in assembly areas, concealed in soffits where possible; stand-alone controls for AC units
	Restroom Exhaust	Null restroom exhaust services, for fixed openable wndows to exterior	Provide restroom exhaust fans with local switching; refit from current fixed-window arrangement; singular alternative	Provide restroom exhaust services with local switching
	Kitchen Exhaust	Kitchen exhaust services, for grease exhaust hood to utility fan on roof (null fire supression); hood for service to dishwasher and pots station (heat and moisture removal)	Provide compliant grease exhaust with UL762-rated utility fan, fire suppression for hood, makeup air; air balance all kitchen exhaust services; singular alternative	Provide kitchen air conditioning, grease exhaust, and makeup air services; provide dedicated switching and interlock; air conditioning in kitchen per Owner requirements
	Air Conditioning	Null air conditioing throughout facility	Provide approximately 35 tons cooling / 420 MBH heating; systems with economizer or VRF premium efficiency meeting Title 24; outside air service for assembly, bar, and kitchen	Demo all existing HVAC equipment; provide full HVAC systems compliant with Title 24 and current code; exposed duct in high-ceiling areas, concealed where feasible
Plumbing	Waste / Sewer	4" building drain (x)2 per record drawings; waste services to restrooms, bar area, original area of kitchen build out; vent services up through roof;Unidentified buidling drain service into building for kitchen build out; waste service throughout kitchen build out; vent services up through roof	Option 1: Maintain, modify, refit, provide new services; Option 2: Replace original underground waste services (at end of service life); redesign waste services for remodeled facility layout; grease interceptor and building drain to utility	Provide new waste (and vent) services for facility in entirety; provide building drain to utility main; develop services underground and concealed in wall/soffits; restore site to level of associated remodel
	Water Service	1-1/2" water meter (to be verified) 2" cold water service to original build out per record drawings; service sizes commensurate with requirements for flush valves throughout; service distribution undetermined for kitchen	Option 1: Maintain, modify, refit, provide new services; Option 2: Provide new water services in entirety; upsize water service to 2" (undersized for flush valve toilets); consolidate water heater locations; redevelop water services with any major facility remodel	Provide new 2" water service from existing water meter to points of use in restrooms and kitchen; verify service sizing in design
	Gas Service	8"water column house pressure gas service from meter into facility to points of use (i.e. fan / furnace sections, water heaters, kitchen appliances)	Option 1: Maintain, modify, refit, provide new services; Option 2: Gas service may be undersized; provide services to new equipment locations; minor consideration relative to other systems	Provide new 2" gas from gas meter to AC units, kitchen, and water heaters; develop services underground/concealed; verify sizes in design
	Fixtures	Fixtures include restroom facilities, lav's, and flush valve water closets and urinals, floor drains), utility services (janitor's sink, et al), kitchen services (grease interceptor, dishwasher and pots stations, washdown services, range and oven), bar services (sinks, et al)	Provide new ADA-compliant restroom fixtures (lavs, water closets, urinals); provide new kitchen fixtures (sinks, dishwashing, prep areas); provide ancillaries (floor sinks, drains, trap primers, drinking fountains); singular alternative	Provide restroom facilities: lavs, water closets, urinals, ancillaries; provide kitchen services: sinks, dishwashing; provide floor sinks, floor drains, grease interceptors, wash-down area, janitor sinks
	Water Heaters	Equipment includes three water heaters is distributed locations	Option 1: Maintain, modify, refit, provide new equipment; Option 2: Consolidate three scattered water heaters; size for restroom and kitchen requirements; locate for efficient service	Provide consolidated water heater services for restrooms and kitchen facilities

ASSOCIATED SOILS ENGINEERING, INC.
Consulting Geotechnical Engineers

REPORT OF GEOTECHNICAL INVESTIGATION AND FIELD PERCOLATION TESTING

Prop. Bldg. Addition & Improvements at Freedom Park

480 Skyway Drive, Camarillo, CA 93010

Prepared For:

BOA Architecture

512 Redondo Avenue

Long Beach, California 93010

Project No. 7267.26 **March 12, 2026**

2860 Walnut Avenue, Signal Hill CA 90755 * Tel: (562) 426-7990 * Fax: (562) 426-1842

ASSOCIATED
SOILS ENGINEERING, INC.
Consulting Geotechnical Engineers

March 12, 2026
Project No. 7267.26

BOA ARCHITECTURE
512 Redondo Ave
Long Beach, California 90814

Attention: Mr. Kyle Ng

Subject: **Report of Geotechnical Investigation and Field Percolation Testing**
Proposed Freedom Park Addition and Improvements
480 Skyway Drive, Camarillo, CA 93010

Ladies and Gentlemen:

Presented herewith is the Report of Geotechnical Investigation and Field Percolation Testing (the Soils Report) prepared by Associated Soils Engineering, Inc. (ASE) for the proposed Freedom Park Addition and Improvements project (the Improvements), located at 480 Skyway Drive, Camarillo, CA 93010 (the Site). The Improvements are likely to consist of building a single-story addition to the existing Freedom Center building, outdoor patios and/or fencing or perimeter walls. This work was conducted in accordance with ASE's Proposal No. P25-170, dated January 14, 2026, which subsequently received your authorization.

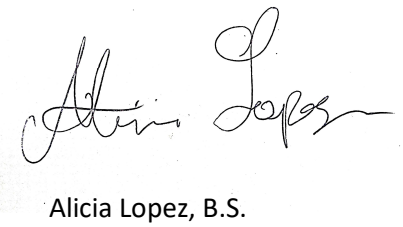
The subject geotechnical investigation was planned and performed based on the relevant development information provided by your office.

The purpose of this study was to evaluate the subsurface soils conditions at the Site, followed by assessment of site geologic/seismic hazards, performance of engineering analyses, and formulation/assembly of recommendations for the geotechnical design and construction of the Improvements. ASE's study has concluded that construction of the Improvements at the Site is geotechnically feasible provided that the recommendations and design guidelines with respect to ground preparation and foundation construction presented in the Soils Report are incorporated in the project plans and design, and implemented during construction. This Soils Report also presents 1) the findings of the geotechnical field investigation, 2) the summary of potential geological/seismic hazard assessment, 3) the results of laboratory tests performed, and 4) the measurements from on-site percolation testing and the calculated infiltration rates for on-site stormwater Low Impact Development (LID) facility planning and design.

We at ASE appreciate the opportunity to provide our professional services on this important project, and look forward to assisting you during the construction phase of the Improvements.

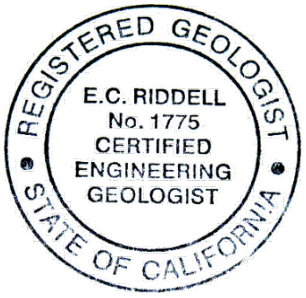
If you have any questions or require additional information, please contact the undersigned.

Respectfully submitted,
ASSOCIATED SOILS ENGINEERING, INC.

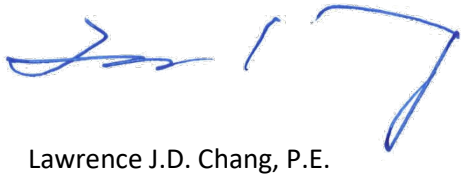


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Distribution: (1) PDF Copy – Addressee (w/ hard copies available upon request)

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1.0 INTRODUCTION

This Soils Report presents the results of ASE's geotechnical investigation and field percolation testing for the proposed Freedom Park Addition and Improvements (the Improvements), located at 480 Skyway Drive, Camarillo, CA 93010 (the Site). The approximate location of the Site is shown on Figure 1, Site Location Map. The purpose of this investigation was to evaluate the general subsurface soil conditions at the Site, to evaluate potential Site seismic and geologic hazards, and to provide geotechnical recommendations for the design and construction of the Improvements. This Soils Report presents the summary of the data collected, the results of ASE's engineering evaluations/analyses, including Site seismic/geologic hazard assessment and suitable mitigation, and the pertinent geotechnical conclusions and recommendations, inclusive of the measurements of field percolation testing and the calculated infiltration rates to be considered for on-site stormwater LID dispersal facility planning and design.

1.1 Project Outline

ASE understands that the following project information is applicable at the time of this Soils Report preparation.

1.1.1 Building/Development Scope:

Based on the provided plans and information, ASE understands that the Improvements are to take place in the existing Freedom Park and will consist of a single-story addition to the existing Freedom Center building, outdoor patios and/or fencing or perimeter walls. Lighting standards, utilities, and landscaping have been assumed to be likely part of the Improvements.

1.1.2 Structural Loading for Geotechnical Analyses:

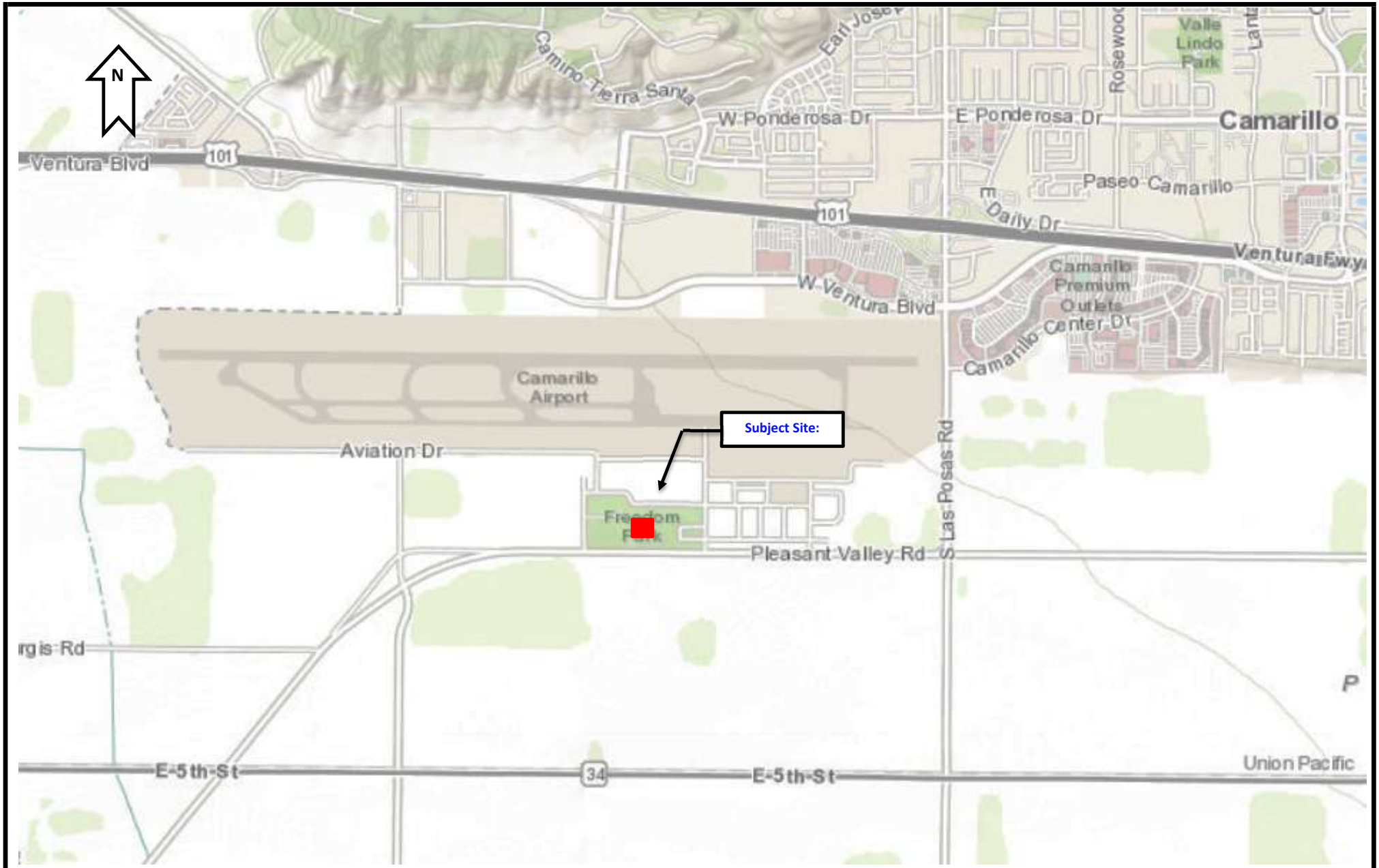
In the absence of structural loading information and for the purpose of foundation analysis, ASE has assumed that the new building addition and appurtenant structural improvements will have a maximum concentrated column load (D+L) not exceeding 30 kips when supported by isolated pad footings or have a maximum line load (D+L) not exceeding 2,000 pounds per linear foot (plf) when supported on continuous spread footings.

Tolerable total and differential static settlements resulted from the above structural loadings on the order of one-half (1/2) inch and one-quarter (1/4) inch over a 30-foot distance, respectively, have been considered by ASE.

1.2 Scope of Exploration

In accomplishing the subject investigation, ASE's staff had performed the following geotechnical tasks:

A. Review of readily available background information, including in-house geotechnical data, geologic maps, seismic hazard maps, and literature relevant to the Site.



Associated Soils Engineering, Inc. **2860 Walnut Avenue** **Signal Hill, CA 90755** **Tel (562) 426-7990 Fax (562) 426-1842**	**Site Location Map**	Proj. Name:	**Prop Bldg. Addition & Improvements at Freedom Park** **480 Skyway Drive, Camarillo, CA**
		Figure 1	Proj. No.: **7267.26**
			Date: **January, 2026**

204/288

B. A geotechnical site reconnaissance to observe the general surficial soil conditions at the Site and to select and mark boring locations, followed by notification to Underground Service Alert of the planned boring locations 72 hours prior to field exploration.

C. Field exploration consisting of drilling two (2) exploratory borings to depths of 26 feet 6 inches and 51 feet 6 inches below respective existing grades. ASE staff logged and sampled representative soils encountered in each exploratory boring. Locations of the exploratory borings on site are shown on Plate A, Boring Location Plan, in Appendix A.

D. Field percolation testing at one (1) percolation test location to 2 feet 2 inches deep (i.e. Boring B-P1, with approximate location shown on Plate A, Boring Location Plan, in Appendix A) to measure infiltration rates of site soils as part of the requirements for the planning and design of on-site stormwater Low Impact Development (LID) facilities.

E. Laboratory testing on retrieved representative soil samples for classification and for determination of pertinent engineering properties.

F. Engineering analyses of data obtained from literature review, site investigation and laboratory testing covering the following aspects:

- Evaluation of general subsurface conditions and description of types, distribution, and engineering characteristics of subsurface materials.
- Assessment of geologic/seismic hazards based on the pertinent, current criteria required by the California Geological Survey (CGS).
- Determination of the seismic design parameters in accordance with the relevant provisions stipulated in the California Building Code, 2025 Edition (2025 CBC; Reference 5) and both the Provisions and the Commentary of ASCE Standard 7-22 (ASCE 7-22; Reference 12).
- Evaluation of the suitability of on-site soils for foundation support, establishment of qualification criteria for on-site or imported fill material, and recommendations for site grading and subgrade preparation for the Improvements.
- Recommendations for subgrade preparation and design parameters for slab-on-grade, pavement, and flatwork.
- Recommendations for temporary excavation, shoring and trenching.
- Recommendations for design of shallow footing foundations including minimum dimensions, allowable bearing capacity, estimated settlement, and lateral resistance for supporting the Improvements taking into account the identified seismic/geologic hazards.
- Evaluation of the corrosion and expansion potential of the on-site materials.

- Computation of design infiltration rates of site soils required for on-site stormwater LID system planning and design.

G. Preparation of this Soils Report presenting the work performed and data acquired, as well as summarizing our conclusions and geotechnical recommendations for the geotechnical design and construction of the Improvements. Also presented are the recommended design infiltration rates for on-site stormwater LID system planning and design.

Please note that ASE's geotechnical investigation did not include any evaluation or assessment of hazardous or toxic materials which may or may not exist on or beneath the Site. ASE does not consult in the field of potential site contamination/mitigation.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 Location, Boundary Conditions and Existing Development

The proposed park improvements project is located at the existing Freedom Park, located at 480 Skyway Drive, Camarillo, CA 93010.

The Improvements are to be located mostly in the eastern portion of Freedom Park. Ventura County Animal Services lies directly north of the park, on the other side of the street. Directly east of the park runs Eubanks Street, and directly west of the park runs Freedom Park Drive. South of the park running East/West is Pleasant Valley Road. The Site is covered by grass and generally uniform and level with a very slight slope towards the southwest.

2.2 Subsurface Soil Conditions

2.2.1 Artificial Fill (af):

Except for topsoil with grass within a depth of one (1) foot from existing grade, no artificial fill material was encountered in any of ASE's exploratory borings and percolation test boring. However, artificial fill might be present in other areas of the Site or could be encountered during site grading. The Geotechnical Consultant's representative should be on site during site grading to verify/confirm the absence of artificial fill in the areas of Improvements.

2.2.2 Holocene Alluvial Fan Deposits (Qhf):

Native site soils consisting of Holocene Age alluvial fan deposits were encountered in all of ASE's exploratory borings to the maximum explored depth of 51 feet 6 inches in Boring B-1. Per Reference 4, the Holocene alluvial fan deposits, including active fan deposits, are characterized as floor deposits that originate as debris flows, hyper concentrated mudflows and braided stream flows, composed of moderately to poorly sorted and moderately to poorly bedded sandy clay with some silt and gravel. In specific, site alluvial soils encountered predominantly contain silt clay, clay,

sand and sand with clay. Figure 2, Local Geologic Map, excerpt from Reference 4, shows geology in the Site vicinity.

More detailed descriptions of soils encountered and conditions observed during the subsurface exploration are shown in the Field Logs of Boring B-1 and B-2 and Field Log of Percolation Boring B-P1, in Appendix A, together with information including soil classifications, depths and types of soil samples, blow counts, field dry densities and moisture contents, and corresponding laboratory tests performed.

2.3 Groundwater and Caving

During field exploration, most of the site subsurface soils were found to be moist to wet throughout the explored depths at all boring locations, and steady groundwater was encountered in both exploratory borings at 8 feet and 10 feet deep in Borings B-1 and B-2, respectively.

Information available from the State of California Water Resources Control Board Geotracker website (http://geotracker.waterboards.ca.gov) indicates that the historic high groundwater elevation in groundwater monitoring well MW-1, Well Number T0611182696 (VCO Dept. of Airports #99037 at 555 Eubanks ST Camarillo, CA 93010), located approximately 360 feet northeast of the Site, was 7.05 feet below grade on January 1, 2007. The ground surface elevation at this well location (taken from Google Earth images) is approximately 71 feet AMSL, which is approximately 2 feet higher than the Site elevation.

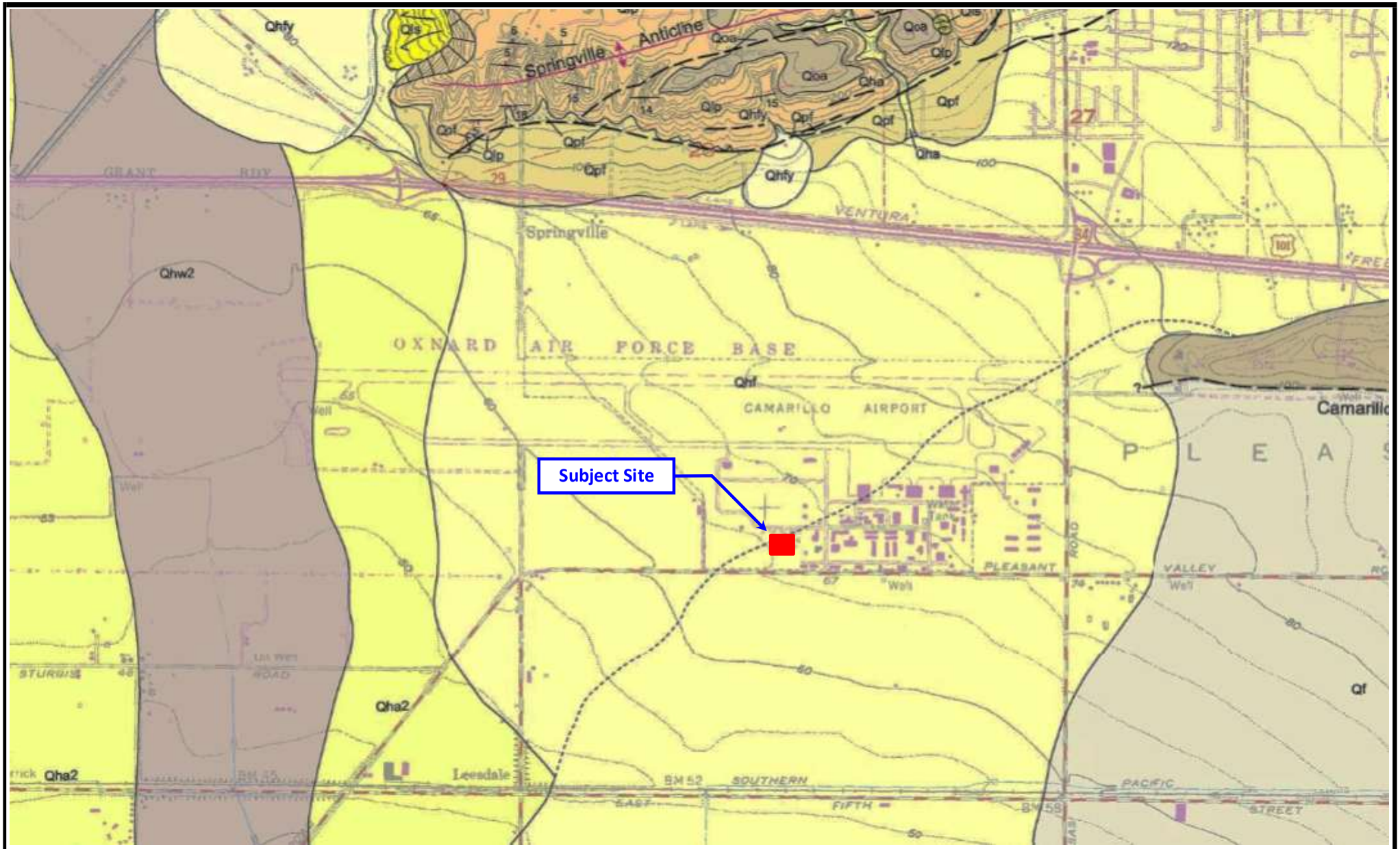
Generally, seasonal and long-term fluctuations in the groundwater may occur as a result of variations in subsurface conditions, rainfall, run-off conditions and other factors. Therefore, variations from our observations may occur, as ASE's exploratory borings were not installed for long-term groundwater monitoring purpose. Minor caving within the encountered sandy strata was observed and/or measured during the drilling and sampling operations. As such, caving and/or sloughing cannot be ruled out in excavations greater in dimension/depth than ASE's exploratory borings, in particular when advancing through sandy strata in the presence of groundwater.

2.4 Utilities

No overhead or underground utilities were disturbed during the course of ASE's site exploration. However, overhead and underground utilities are present within the park limits, as well as along some site perimeters and nearby streets. Other utilities, though not known at the time of this report preparation, may be present on site, and should be located prior to the start of site grading work.

3.0 FAULTING AND SEISMICITY

Camarillo, like the rest of southern California, is located within a seismically active region as a result of being located near the active margin between the North American and Pacific tectonic plates. The principal



(Extracted from the Geologic map of Camarillo 7.5-minute quadrangle, Ventura County, Tan S.S., California Geological Survey, 2003)

LEGEND

Approximate Site Location

Qhf: Holocene, alluvial fan deposits, including active fan deposits, deposited by streams from canyon mountains. Composed of moderately to poorly sorted and moderately to porly bedded sandy clay with some silt and gravel.

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Project:	**Prop Bldg. Addition & Improvements at Freedom Park 480 Skyway Drive, Camarillo, CA**		
Figure 2	**Local Geologic Map**		
Proj. No.:	**7267.26**	Date:	**February, 2026**

source of seismic activity is movement along the northwest-trending regional faults such as the San Andreas, San Jacinto, Newport-Inglewood and Whittier-Elsinore fault zones.

By the definition of CGS, an active fault is one which has had surface displacement within the Holocene Epoch (roughly the last 11,000 years). The CGS has defined a potentially active fault as any fault which has been active during the Quaternary Period (approximately the last 1,600,000 years). These definitions are used in delineating Earthquake Fault Zones as mandated by the Alquist-Priolo Geologic Hazard Zones Act of 1972 and as subsequently revised in 1997 as the Alquist-Priolo Earthquake Fault Zoning Act and Earthquake Fault Zones. The intent of the act is to require fault investigations on sites located within Special Studies Zones to preclude new construction of certain inhabited structures across the trace of active faults. The Site is not located within the Alquist-Priolo Earthquake Fault Zone, as shown on Figure 3, Regional Seismic Hazard Map. No evidence of active or potentially active faulting was observed during our investigation.

Several sources were researched for information pertaining to site seismicity. The majority of data was obtained from the program, EQFAULT, by Blake (2000) that allows for an estimation of peak horizontal ground acceleration (PGA) using a data file of approximately 150 digitized California faults. This program compiles information including the dominant type of faulting within a particular region, the maximum earthquake magnitude each fault is capable of generating, and the approximate location of the fault trace. Printouts of the Site fault search results are shown on Plates I-1 and I-2 in Appendix B.

3.1 Deterministic Analysis

The Site is likely to be subject to strong seismic ground shaking during the life of the project. Based on the referenced literature and deterministic analysis performed with the EQFAULT software, the Simi-Santa Rosa Fault, approximately 1.9 miles (3.1 km) from the Site, would probably generate the most severe site ground motions. A Maximum Probable Earthquake (MPE), i.e. the maximum earthquake that is considered likely to occur during a 100-year time interval, of 6.7 Mw (moment magnitude as per USGS) has been assessed along the Simi-Santa Rosa Fault, which could generate an estimated PGA on the order of 0.586g should this event occur at the fault's closest approach to the Site, as shown on Plate I-2 in Appendix B. Other nearby active faults include the Oak Ridge (Onshore) Fault, the Ventura - Pitas Point Fault, and Oak Ridge (Blind Thrust Offshore), located approximately 5.6 miles (9 km), 9.6 miles (15.4 km), and 10.7 miles (17.3 km) away, respectively. In sum, approximately 38 active or potentially active faults have been found within 62 miles (100 km) of the Site.

3.2 Probabilistic Analysis

The seismicity of the Site was evaluated utilizing the "Dynamic Hazard Curve" tool with the "NSHM Conterminous U.S. 2023" model available from the website of USGS Earthquake Hazard Toolbox (https://earthquake.usgs.gov/nshmp/). The Maximum Probable Earthquake (MPE) and the Maximum Considered Earthquake (MCE) that carry 10 percent and 2 percent exceedance probabilities, respectively, in

50 years have been considered. The blow counts of the soil profile of Boring B-1 that extends to 51 feet 6 inches were converted to shear wave velocities as shown on Plate J-1 in Appendix B based on Equation C20.3-1 of ASCE 7-22 Commentary. As shown on Plate J-2 in Appendix B, the weighted V_s^{30} value of 286.1 m/sec (938 ft/sec) for the soil profile of Boring B-1 was derived per the procedures stipulated in Section 20.4-1 of ASCE 7-22, which corresponds to a Site Class of "D" per ASCE 7-22 Table 20.2-1. With a critical damping ratio of 5% and a default V_s^{30} value of 260 m/sec for a Site Class of "D", nearest to the calculated V_s^{30} value of 286.1 m/sec, three spectral acceleration values representing peak ground acceleration (PGA), spectral acceleration for structural period of 0.2 second (Sa – 0.2 sec; typical of low-rise buildings) and spectral acceleration for structural period of 1.0 second (Sa – 1.0 sec; typical of multi-story buildings) have been analyzed and are tabulated below.

Seismic Acceleration Values from "Dynamic Hazard Curve" tool of USGS Earthquake Hazard Toolbox						
Latitude	**Longitude**	**V_s^{30} (m/sec)**	**Scenario**	**Acceleration (g)**		
				PGA	**Sa – 0.2 sec**	**Sa – 1.0 sec**
N 34.2061°	W 119.0824°	260	**MPE [1]**	0.530	1.193	0.790
			MCE [2]	0.923	1.994	1.592

1. MPE scenario carries a 10% exceedance probability in 50 years.
2. MCE scenario carries a 2% exceedance probability in 50 years.

3.3 2025 CBC Seismic Design Parameters

The earthquake design requirements listed in 2025 CBC and ASCE 7-22 account for faults classified as "active", in accordance with the most recent fault listing as per the United States Geological Survey (USGS) or the CGS. The seismic design of the proposed structures should be implemented in accordance with the applicable provisions stipulated in 2025 CBC unless otherwise specified by the governing authority having jurisdiction over the project.

The 2025 CBC seismic design parameters for the Site based on a Site Class of "D", determined based on the computed site V_s^{30} value of 286.1 m/sec (938 ft/sec) discussed in Section 3.2 above, the criterion of shear wave velocity-based site class determination with soil boring no less than 50 feet deep stipulated in Section 20.1 and Table 20.2-1 of ASCE 7-22, a Risk Category of "II" and a scenario of Risk-Targeted Maximum Considered Earthquake (MCE_R) that carries a 2% exceedance probability in 50 years have been determined utilizing the "ASCE Hazard Tool" web-application (https://ascehazardtool.org/). 2025 CBC Seismic parametric values and plots of "Multi-Period" and "2-Period" deign and MCE_R response spectra are shown on Plate K-1 (2 sheets) in Appendix B, with tabulations of T vs. Sa values for both multi-period and 2-period categories under "Design" and "MCE_R" scenarios shown on Plates K-2 and K-3, respectively, in Appendix B.

Please also note that conformance to the 2025 CBC seismic design criteria does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not take place during the occurrence of a MCE_R event. The primary goal of seismic design is to protect life and not to avoid all

damage, since such design may be economically prohibitive. Following a major earthquake, a building may be damaged beyond repair, yet not collapse. The Structural Consultant should review the pertinent parameters to evaluate the seismic design.

4.0 GEOLOGIC AND SESIMIC HAZARD ASSESSMENTS

4.1 Surface Fault Rupture and Ground Shaking

The Site is not located within an Alquist-Priolo Earthquake Fault Zone, as shown on Figure 3, Regional Seismic Hazard Map. No known active or potentially active faults are shown crossing the Site on published maps reviewed. No evidence for active faulting was encountered in the exploratory excavations performed during this evaluation. The risk of surface rupture at the Site is considered very low. However, being in close proximity to several known active and potentially active faults, severe ground shaking should be expected during the life of the proposed development.

4.2 Seismic Hazards

4.2.1 Liquefaction:

As shown on Figure 3, Regional Seismic Hazard Map, the Site is within an area identified by CGS to be susceptible to soil liquefaction upon seismic impact that will require special geotechnical investigation.

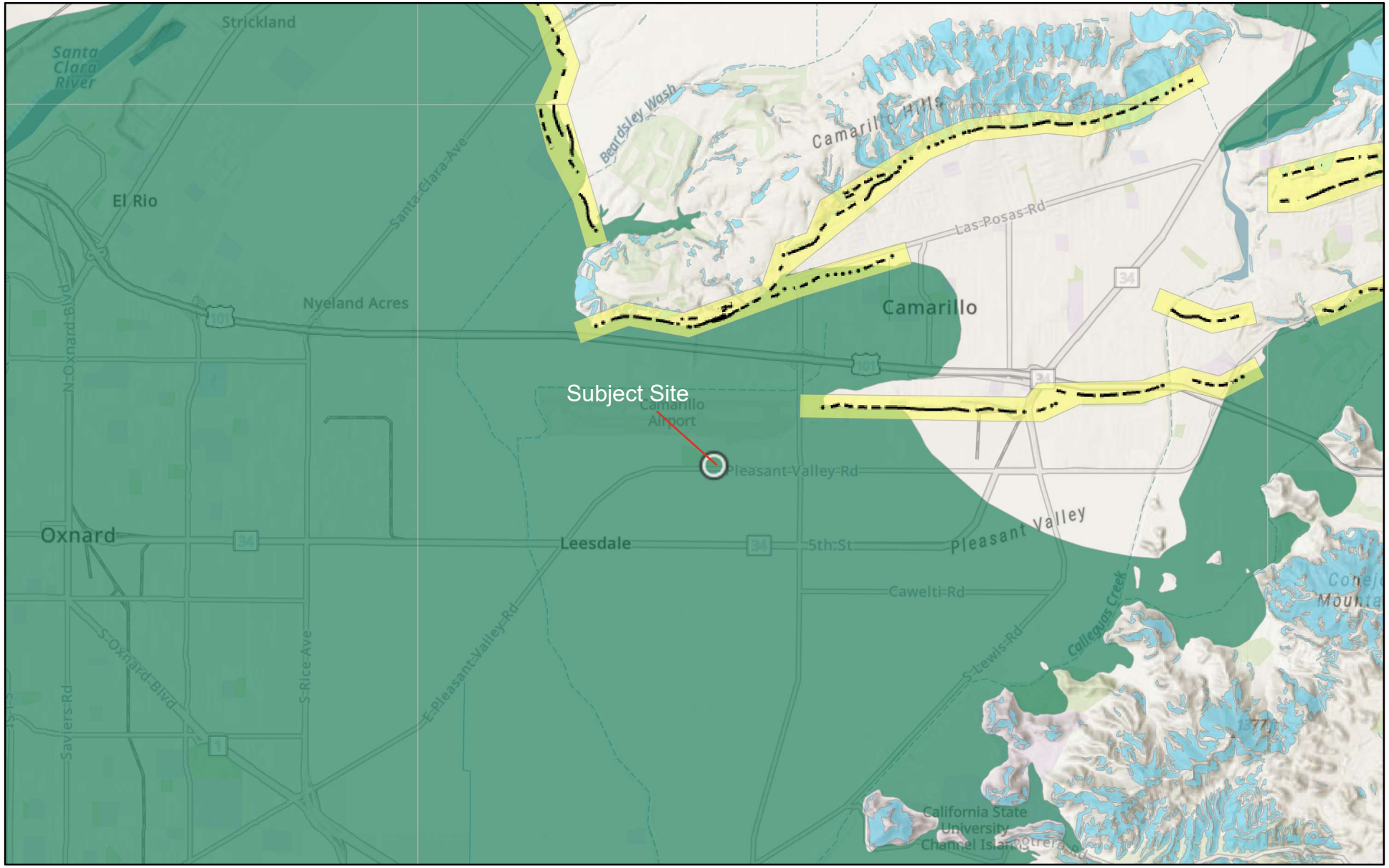
The term "liquefaction" describes a phenomenon in which a saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking. The soils to the maximum explored depth of 51 feet 6 inches predominantly consist of silty clay interbedded with gravelly sand and silty sand strata.

Groundwater was encountered from at 8 and 10 feet deep in Borings B-1 and B-2, respectively. ASE's research of CGS publication and public groundwater monitoring data indicates that a historic high groundwater levels around 7 feet, as per discussed in Section 2.3 above.

A mean earthquake magnitude of 7.1 M_W, as shown on Sheet 3 of Plate K-4 in Appendix B, has been derived for the Site based on a 2% exceedance probability in 50 years, i.e. a MCE scenario, utilizing the "Deaggregation" tool with the "NSHM Conterminous U.S. 2023" model available from the website of USGS Earthquake Hazard Toolbox (https://earthquake.usgs.gov/nshmp/).

Liquefaction analysis was performed taking into account 1) ASE's laboratory data and field data from Borings B-1 and B-2; 2) a PGA_M per 2025 CBC of 0.83g shown on Sheet 2 of Plate K-1 in

Figure 3 Regional Seismic Hazard Map (ASE #7267.26)



3/11/2026, 11:53:39 AM

CGS Alquist Priolo Fault Traces
- Accurately Located
- Approximately Located
- Inferred
- Concealed

CGS Alquist-Priolo Fault Zones

CGS Liquefaction Zones

CGS Landslide Zones

1:88,863

0 0.5 1 2 mi

0 1 2 4 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Seismic Hazards Program,

Appendix B; 3) the historical high groundwater level of 7 feet deep; and 4) a deaggregated mean earthquake magnitude of 7.1 M_W. ASE's liquefaction calculations also considered a conservative sampler size correction factor, C_s, of 1.1 (allowable range between 1.1 and 1.3), and a hammer correction factor C_h, of 1.3 (allowable range between 0.8 and 1.3) for the automatic trip donut hammer utilized for sampling.

Per SP117A (Reference 2), it is stated that fine-grained soils with Plasticity Index (PI) < 12 and moisture content > 85% of the Liquid Limit (LL) are deemed liquefaction-prone. For clayey soils having PI > 18 and Sensitivity (St) > 4.0, severe strength loss could occur upon seismic impact. These screening criteria together with the results of Atterberg Limits test shown on Plates E-1 through E-3 in Appendix B render the site clayey soils to be non-liquefiable, a condition that has been captured on the liquefaction analysis shown on Plate L-1 in Appendix B.

It is stipulated in Special Publication 117A that a factor of safety against liquefaction of 1.30 is deemed the threshold value in determining the liquefaction susceptibility of a certain soil stratum. As presented on Plate L-1 in Appendix B, ASE's liquefaction analysis indicates that liquefaction-prone soil strata exist at depths from 10 to 15 feet and from 16 to 20 feet.

As evidenced on Plate L-2, Seismically-Induced Surface Manifestation, in Appendix B, based on the thicknesses and depths of identified liquefaction-prone soil strata and the considered PGA, the likelihood for surface manifestation such as loss in bearing for foundation and slabs, subsidence with uneven settlement, and/or small-scale lateral spread in localized area cannot be ruled out.

4.2.2 Seismic Settlements:

The composition of the native alluvial soils encountered on the Site, the relatively shallow historical high groundwater level near the Site, and the mapped significant ground shaking probability have concluded the liquefaction potential at the Site, as per discussed in Section 4.2.1 above. Upon the occurrence of liquefaction at the Site, total seismic settlement resulting from volumetric contraction of liquefied, submerged soils and dynamic densification of dry, above-groundwater soils could take place.

Based on the procedures developed by Tokimatsu and Seed (1984; Reference 14), total liquefaction-induced settlement ("wet" seismic settlement) at the site has been assessed to be 1.54 inches based on the combined soil profile of Borings B-1 and B-2, as shown on Plate L-1 in Appendix B. Differential settlement taking place within the liquefiable soils is typically considered to be on the order of one-half (1/2) of the total "wet" seismic settlement, i.e. 0.77 inch, which should be considered in the structural design of the Improvements.

Settlement of on-site soils at present condition above the historical high groundwater at 7 feet deep as a result of seismically-induced densification (i.e. "dry" seismic settlement) has been calculated to be 0.3 inch, as shown on Plate L-3 in Appendix B, in accordance with the procedures recommended by Krinitsky et. al. (1993; Reference 21). Such "dry" seismic settlement is expected to affect relatively large pad areas such that the differential settlement over short distance is likely to be small.

Upon completion of remedial grading as per recommended in Section 6.2 below, the respective "wet" seismic settlement and "dry" seismic settlement have been calculated to be 1.54 inches and 0.09 inch, respectively, resulting in a composite total and differential seismic settlements on the order of 1.63 and 0.82 inch, respectively. Upon occurrence, such scales of total and differential seismic settlements are not deemed prohibitive to the adoption of conventional footing foundation for the support of the Improvements, although measure such as tying the footings with cross grade beams to enhance overall rigidity should be considered.

4.2.3 Earthquake-Induced Landslides:

As shown in Figure 3, Regional Seismic Hazard Map, the Site is not located within an area identified as having a potential for earthquake-induced landslides. There is no indication that recent landslides or unstable slope conditions exist on or adjacent to the Site that would otherwise result in an obvious landslide hazard to the proposed development or adjacent properties. The potential for earthquake induced landslides at the Site in the future is considered nil.

4.2.4 Lateral Spreading:

Lateral spreading, a phenomenon associated with seismically-induced soil liquefaction, is a display of lateral displacement of soils due to inertial motion and lack of lateral support during or post liquefaction. It is typically exemplified by the formation of vertical cracks on the surface of liquefied soils, and usually takes place on gently sloping ground or level ground with nearby free surface such as drainage or stream channel. While the Site has been evaluated in Section 4.2.1 above to be susceptible to seismically-induced liquefaction, due to the distance away from water or ocean front, the potential for the occurrence of liquefaction-induced lateral spreading is deemed low at the Site.

4.2.5 Tsunamis and Seiches:

Per ASE's search utilizing the "ASCE Hazard Tool" web-application (https://ascehazardtool.org/), the Site is not in an area identified to be subject to potential tsunami inundation.

Seiches are rhythmic movements of water within a lake or other enclosed or semi-enclosed body of water, generally caused by earthquakes. Since no lakes or other enclosed bodies of water lie on or near the Site, the hazard from seiches is not present at the Site.

4.2.6 Flood Hazards:

Per Figure 4, National Flood Hazard Layer FIRMette, The Site is not located within the limits of the 100 year flood plain but is located within an area having 0.2% annual chance flood hazard with a Zone "X" designation, according to FEMA Flood Insurance Rate Map (Map No. 06111C0929F, map effective January 7, 2015).

5.0 GEOTECHNICAL CONSIDERATIONS AND RECOMMENDATIONS

Based on the results of field exploration, laboratory testing and engineering analysis, it is ASE's geotechnical opinion that the major factors affecting the subject project include the following:

1. Soil disturbances as a result of site demolition and clearing operations.
2. Presence of "Medium" expansive site soils that could shrink or swell noticeably upon moisture aeration and inundation under nominally imposed loading.
3. Presence of site soils with relatively low in-situ densities within the foundation bearing zone that could settlement upon loading if not re-engineered.
4. Presence of liquefiable soil strata that could manifest significant seismic settlement on ground surface, potentially causing distress and damage to overlying structures, improvements, and utilities.

In consideration of the above factors and the proposed Improvements, it is ASE's opinion that overexcavation and backfilling with properly compacted fill in the areas of the Improvements, as recommended herein, will be essential to reduce unfavorable heaves/settlements of underlying soils, and to provide satisfactory bearing stratum for the Improvements. Please note that the grading commendations provided herein should be reviewed when final project concept and grading plans are available. It is assumed that the proposed finish grades will be close to the existing site grades (±one foot).

Upon completion of relevant subgrade preparation measures discussed in all sub-sections of Sections 5.1 and 5.2 below, conventional footing foundations tied with grade beams and slabs-on-grade bearing on properly compacted fill is deemed suitable for the support of the Improvements.

5.1 Site Preparation

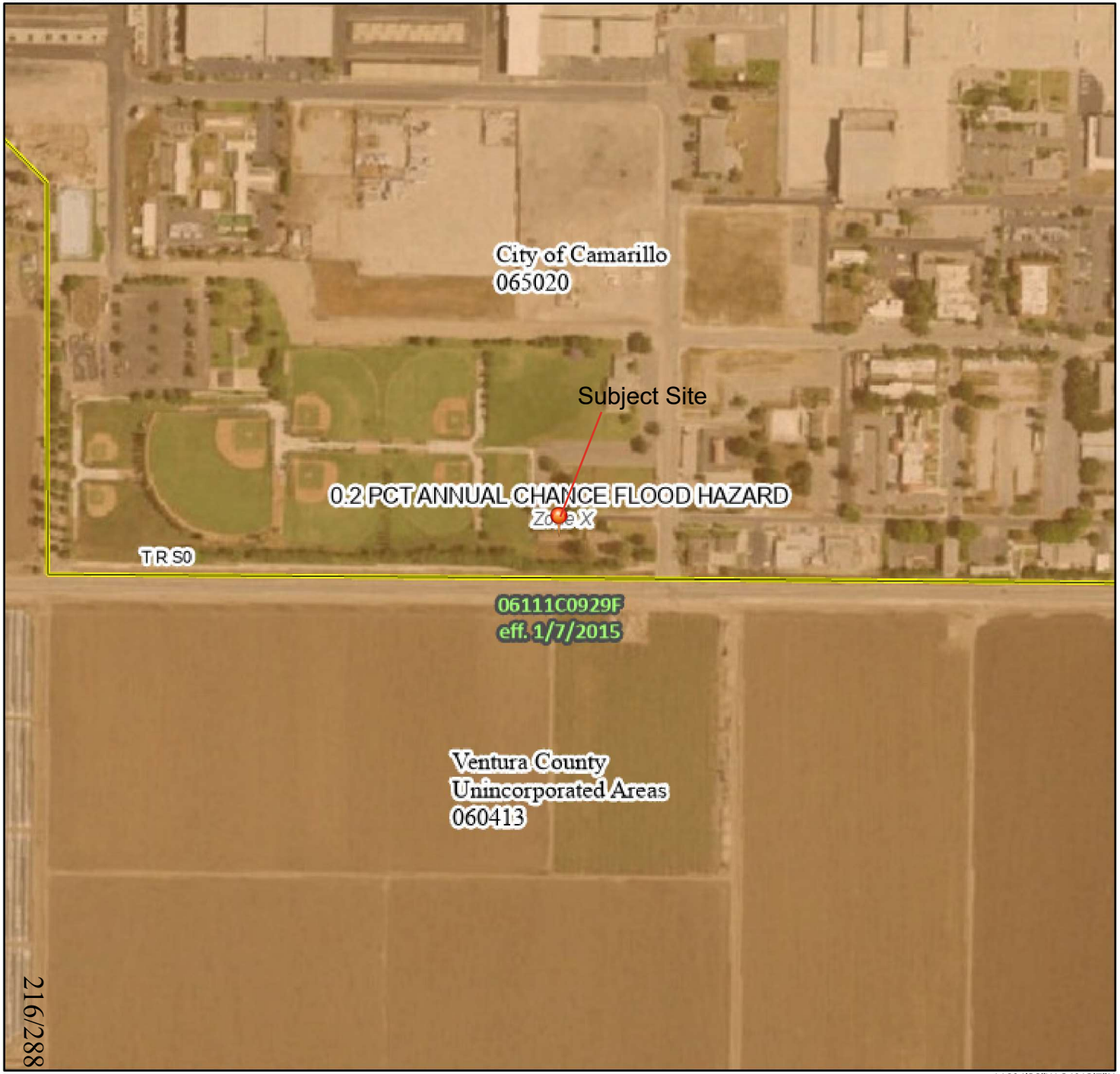
5.1.1 Existing Improvements:

Prior to grading operations, it will be necessary to remove designated existing construction, including any remaining buried obstructions, which may be in the areas of the Improvements.

National Flood Hazard Layer FIRMette-Figure 4

FEMA

119°5'15"W 34°12'37"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

119°4'38"W 34°12'7"N

Basemap Imagery Source: USGS National Map 2023

Legend

ASE #7267.26

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/12/2026 at 12:03 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Structure removal should include foundations. Concrete flatwork and AC pavements should also be removed from the areas of proposed construction. Concrete and asphalt fragments from site demolition operations should be disposed of off-site.

5.1.2 Surface Vegetation:

Surface vegetation should be stripped from areas of proposed construction. Stripping should penetrate six (6) inches into surface soils. Any soil contaminated with organic matter (such as root systems or strippings mixed into the soil) should be disposed of off-site or set aside for future use in non-structural landscaped areas. Removal of trees and shrubs should include rootballs and attendant root systems.

5.1.3 Underground Utilities:

Any underground utilities to be abandoned within the zone of proposed construction should be cut off a minimum of five (5) feet from the area of the new structures. The ends of cut-off lines should be plugged a minimum of five (5) feet with concrete exhibiting minimum shrinkage characteristics to prevent water migration to or from hollow lines. Capping of lines may also be required should the plug be subject to any line pressure. Alternatively, deep hollow lines may be left in place provided they are filled with concrete or 2-sack control density fill (slurry fill). No filled line should be permitted closer than two (2) feet from the bottom of future footings, unless it has been evaluated and approved by the Geotechnical Consultant.

Please note that if local ordinances relative to abandonment of underground utilities should be complied with if they are more restrictive than the above recommendations.

5.2 Site Grading

In view of reducing the adverse effects associated with the development of excessive total or differential settlement/heave underneath any foundations, slabs, flatworks, hardscape, or other appurtenant construction, as well as to ensure uniform bearing competency for the foundations, slabs, and flatworks, engineering improvements of subgrade soils are recommended in the following sections.

5.2.1 Undocumented Fill/Disturbed Native Soils:

While not encountered in ASE's exploratory borings, should any undocumented fill material be encountered during site grading in the areas of Improvements, as well as any native soils disturbed during demolition and clearing operations, should be excavated full depth under the observation and confirmation by the Geotechnical Consultant. Lateral extent of overexcavation beyond the perimeters of the Improvements, where possible, should be to a minimum distance equal to the depth of undocumented fill/disturbed soil encountered or three (3) feet, whichever is greater.

The exposed excavation bottom should be scarified/reworked to a minimum depth of nine (9) inches and recompacted to a minimum 90 percent relative compaction with a minimum moisture content of two (2) percentage points above optimum moisture content, prior to backfilling with approved soils as specified in Section 5.2.7 below.

Please note that removal of undocumented fill will not be required in areas designated for landscaping.

5.2.2 Expansive Soils:

Laboratory test results on a near surface soils sample indicate a "Medium" soil expansion potential (i.e. Expansion Index, EI = 66 per ASTM D4829-21 Test Method) as per defined in Table 1 of ASTM D4829-21 Test Method and Section 1803.5.3 of 2025 CBC. Lightly loaded structural elements such as shallow foundations and slabs could potentially undergo noticeable movements due to the "Medium" expansion potential of site soils. It should be noted that design provisions, such as the use of "Very Low" to "Low" expansive fill soils beneath lightly loaded structural elements, adequate reinforcements, measures to minimize moisture fluctuations in foundation soils, deeper foundations or other measures, as presented in Sections 5.2.3 through 5.2.8 below, may help to alleviate the effects of "Medium" soils expansion on the foundations and structures but may not completely eliminate the problem.

While the recommendations of remedial grading and design of structural elements in contact with on-site soils should take the expansion potential into consideration, as appropriate, foundations and structural elements supported by compacted suitable fill materials complying with criteria stipulated in Section 5.2.7 below, the reduced soils expansion potential is anticipated to lessen the potential impact from soil expansion.

It will be desirable that the soil expansion potential be re-evaluated through additional testing during or upon completion of rough grading operations to verify the design adequacy of foundation and slab-on-grade against the re-tested soil expansion potential, as heterogeneity within soil mass is not uncommon.

5.2.3 Remedial Grading:

To provide acceptable subgrade support for the Improvements, it is recommended that on-site soils within foundation footprints of the Improvements be overexcavated and removed uniformly to a minimum depth of four (4) feet below existing or finish grade, or two (2) feet below the foundation bottom, whichever is greater, and a minimum lateral extent of three (3) feet beyond the

foundation footprints, wherever is possible. The overexcavated zone should be re-placed with properly compacted suitable fill to finish subgrade.

Backfill for the abovementioned overexcavated zone should consist of "Very Low" to “Low” expansive, granular material (Expansion Index, "EI" per ASTM D4829-21 test procedures not greater than 35), compacted to at least 90 percent relative compaction with minimum moisture content of two (2) percentage points above optimum moisture content.

On-site clayey soils at their present state generally exhibit an EI exceeding the preferred value and, thus, are not deemed suitable for re-use as fill as-is within the abovementioned overexcavated zone. As such, suitable import sources to be used for backfill should be identified then pre-tested and pre-approved by the Geotechnical Consultant prior to the onset of remedial grading. Alternatively, blending of “Very Low” expansive soil (EI ≤ 20) or crushed and pulverized PCC or AC material or imported CAB/CMB with the excavated on-site soils to lessen the resultant EI may be considered. The mixed soil should comply with the fill criteria stipulated in Section 5.2.7 below. The blending should ensure a thorough mixture of various soils and materials, and should be subject to testing and approval by the Geotechnical Consultant prior to use.

Soils exposed at excavation bottoms to a depth of one (1) foot should be scarified, reworked and recompacted to exhibit a minimum 90 percent relative compaction with a minimum moisture content of two (2) percentage points above optimum moisture content, prior to receiving fill placement. The exposed excavation bottom should be observed, tested, and approved by the Geotechnical Consultant prior to placing compacted fill.

In case of the presence of localized loose soils, the overexcavation needs to be deepened accordingly to delete the loose soil condition. However, this deepened overexcavation may be terminated when the exposed native, undisturbed soils exhibit a natural relative compaction greater than 85 percent, subject to the testing and inspection by the representative from the Geotechnical Consultant.

The Geotechnical Consultant should be provided with appropriate construction details and staking during grading to verify that depths and/or locations of the recommended overexcavation are adequate. For areas on site that grading recommendations stipulated in both Sections 5.2.1 and 5.2.3 apply, the more stringent grading criteria between the two sections should govern.

The depth of overexcavation should be reviewed by the Geotechnical Consultant during the actual construction. Any subsurface obstruction, buried structural elements, and unsuitable material

encountered during grading, should be immediately brought to the attention of the Geotechnical Consultant for proper exposure, removal and processing, as recommended.

5.2.4 Pumping and Heaving of Subgrade Soils:

If site soils within the zone of recommended subgrade preparation are found to contain high moisture content at the time of remedial grading, pumping and/or heaving conditions may be experienced during site overexcavation and grading operations. When soils exhibiting high moisture content are encountered during site grading, the grading contractor may need to use track-mounted equipment in lieu of rubber tire mounted, wherever possible.

If excavated site soils are highly moist or wet at the time of site grading, the excavated soils should be evenly spread and left aerated for a period of time to reduce the moisture content prior to being re-used. If project schedule does not allow prolonged drying of any encountered wet site soils, alternative measures such as using or blending with site drier soils or imported "Very Low" expansive (EI ≤ 20) fill, pulverized PCC or AC, or CAB/CMB material, if available, may be considered. The Geotechnical Consultant should be consulted at the time of site grading for the assessment of such alternative measures.

When pumping and heaving conditions are observed with soils exposed at the overexcavation bottom that prohibit reworking and recompaction, it will be necessary to deepen the overexcavation within the area of observed pumping and heaving an additional 12 to 18 inches, under the observation and evaluation of the Geotechnical Consultant's representative. The area of the deepened overexcavation should subsequently be backfilled and rammed tightly with 3/4" to 1" open-graded crushed rocks complying with the criteria of Section 200-1.2 of the current edition of the Standard Specifications for Public Works Construction (the Greenbook) to form a stiffened platform to facilitate the ensuing fill placement and compaction. The crushed rock layer should be underlain and overlain by a layer of filtering geofabric (such as Mirafi 140N or equivalent) prior to and subsequent to the placement of crushed rocks, respectively. If necessary, alternative and site-specific recommendations for the stabilization of excavation bottoms may be provided by the Geotechnical Consultant based on a review of grading-exposed soil conditions.

5.2.5 Temporary Excavation:

Excavations of site soils 4 feet or deeper should be temporarily shored or sloped in accordance with the latest Cal OSHA requirements.

a) Temporary Sloping:

In areas where excavations deeper than 4 feet are not adjacent to existing structures or public right-of-ways, sloping procedures may be utilized for temporary excavations. It is

recommended that temporary slopes in both fill and native soils be graded no steeper than 1.5:1 (H:V) for excavations up to 10 feet in depth. The above temporary slope criteria is based on level soils conditions behind temporary slopes with no surcharge loading (structures, traffic) within a lateral distance behind the top of slope equivalent to the slope height.

It is recommended that excavated soils be placed a minimum lateral distance from top of slope equal to the height of slope. A minimum setback distance equivalent to the slope height should be maintained between the top of slope and heavy excavation/grading equipment.

Soil conditions should be reviewed by the Geotechnical Consultant as excavation progresses to verify acceptability of temporary slopes. Final temporary cut slope design will be dependent upon the soil conditions encountered, construction procedures and schedule.

b) Temporary Shoring:

Temporary shoring will be required for those excavations where temporary sloping as specified above is not feasible.

Temporary cantilever shoring, if used, should be designed to resist an active earth pressure of 65 pounds per cubic foot (pcf) equivalent fluid pressure (EFP) for level soil conditions behind shoring. The resultant lateral deflection of shoring and surficial settlement immediately behind shoring are estimated to be on the order of one (1) to one and one half (1 ½) percent of the shored excavation depth. Should this ground deformation be intolerable to the existing structure, ASE should be consulted for more detailed analysis and further recommendations.

The design of shoring should also include surcharge loading equivalent to one-third (1/3) of the loading of existing structures and anticipated traffic, including delivery and construction equipment, when such loading is within a distance from the shoring equal to the depth of excavation. In addition, a minimum uniform lateral pressure of 100 pounds per square foot (psf) in the upper ten (10) feet of shoring should be considered in the design when normal traffic is permitted within ten (10) feet of the shoring.

c) Slot Cutting Adjacent to Existing Structure Foundations:

Prior to any excavation, the footings of the existing structure should be researched as it could compromise the stability of foundation when excavating site soils immediately next to or below any existing footing foundation. "A-B-C" slot cutting grading procedures may be utilized to accomplish the required overexcavation for areas adjacent to existing building foundation or improvements that might otherwise be undermined by the grading operation on the subject

Site. As a general guideline, slot cutting would be necessary for overexcavation located within a lateral distance from the existing structure or public right-of-ways equivalent to one (1) times the excavation depth.

While the maximum width and sequence of slot-cuts should be evaluated in the field during grading operations based on conditions exposed during initial site grading adjacent to the existing structure, for preliminary planning purpose, the width per slot should not exceed six (6) feet. Increase of length per cut slot is possible upon inspection and evaluation of actual exposed slot cut condition by the Geotechnical Consultant during site grading. Care shall be exercised such that no soil is removed from underneath any existing shallow foundation.

5.2.6 Exterior Slab-on-Grade/Flatwork/Pavement/Hardscape Support:

For the purpose of reducing future unsightly and uneven movements and cracks of any exterior slab-on-grade, concrete flatwork, pavement, or hardscape, it is recommended that subgrade soils to a minimum depth of two (2) feet below the bottom of and eighteen (18) inches laterally beyond the footprint of exterior concrete slab-on-grade/concrete flatwork/pavement/hardscape should be overexcavated then backfilled and recompacted with suitable fill consisting of "Very Low" to “Low” expansive (EI ≤ 35) site soil or blended soil or import material pre-tested and pre-approved by the Geotechnical Consultant, compacted to at least 90 percent relative compaction with a minimum moisture content of two (2) percentage points above optimum moisture content.

Prior to placement of compacted fill, the upper six (6) inches of exposed subgrade soils should be reworked to at least 90 percent relative compaction with a minimum moisture of two (2) percentage points above optimum moisture content. However, if undocumented fill is encountered in these areas, recommendations stipulated in Section 5.2.1 above should be complied with.

From geotechnical viewpoint, new landscape area with only softscape is not subject to subgrade preparation and remedial grading requirements mentioned in Sections 5.2.1, 5.2.3 and 5.2.6.

5.2.7 Suitable Soils and Imported Soils:

Unless otherwise noted, any soil re-used or imported or blended as fill for the completion of subgrade preparation should consist of predominantly "Very Low" to “Low” expansive soils exhibiting an EI not greater than 35, and should be exhibiting a relatively uniform gradation, free of debris, particles greater than 4 inches in maximum dimension, organic matter or other deleterious materials. For the excavated on-site soils to be blended such that the resultant EI is not exceeding 35, a general rule-of-thumb would be blending one (1) part of excavated site soils with one and one-half (1.5) parts of imported “Very Low” (EI ≤ 20) expansive soils or CAB/CMB. Should crushed AC/PCC to be used for blending application, the crushed AC/PCC should not exceed 1.5 inches in

maximum dimension and should not exceed 50% in the resultant volume of the blended material. The blended material should be pre-sampled, pre-tested, and pre-approved by the Geotechnical Consultant prior to its usage on the Site.

Unless otherwise approved by the Geotechnical Consultant, the imported fill materials should also meet the soil corrosivity criteria listed below for preferred concrete and reinforcement protection.

Corrosivity Criteria for Select Fill and General Fill			
Soluble Sulfate (% by weight) [1]	**Soluble Chloride (ppm) [2]**	**Resistivity Value (ohm-cm) [3]**	**pH-Value [4]**
≤ 0.1	≤ 500	≥ 2000	7.0 ~ 8.8

(1) California Test Method 417. (2) California Test Method 422. (3) ASTM G187-18 Test Method. (4) California Test Method 532.

All imported material should be sampled by the Geotechnical Consultant's representative at its stockpile location and tested as necessary to evaluate its suitability for use as fill prior to being hauled to the Site. Final acceptance of any imported soil will be based upon review and testing of the soil actually delivered to the Site.

5.2.8 Backfilling and Compaction Requirements:

Imported material or blended soils approved for backfill in the Improvements area, flatwork area, and backfilling of utility trenches, should be compliant with the following criteria: 1) free of debris, particles greater than 4 inches in maximum dimension, organic matter or other deleterious materials, 2) are not environmentally contaminated, and 3) adequately moisture conditioned to permit achieving the required compaction. No nesting of large particles (2 to 4-inch size) should be permitted during backfilling operations.

Imported material or blended soils approved for use as fill should also be placed in horizontal lifts not exceeding 8 inches in loose thickness, moisture conditioned to a minimum of two (2) percentage points above optimum moisture content, and compacted to a minimum of 90 percent relative compaction per ASTM D1557-12 Test Method, unless otherwise stated.

5.2.9 Tests and Observations:

All subgrade preparation, compaction, and backfill operations should be performed under the observation of and testing by the Geotechnical Consultant's field representative. An adequate number of field tests should be taken to ensure compliance with this report and local ordinances. If it is determined during grading that site soils require overexcavation to greater depths for obtaining proper support for the proposed structures, this additional work should be performed in accordance with the recommendations of the Geotechnical Consultant.

5.3 Foundation Design

5.3.1 Conventional Footing Foundation for Structural Support:

Presented below are the recommended geotechnical design and construction criteria for conventional footing foundation, provided pertinent subgrade preparation recommendations presented in Section 5.2 above are incorporated in project planning and design, and implemented during site construction.

a) Minimum Footing Dimension and Reinforcement:

In order to mobilize sufficient soils bearing capacity supporting the new footings, it is recommended that the following tabulated minimum footing embedments, widths and reinforcements for various footing types be considered.

Minimum Footing Dimension & Reinforcement					
Continuous Spread Footing/Strip Footing			**Isolated Pad Footing**		
Depth (1) (in)	**Width (in)**	**Reinforcement**	**Depth (1) (in)**	**Width (in)**	**Reinforcement**
24	15	Four #4 bars – Two near the top and Two near the bottom	24	24 square	Four #4 bars – Two near the top and Two near the bottom, applied bi-axially

(1) Footing embedment measured from the nearest adjacent lowest soils grade.

Please note that, in order to avoid surcharge loading imposed by adjacent footings with different embedment depths, the embedment depths of existing footings of adjacent buildings should be verified and, if deeper than the minimum footing embedment depths tabulated above, the new footings for the Improvements and any ancillary structural construction in close proximity to the adjacent building footings should be deepened to the same depths as those of the adjacent building footings accordingly.

In view of site liquefaction potential and seismic settlements discussed in Sections 4.2.1 and 4.2.2 above, grade beams at least 12-inches wide should be designed to tie continuous footings and/or isolated pad footings together to enhance the overall foundation rigidity and to minimize potentially significant differential movements that could be triggered by seismic settlements. The same minimum reinforcement for the new footings should be applied to the grade beams as well. Please also note that, due to the anticipated different subgrade soil conditions between the new structural addition and the existing building, a differential settlement on the order of one-half (1/2) inch could develop across the adjoining new footing and existing footing or the slab spanning across the joint between existing building and the new structural addition. Structural design should account for the potential differential settlement.

Alternatively, the new structural addition should be designed to be structurally isolated from the existing building.

The final foundation design details such as concrete strength, reinforcements, etc. should be established by the Structural Consultant.

b) Allowable Soils Bearing Capacity:

For footings complying with the minimum dimension requirements stipulated in Section 5.3.1.a) above, the allowable soils bearing capacities, inclusive of unfactored dead and live loads, should be as per tabulated below:

Allowable Soils Bearing Capacity (psf)		**Increase per 12-inch Increment in Footing Width (psf)**	**Increase per 12-inch Increment in Footing Depth (psf)**	**Maximum Composite Ceiling Value (psf)**
Continuous Spread Footing/Strip Footing	**Isolated Pad Footing**			
1,030	1,180	80	250	3,500

For any new footings that are within a lateral distance from any existing footing equal to the depth of the new footing (D), the following tabulated reduction multipliers should be applied to the corresponding allowable soils bearing capacity values.

Lateral Distance between New Footing and Existing Footing expressed in Fraction of the New Footing Depth, D	≥ 1D	½D	0
Reduction Multiplier to Allowable Soils Bearing Capacity [a]	1.0	0.75	0.5

a. Interpolation may be used for deriving reduction factor for other distance value.

The above allowable bearing capacities may be increased by one-third (1/3) when subject to short-term, transient loading induced by wind or seismic activities.

c) Lateral Resistance:

Resistance to lateral loads can be assumed to be provided by passive lateral earth pressure and by friction acting on structural components in permanent contact with the subgrade soils.

For site preparation implemented as per recommended in the Section 5.2.3 above, lateral resistance on the sides of foundations may be computed using a passive lateral earth pressure of 134 pcf EFP for footings embedded into approved compacted fill soils, subject to a maximum of 1,340 psf. An ultimate coefficient of friction on the order of 0.19 may also be used for structural dead load acting between the footing bottom and the supporting soils, regardless of the distance between new footing and existing building footing.

For any new footing that is within a lateral distance from any existing footing equal to two (2) times the depth of the new footing (D), the following tabulated reduction multipliers should be applied to the corresponding passive lateral earth pressure values for the sides of the new footing that are facing the existing building footing.

Lateral Distance between New Footing and Existing Footing expressed in Fraction of the New Footing Depth, D	≥ 2D	1D	0
Reduction Multiplier To Passive Lateral Earth Pressure [a]	1.0	0.5	0

a. Interpolation may be used for deriving reduction factor for other distance value.

The passive lateral earth pressure above may be used in conjunction with the ultimate coefficient of friction in calculating composite lateral resistance, provided the passive lateral earth pressure value is reduced by one-third (1/3). The composite lateral resistance may be increased by one-third (1/3) under short term, transient wind or seismic loading.

d) Static Settlements/Heaves:

Total static settlements/heaves resulting from compression/swelling of subgrade soils for conventional footings designed and constructed in accordance with the criteria stipulated in Sections 5.3.1.a), b), and c) above are not anticipated to exceed one-half of an inch (1/2"), when founded on firm and unyielding subgrade materials prepared as per recommended in Section 5.2.3 above. A differential settlement/heave on the order of one-quarter of an inch (1/4") over a distance of 30 feet is anticipated between similarly loaded adjacent isolated pad footings, between isolated pad footings and continuous wall footings, and for continuous wall footings over a distance of approximately 30 feet.

Please be reminded that the Geotechnical Consultant should be contracted for further evaluation and recommendations, as necessary, should final design structural loads exceed the loads assumed loads in Section 1.1.2 above by more than fifteen (15) percent.

5.3.2 Retaining Walls:

It is ASE's understanding that there is no retaining wall planned as part of the Improvements. If design or planning change requires the construction of retaining wall, ASE should be consulted for pertinent retaining wall design parameters and construction guidelines.

5.3.3 Footing/Foundation Observation:

All footing/foundation excavations should be observed by the Geotechnical Consultant's representative to verify minimum embedment depths and competency of bearing soils. Such observations should be made prior to placement of any reinforcing steel or concrete.

5.4 Slabs-On-Grade

Concrete slabs, flatwork, and hardscape should be supported on properly compacted suitable fill as recommended in Sections 5.2.3 and 5.2.6 above. The slab subgrade soils should also be proof-rolled just prior to construction to provide a firm, unyielding surface, especially if the subgrade has been disturbed or loosened by the passage of construction traffic. Final compaction and testing of slab subgrade should be performed just prior to placement of concrete.

For structural design of interior concrete slabs-on-grade or exterior concrete slabs-on grade supporting heavy equipment and/or traffic loading and are supported by subgrade soils prepared as per recommended in Sections 5.2.3 and 5.2.6 above, a coefficient of subgrade reaction ("k") on the order of 80 pounds per square inch per inch ("psi/in") and an allowable bearing capacity of 700 psf may be used. Interior and exterior slabs should be properly designed and reinforced for the construction and service loading conditions. Geotechnically, it would be prudent to provide a minimum actual thickness of four (4) inches with minimum reinforcement consisting of number 4 reinforcing bars spaced maximum 12 inches on centers each way for concrete slabs. The structural details, such as slab thickness, concrete strength, amount and type of reinforcements, joint spacing, etc., should be established by the Structural Consultant in accordance with pertinent sections in 2025 CBC.

Exterior slabs should be properly jointed to limit the number of concrete shrinkage cracks. For long/thin sections, such as sidewalks, expansion or control joints should be provided at spacing intervals equal to the width of the section. Slabs between 5 and 10 feet in minimum dimension should have a control joint at centerline. Slabs greater than 10 feet in minimum dimension should have joints such that unjointed sections do not exceed 10 feet in maximum dimension. Where flatwork adjoins structures, it is recommended that a foam joint or similar expansion material be utilized. Joint depth and spacing should conform to the ACI recommendations. It is, however, cautioned that uneven heaving of exterior slabs may develop in the future when prolonged irrigation or seepage permeates the subgrade soil, especially in areas that expansive soil pockets exist due to inadequate control or inspection of earthwork construction.

5.5 Site Drainage

Per Section 1804.4 of 2025 CBC, a minimum 5% descending gradient away from building/structure for a minimum distance of 10 feet should be incorporated for earth grade placed adjacent to the foundation. This descending gradient may be reduced to 2% for any impervious areas, such as concrete paved walkways, within the 10-foot zone. For areas where the 10-foot drainage distance is not attainable, alternative measure such as concrete-lined swales having a minimum 2% gradient may be adopted to divert the water away from building/structure, provided that a minimum 5% gradient is maintained in the distance between the building footprint and the diversion measure such as swales. For more specific site drainage guidelines, the Project Civil Consultant should refer to the pertinent sections in 2025 CBC.

Any planter areas to be placed adjacent to structure perimeters should be provided with impervious bottoms and a drainage pipe, or should be planted with drought-tolerant plants, to divert water away or minimize moisture infiltration from foundation and slab subgrade soils. Excessive moisture variations in site soils could result in significant volume changes and movement.

5.6 Soil Corrosivity Evaluation

Soils corrosivity tests were performed on representative samples of site soil. These tests are meant to determine the corrosive potential of on-site soils to proposed concrete foundations/flatwork and underground metal conduit. The soils corrosivity test results are presented in Appendix A.

5.6.1 Concrete Corrosion:

Disintegration of concrete may be attributed to the chemical reaction of soils sulfates and hydrated lime and calcium aluminate with the cement. The severity of the reaction resulting in expansion and disruption of the cement is primarily a function of the concentration of soluble sulfates and the water-cement ratio of the concrete.

A soluble sulfate content of 0.1566% by weight has been recorded from testing per California Test Method (CTM) 417 conducted on on-site soils, as indicated in Appendix A. As per Table 19.3.1.1 of ACI 318-19, soils exhibiting a soluble sulfate content between 0.1% and 0.2% by weight are classified as having "S1" sulfate exposure category. As such, for structural features to be in direct contact with on-site soils, the special geotechnical requirements on the type of Portland cement or water cement ratio corresponding to the tested "S1" sulfate exposure category as per stipulated in Table 19.3.2.1 of ACI 318-19 should be considered.

5.6.2 Metal Corrosion:

In the evaluation of soil corrosivity to metal, the hydrogen ion concentrates (pH) and the electrical resistivity of the site and backfill soils are the principal variables in determining the service life of ferrous metal conduit. The pH of soil and water is a measure of acidity or alkalinity, while the resistivity is a measure of the soils resistance to the flow of electrical current.

Currently available design charts indicate that corrosion rates decrease with increasing resistivities and increasing alkalinities. It can also be noted that for alkaline soils, the corrosion rate is more influenced by resistivity than by pH.

The resistivity value of 679 ohm-cm per ASTM G187-18 Test Method coupled with a pH-value of 7.17 per CTM 643 classifies the on-site soils tested to be "very corrosive" to buried ferrous metals. Based on CTM 643, the year to perforation for 18-gauge steel in contact with soils of similar

resistivity and pH-value is about 19 years for the "very corrosive" on-site soils. In lieu of additional testing, alternative piping materials, i.e. plastic piping, may be used instead of metal if longer service life is desired or required for utility pipes and fittings in direct contact with on-site soils. These resistivity values of on-site soils may also have implications to other building materials and depths of embedment for steel reinforcement, etc. It is recommended that a qualified corrosion consultant be engaged to review the building plans.

A soluble chloride content of 13 ppm was recorded in our laboratory tests per CTM 422. Per Caltrans guidelines and specifications (References 15 and 16), soils exhibiting soluble chloride contents exceeding 500 ppm are considered "corrosive". The soils are thus classified as "non-corrosive" per Caltrans criterion. In addition, special measure in terms of rebar protection against chloride corrosion under Exposure Class "C0" stipulated in Tables 19.3.1.1 and 19.3.2.1 of ACI 318-19 may be required as a result of the soluble chloride content tested.

5.7 Utility Trenches

All trenches should be backfilled with approved fill material compacted to relative compaction of not less than 90 percent per ASTM D1557-12 Test Method. Care should be taken during backfilling to prevent utility line damage.

The on-site soils may be used for backfilling utility trenches from one (1) foot above the top of pipe to the surface, provided the material is free of organic matter and deleterious substances. Any soft and/or loose materials or fill encountered at pipe invert should be removed and replaced with properly compacted fill or adequate bedding material. Site soils within shallow depth are not deemed suitable for pipe bedding. Imported soils for pipe bedding should consist of non-expansive granular soils having a tested SE value (per the current ASTM D 2419 Test Method) of not less than 30.

If sandy soils are used for trench backfill, the backfill should be topped with a minimum 2-foot thick cap of compacted fine-grained, cohesive soil. Also, a minimum 10-foot length of trench at the entrance and exit points of buildings should be backfilled with fine-grained soils to serve as a plug to prevent water migration into structure foundation support zones.

The walls of temporary construction trenches may not be stable when excavated nearly vertical due to the potential for caving. Shoring of excavation walls or flattening of slopes will be required if excavation depths greater than 4 feet are necessary. Trenches should be located so as not to impair the bearing capacity of soils or cause settlement under foundations. As a guide, trenches parallel to foundations should be clear of a 45-degree plane extending outward and downward from the edge of the foundations. All work associated with trenches, excavations and shoring must conform to the State of California Safety Code (CAL-OSHA).

5.8 Plan Review, Observations and Testing

Once foundation and grading plans are completed, they should be forwarded to the Geotechnical Consultant for review of conformance with the intent of these recommendations and criteria presented in the pertinent sections of this report.

All excavations should be observed by a representative of this office to verify minimum embedment depths, competency of bearing soils and that the excavations are free of loose and disturbed materials. Such observations should be made prior to placement of any fill, reinforcing steel or concrete. All grading and fill compaction should be performed under the observation of and testing by a Geotechnical Consultant or his representative.

6.0 FIELD PERCOLATION TEST RESULTS

Initial seepage rates obtained during the "Reading Time Interval Test" in Boring B-P1 after pre-soaking indicated the time interval between readings should be 30 minutes maximum, i.e. the “Normal Soil” category. The percolation tests were therefore performed using the normal soil method (i.e. six-hour test maximum) for Boring BP-1, in accordance with the State of California Regional Water Quality Board Technical Guidance Document Appendices (Appendix VII) procedures modified to test the cross sectional zone of typical soils within the level of anticipated storm water infiltration, i.e. up to 2 feet deep from existing site grade for Boring B-P1 due to the required 5-foot buffer zone above groundwater level.

Field percolation testing was conducted on January 27, 2026. Stabilized field percolation test data indicates a preadjusted percolation test rate of 10.0 minutes per inch (mpi) for clean water at the test location of Boring B-P1, as shown on the attached Plate H-1, Percolation Data Sheet, in Appendix A.

Tabulated below and shown on Plate H-2, Calculation of Design Infiltration Rates based on Porchet Method, in Appendix A are the results of percolation testing conducted at the location of Boring B-P1, including the design infiltration rate derived from the Porchet Method of Percolation Rate Conversion procedures outlined in Appendix VII of the above mentioned Technical Guidelines document.

Boring No.	Percolation Test Rate (Minutes/Inch)	Design Infiltration Rate* (Inches/Hour)
B-P1	9.231	0.329

*Infiltration Rate derived from Porchet Method Conversion from Percolation Rate using a Factor of Safety of 3.

The infiltration rate presented above is anticipated to be the fastest rate that can be absorbed by the site soils at the boring location. However, with time and depending on the degree of saturation of soils and other factors, the percolation rate may reduce which is typical for sewage disposal or stormwater dispersal fields. Per Appendix VII of the above mentioned Technical Guidelines document, the results of the field percolation testing (i.e. measured infiltration rate less than 0.3 inch per hour) indicate that site soils are

deemed suitable for the planning and installation of an on-site stormwater LID system within the approximate upper two (2) feet from existing grade.

Please be informed that during installation of on-site storm water dispersal system, the following factors should be noted:

- The degree of compactive effort in the upper 1 to 1.5 feet of soils above any filter material should be between 90 and 92 percent relative compaction. As any greater compactive efforts in the soil strata of water retention system construction may cause the percolation rates to reduce substantially, it is not advisable to impose significant structural loading in these areas, from a geotechnical viewpoint.
- The rate of water transmission from the filter material to the soil will be limited the porosity characteristics of the fabric wrap around the filter material.

7.0 CLOSURE

This report has been prepared for the exclusive use of **BOA Architecture** (the Client) and their subconsultants for use in design and construction of the Improvements to Freedom Park. The report has not been prepared for use by other parties, and may not contain sufficient information for purposes of other parties.

The Client is responsible for ensuring the information and recommendations contained in this report are brought to the attention of the Owner or the other design consultants, incorporated into the project plans, and implemented by project contractors. This report should be named on project plans as a part of the project specifications.

We request and recommend notification should any of the following occur:

1. Final plans for site development indicate utilization of areas not originally proposed for construction.
2. Structural loading conditions vary from those utilized for evaluation and preparation of this report.
3. The site is not developed within 12 months following the date of this report.

If changes or delays do occur, this office should be notified and provided with finalized plans of site development for our review to enable us to provide the necessary recommendations for additional work and/or updating of the report. Any charges for such review and necessary recommendations would be at the prevailing rate at the time of performing review work.

The findings contained in this report are based upon our evaluation and interpretation of the information obtained from the limited number of test borings and the results of laboratory testing and engineering analysis. As part of the engineering analysis it has been assumed, and is expected, that the geotechnical conditions existing across the area of study are similar to those encountered in the test excavations.

However, no warranty is expressed or implied as to the conditions at locations or depths other than those excavated. Should conditions encountered during construction differ significantly from those described in this report, this office should be contacted immediately for recommendations prior to continuation of work. Our findings and recommendations were obtained in accordance with generally accepted current professional principles and local practice in geotechnical engineering and reflect our best professional judgment. We make no other warranty, either express or implied.

These recommendations are, however, dependent on the aforementioned assumption of uniformity and upon proper quality control of engineered fill and foundations. Geotechnical observations and testing should be provided on a continuous basis during grading at the site to confirm preliminary design assumptions and to verify conformance with the intent of our recommendations. If parties other than Associated Soils Engineering, Inc. are engaged to provide geotechnical services during construction, they must be informed that they will be required to assume complete responsibility for the geotechnical phase of the project by either concurring with the recommendations in this report or providing alternative recommendations.

This concludes our scope of services as indicated in our proposal dated January 14, 2026, however, our report is subject to review by the controlling authorities for the project. Any further geotechnical services that may be required of our office to respond to questions/comments of the controlling authorities after their review of the report will be performed on a time-and-expense basis as per our current fee schedule. We would not proceed with any response to report review comments/questions without authorization from your office.

We appreciate your business and are prepared to assist you with construction-related services.

APPENDIX A

The following Appendices contain the substantiating data and laboratory test results to complement the engineering evaluations and recommendations contained in the report.

Site Exploration

On January 26, 2026, field explorations were performed by drilling three (3) test borings at the approximate locations indicated on the attached Boring Location Plan, Plate A. The exploratory borings were drilled/ sampled by Associated Soils Engineering, Inc. (ASE) utilizing manually operated drilling/sampling equipment with 3-inch diameter cutting bucket bits. Final depths of 2 feet 6 inches to 51 feet 6 inches below existing grade were reached in the exploratory borings.

Continuous observations of the materials encountered in the borings were recorded in the field. The soils were classified in the field by visual and textural examination and these classifications were supplemented by obtaining bulk soil samples for future examination in the laboratory. Relatively undisturbed samples of soils were extracted in a Modified California barrel sampler lined with 2.416-inch diameter by one-inch high rings and tipped with tapered cutting shoe. All samples were secured in moisture-resistant bags immediately after retrieval from exploratory boring to minimize the loss of field moisture, followed by timely transportation to ASE's laboratory for ensuing testing. Upon completion of exploration, the borings were backfilled with excavated materials and compacted by tamping.

For percolation test borings, a 3-inch-diamter and 3-foot-long perforated PVC pipe was inserted in the bored hole following the placement of 2 inches of fine gravel at the bored hole bottom. The annular space was backfilled with fine gravel and the percolation test borings were pre-soaked overnight prior to testing. The measurement of field percolation rates in each percolation test boring, including the "Sandy Soil Criteria" test, was performed on the second day in accordance with L.A. County Publication GS200.2 procedures. The results of field percolation testing formed the basis for the calculation of design infiltration rates. Upon completion of percolation testing, each percolation boring was backfilled with the native cutting materials subsequent to the withdrawal of PVC pipe and compacted by tamping.

Description of the soils encountered, depth of samples, field density and moisture content of tested samples, respective laboratory tests performed, as well as Modified California barrel sampler blow counts are presented in the attached Field Logs of Borings (Plates B-1 through B-3). The United Soil Classification System (USCS) and symbols of soil samples adopted in the Field Logs of Boring are shown in Exhibit 1.

Please note that the subsurface soils descriptions presented in the Field Logs of Borings have been interpreted from conditions exposed during the field investigation and/or information inferred from the reviewed geologic literature. As such, it is likely that not all of the subsurface conditions at the Site could be

captured or represented. It is therefore essential that the Geotechnical Consultant's engineer or geologist should be on site during excavation/grading and pipeline construction such that information and recommendations deciphered during preliminary geotechnical investigation phase could be verified and amended, as appropriate

Plate A	Boring Location Plan
Exhibit 1	United Soils Classification System and Symbols of Soil Samples
Plates B-1 and B-2	Field Logs of Boring
Plate BP-1	Field Log of Percolation Boring



NOT TO SCALE

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Boring Location Plan

Project Name:	Prop Bldg. Addition & Improvements at Freedom Park 480 Skyway Drive, Camarillo, CA	
Plate A	Proj. No.:	7267.26
	Date:	February, 2026

Associated Soils Engineering, Inc.

Exhibit 1

UNIFIED SOIL CLASSIFICATION SYSTEM

(excerpted from Caltrans Geotechnical Manual)

UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART

COARSE-GRAINED SOILS (more than 50% of material is larger than No. 200 sieve size.)			
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	Clean Gravels (Less than 5% fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly-graded gravels, gravel-sand mixtures, little or no fines
	Gravels with fines (More than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
		GC	Clayey gravels, gravel-sand-clay mixtures
SANDS 50% or more of coarse fraction smaller than No. 4 sieve size	Clean Sands (Less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
		SP	Poorly graded sands, gravelly sands, little or no fines
	Sands with fines (More than 12% fines)	SM	Silty sands, sand-silt mixtures
		SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size.)			
SILTS AND CLAYS Liquid limit less than 50%		ML	Inorganic silts and very fine sands, rock flour, silty of clayey fine sands or clayey silts with slight plasticity
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
		OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid limit 50% or greater		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
		CH	Inorganic clays of high plasticity, fat clays
		OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils

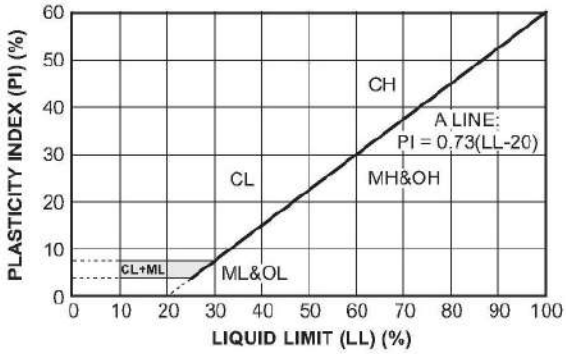
LABORATORY CLASSIFICATION CRITERIA

GW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
GP	Not meeting all gradation requirements for GW	
GM	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
GC	Atterberg limits above "A" line with P.I. greater than 7	
SW	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{D_{30}}{D_{10} \times D_{60}}$ between 1 and 3	
SP	Not meeting all gradation requirements for GW	
SM	Atterberg limits below "A" line or P.I. less than 4	Limits plotting in shaded zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols.
SC	Atterberg limits above "A" line with P.I. greater than 7	

Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:

Less than 5 percent ..... GW, GP, SW, SP
More than 12 percent ..... GM, GC, SM, SC
5 to 12 percent ..... Borderline cases requiring dual symbols

PLASTICITY CHART



Symbols of Soil Samples

Bulk Sample | Shelby Tube Sample | Bag Sample | SPT Sample | Moldified Cal Ring Sample

DRILLED BY: Choice	DATE DRILLED: 01/26/26	LOGGED BY: AL
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: Approx. 69' ASML	GROUNDWATER DEPTH: 8 feet

SOIL DESCRIPTIONS	USCS	SOIL TYPE	DEPTH (FEET)	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
Grass			0						
Clay wiith trace silt, very soft, very moist, medium to dark brown	CL				2/2/2	20.5	94.6		MDD-OMC,DS,EI, Corrosivity Consol,In-situ DD-MC
SIlty clay, soft, moist, medium brown	CL		5		1/2/3	28.1	92.5		In-situ DD-MC,DS
			10		5/8/6				
Sand with clay, medium dense, wet, light to medium brown	SC		15		3/5/15	29.3	95.3		In-situ DD-MC
Silty clay, stiff, wet, medium to light brown with white caliche	CL		20		10/13/16	39.9	90.1		In-situ DD-MC
Same as above, no caliche			25		5/6/9	32.2	90.2		In-situ DD-MC
Silty clay, medium stiff, wet, medium to light brown with white caliche	CL		30		3/5/8	35.3			In-situ MC
			35						

SuperLog CivilTech Software, USA www.civiltech.com File: C:\SUPERLOG\Superlog4\7267.26.log Date: 3/12/2026

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FIELD LOG OF BORING

Prop. Bldg. Addition & Improvements at Freedom Park
480 Skyway Drive, Camarillo, Ca 93010

PROJECT NO.	DATE	BORING NO.
7267.26	2/5/2026	**B-1**

DRILLED BY: Choice	DATE DRILLED: 01/26/26	LOGGED BY: AL
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: Approx. 69' ASML	GROUNDWATER DEPTH: 8 feet

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET)	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE							
Same as above, no caliche, with some red/rust	CL		35		3/5/6	42.3			In-situ MC,Sieve, Hydro,Atterberg
Same as above	CL		40		6/9/9				Sieve,Hydro,Atterberg
Same as above, with some red/rust	CL		45		6/8/9	32.4			In-situ MC
Same as above	CL		50		8/12/16	32.9			In-situ MC
Boring completed at depth of 51' 6'', groundwater encountered at 8', bored hole backfilled with cuttings.			55						
			60						
			65						
			70						

SuperLog CivilTech Software, USA www.civiltech.com File: C:\SUPERLOG\Superlog4\7267.26.log Date: 3/12/2026

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FIELD LOG OF BORING

Prop. Bldg. Addition & Improvements at Freedom Park
480 Skyway Drive, Camarillo, Ca 93010

PROJECT NO.	DATE	BORING NO.
7267.26	2/5/2026	**B-1**

DRILLED BY: Choice	DATE DRILLED: 01/26/26	LOGGED BY: AL
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: Approx. 69' ASML	GROUNDWATER DEPTH: 10 feet

SOIL DESCRIPTIONS	USCS	SOIL TYPE	DEPTH (FEET)	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
Grass			0						
Silty sand with clay, loose, slightly moist, medium brown	SM				3/3/4	32.6	82.3		In-situ DD-MC,DS
Clay with sand, trace roots, soft, very moist, medium brown	CL		5		3/3/4	28.0	92.2		In-situ DD-MC,Sieve, Hydro,Atterberg
			*						
Sand, tape from drilling, loose, wet, medium to light brown	SP		10		5/9/7	23.6	99.2		Consol,In-situ DD-MC
Silty clay, very stiff, wet, medium brown with white caliche and red/rust	CL		15		12/13/18	19.7	106.4		In-situ DD-MC
Sand, medium dense, wet, medium brown	SP					27.2	103.2		
Silty clay, medium stiff, wet, black to dark brown	CL		20		8/10/12	33.6	86.6		In-situ DD-MC
Silty clay, very stiff, wet, dark brown with white caliche	CL		25		5/6/8 2/2/2	40.0			In-situ MC
Boring completed at depth of 26' 6'', groundwater encountered at 10', bored hole back filled with cuttings. * Historic high groundwater table at 7'.			30						
			35						

SuperLog CivilTech Software, USA www.civiltech.com File: C:\SUPERLOG\Superlog4\7267.26.log Date: 3/12/2026

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FIELD LOG OF BORING

Prop. Bldg. Addition & Improvements at Freedom Park
480 Skyway Drive, Camarillo, Ca 93010

PROJECT NO.	DATE	BORING NO.
7267.26	2/5/2026	**B-2**

DRILLED BY: Choice Drilling	DATE DRILLED: 10/2/24	LOGGED BY: RG
DRILLING EQUIPMENT: CME75 drill rig w/ 8" HS auger	SURFACE ELEVATION: approx. 69' AMSL	GROUNDWATER DEPTH: N/A

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET)	SAMPLE TYPE	BLOW COUNT (BLOWS/6")	WATER CONTENT (%)	DRY DENSITY (PCF)	LL / PL / EI	OTHER LAB TESTS
SOIL DESCRIPTIONS	USCS	SOIL TYPE							
Grass			0						
Silty clay with trace fine sand, medium dense, moist, medium brown	CL		1		6/7/13	23.8	95.7		In-situ DD-MC,Sieve
Boring completed at depth of 2' 2''. No groudnwater encountered. 2" of fine gravel placed at the bottom of test hole followed by 3' (w/ lower 2' being perforated) of PVC pipes inserted in place w/ the annular space filled up with fine gravel.			2						
			3						
			4						
			5						
			6						
			7						

GWT not encountered

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FIELD LOG OF PERCOLATION BORING

Prop. Bldg. Addition & Improvements at Freedom Park
480 Skyway Drive, Camarillo, CA

PROJECT NO.	DATE	BORING NO.
7267.26	01/26/26	**B-P1**

Laboratory Tests

After samples were visually classified in the laboratory, a testing program aimed at generating sufficient data for subsequent evaluation was established and implemented.

- Moisture Content and Density Tests

The undisturbed soil retained within the rings of the Modified California barrel sampler was tested in the laboratory to determine in-place dry density and moisture content. Test results are presented on the Field Logs of Boring and Field Log of Percolation Boring ("B" and "BP" Plates).

- Consolidation and Direct Shear Tests

Consolidation (ASTM D 2435-11 Test Method) and direct shear (ASTM D 3080-11 Test Method) tests were performed on selected relatively undisturbed and remolded samples to determine the settlement characteristics and shear strength parameters of various soil samples, respectively. The results of these tests are shown graphically on the appended "C" and "D" Plates.

- Soil Corrosivity Tests

Tests of soluble sulfate and chloride contents were performed in accordance with CTM's 417 and 422, respectively, to assess the degree of corrosivity of the subgrade soils with regard to concrete and normal grade steel. Resistivity and ph-value tests were performed in accordance with ASTM G187-18 Test Method and CTM 643 to assess the degree of corrosivity of the subgrade soils with regard to ferrous metal piping. The test results are shown below.

Sample ID	Sulfate Content [1] (%)/ Exposure Category	Chloride Content [2] (ppm) / Exposure Category	Resistivity [3] (OHM-cm)/ Exposure Aggressiveness	Ph-Value[4]
B-1 @ 0'-5'	0.1566/ S1	13 / C0	676 / Very Corrosive	7.17

(1) California Test Method 417. (2) California Test Method 422. (3) ASTM G187-18 Test Method. (4) California Test Method 643.

- Maximum Dry Density/Optimum Moisture Content Test

A maximum density test was conducted in accordance with ASTM D1557-12, Method A, using 5 equal layers, 25 blows each layer, 10-pound hammer, 18 inch drop in a 1/30 cubic foot mold. The results are as follows:

Sample ID	Maximum Dry Density (pcf)	Optimum Moisture Content (%)	Material Classification
B-1 @ 0'-5'	116.5	10.5	ML (Clayey Silt)

- Atterberg Limits Tests

The Atterberg Limits (liquid limit-plastic limit and plasticity index) were determined on selected soils samples in accordance with ASTM D4318-10 Test Method, Method A (multi-point test), dry preparation procedures. The test results are as follows and are presented on the appended Plates E-1 through E-3.

Laboratory Tests – continued

- Grain Size Analysis

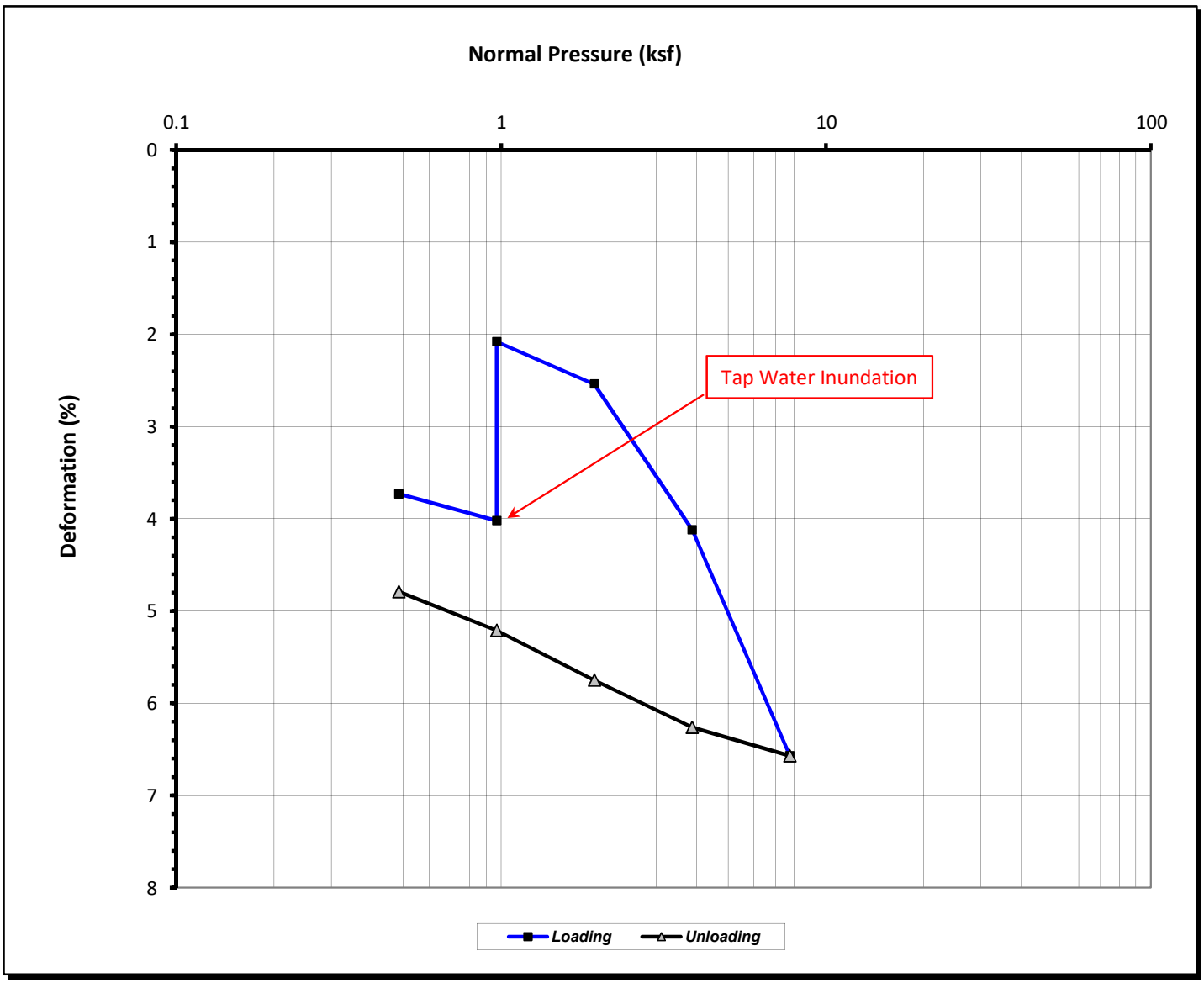
Grain size analysis tests inclusive of hydrometer tests were performed in accordance with ASTM D422-63(2007)e2 Test Method on selected soils to determine the particle size distribution of various soils sampled in the boring analyzed for site liquefaction potential. The results of these tests are shown graphically on the attached Plate G-1.

- Expansion Test

An expansion test was performed on a soil sample to determine the swell characteristics. The expansion test was conducted in accordance with ASTM D4829-18 test procedures. The expansion sample was remolded to approximately 90 percent relative compaction at near optimum moisture content subjected to 144 pounds per square foot surcharge load and were saturated.

Sample ID	Molded Dry Density (pcf)	Molded Moisture Content (%)	% Saturation	Expansion Index (EI)	Expansion Classification
B-1 @ 0-5’	116.5	10.5	51.3	66	Medium

Plates C-1 and C-2	Uni-axial Consolidation Test Results
Plates D-1 through D-3	Direct Shear Test Results
Plates E-1 through E-3	Atterberg Limits Test Results
Plate G-1	Particle Size Analysis Test Results
Plate H-1	Percolation Data Sheet
Plate H-2	Calculation of Design Infiltration Rates based on Porchet Method



Sample Location	B-1 @ 3'	**Dry Density (pcf)**	94.6
		Moisture (%)	22.7
Sample Type	Ring		
Sample Description	Brown silty clay		
Remark	Undisturbed sample		

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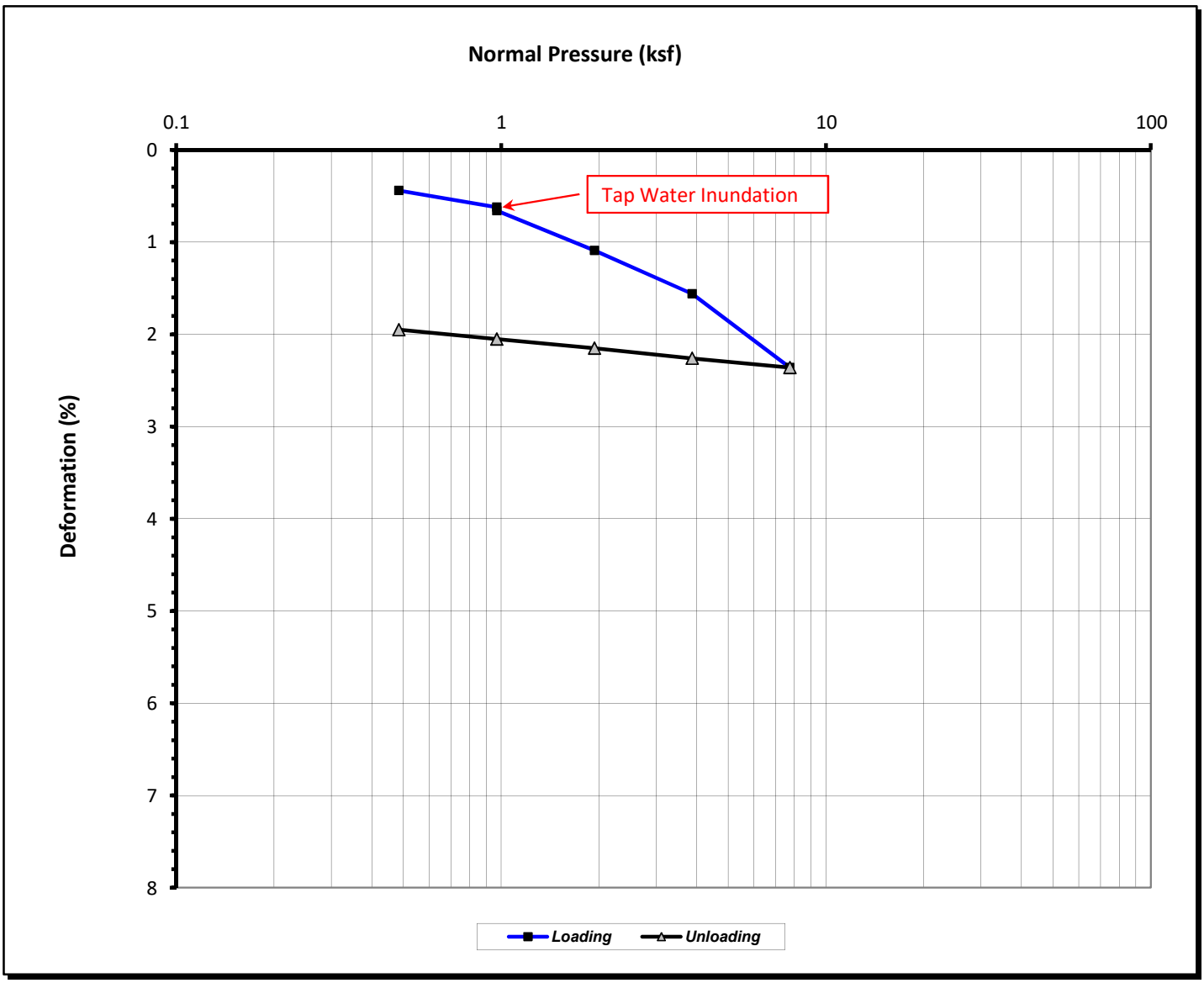
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Project:	**Prop. Bldg. Addition & Improvements at Freedom Park, 480 Skyway Drive, Camarillo, Ca**		
Plate	**Result of Uniaxial Consolidation/Swelling Test of On-Site Soil (ASTM D2435-11 Test Method)**		
C-1			
Project No.:	7267.26	**Date:**	March, 2026



Sample Location	B-2 @ 10'	**Dry Density (pcf)**	104.4
		Moisture (%)	16.5
Sample Type	Ring Sample		
Sample Description	Brown silty sand		
Remark	Undisturbed sample		

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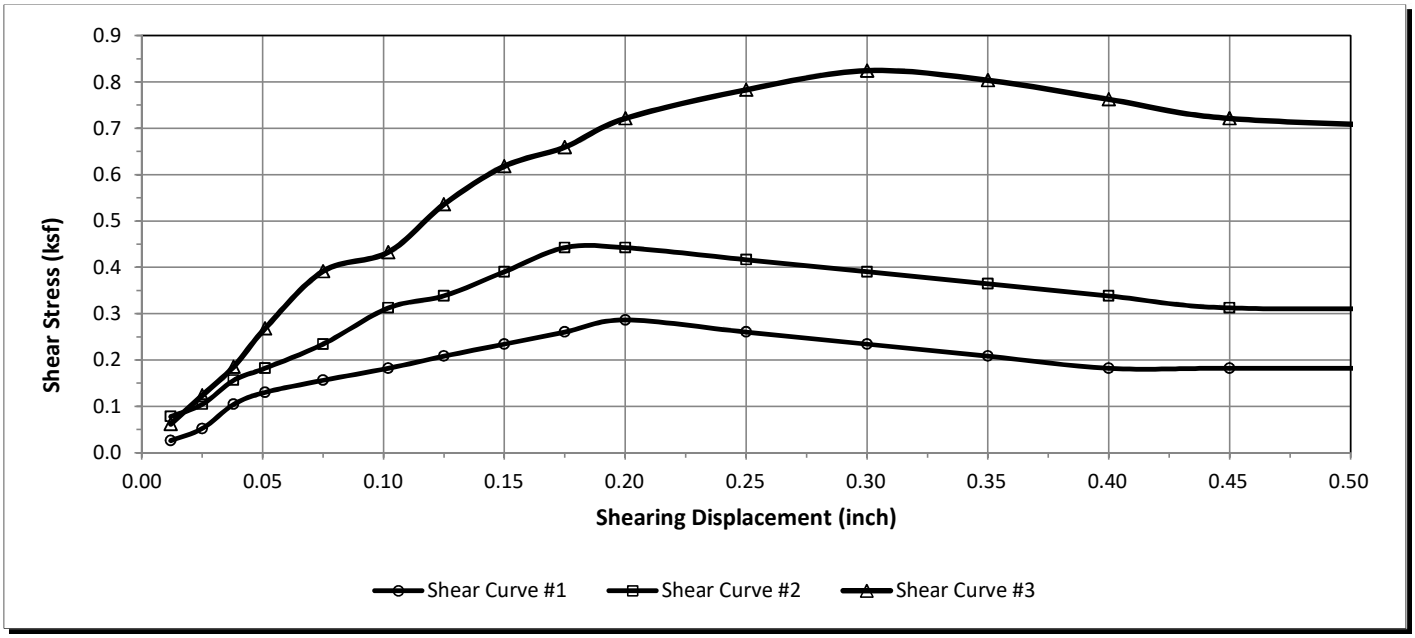
Associated Soils Engineering, Inc.

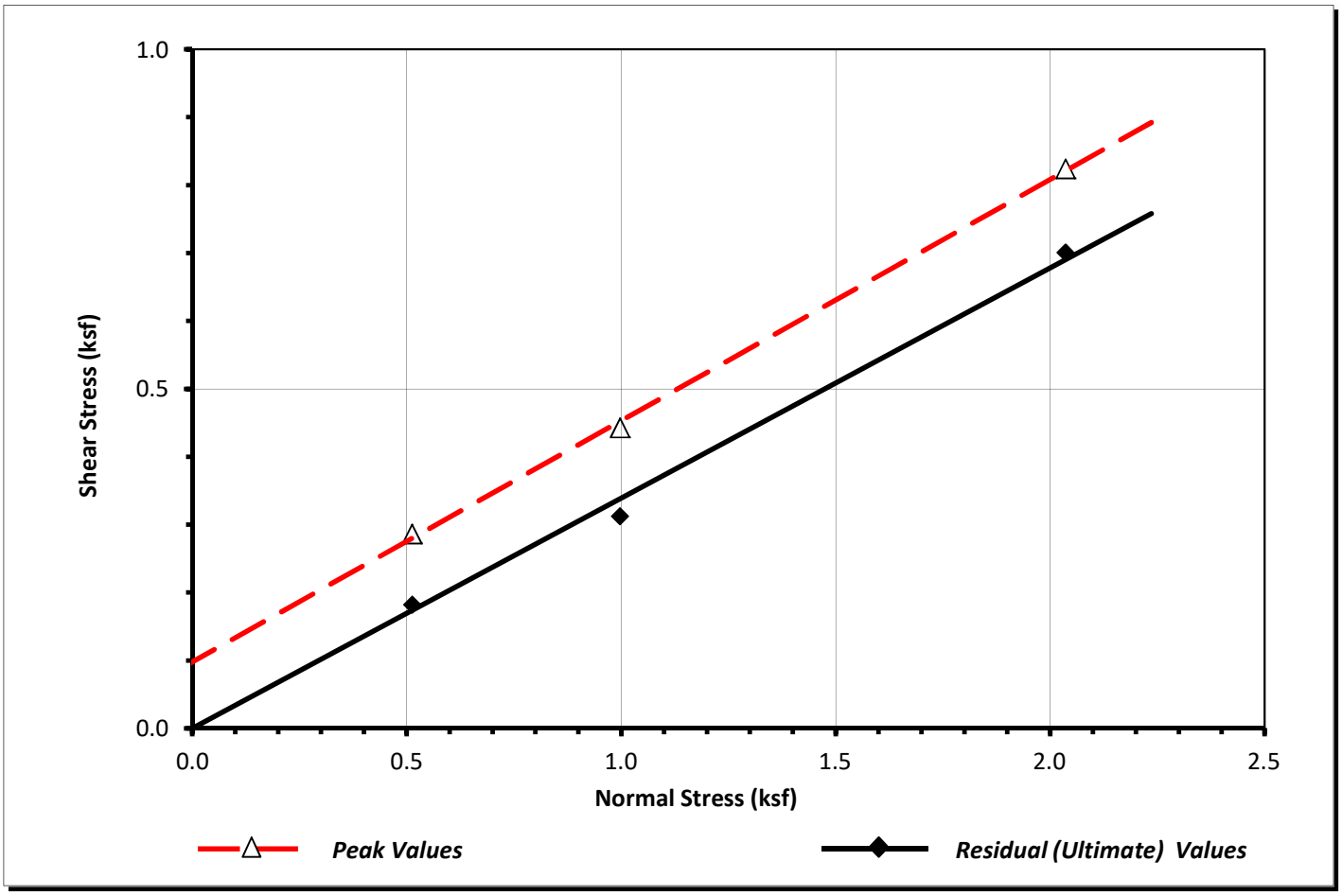
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Project:	**Prop. Bldg. Addition & Improvements at Freedom Park, 480 Skyway Drive, Camarillo, Ca**		
Plate	**Result of Uniaxial Consolidation/Swelling Test of On-Site Soil (ASTM D2435-11 Test Method)**		
C-2			
Project No.:	7267.26	**Date:**	February, 2026





Sample	B-1 @ 5'	Dry Density (pcf)	92.5
Description	Brown clayey silt w/ trace fine sand	Moisture Content (%)	28.1

ϕ-angle (degree)	19.1	Ultimate (Residual)	19.6	Peak
Cohesion (ksf)	0.000		0.098	

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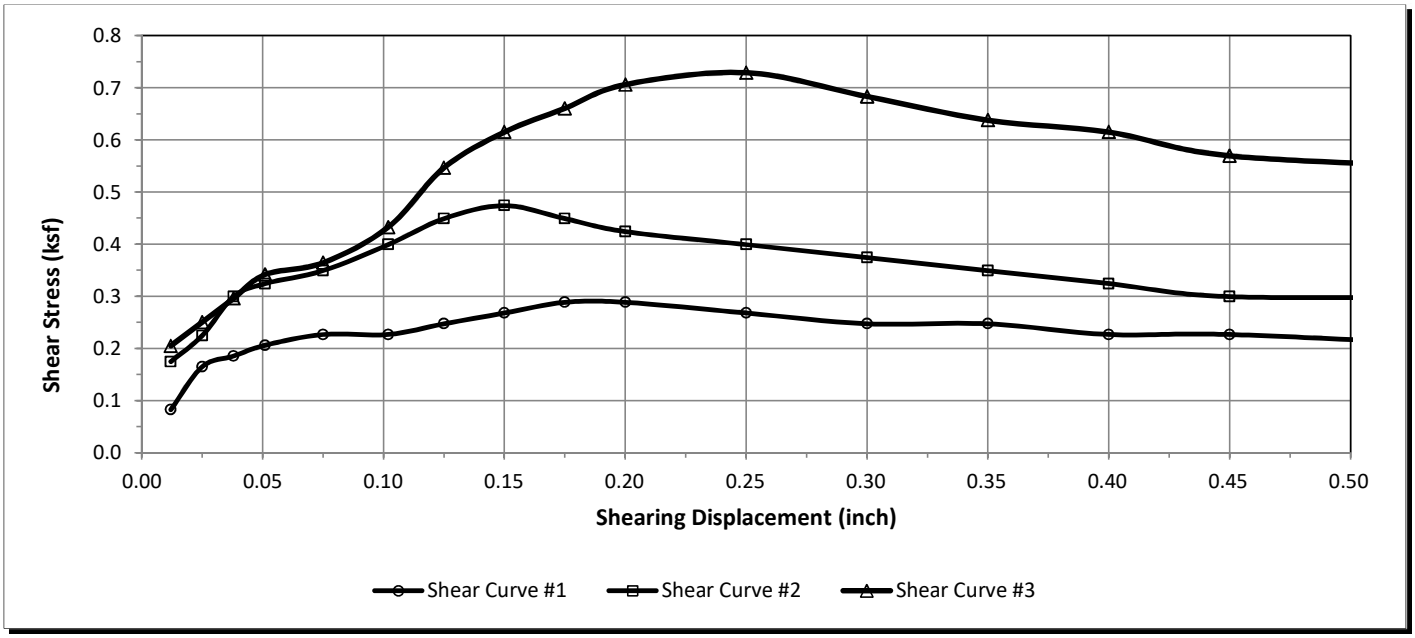
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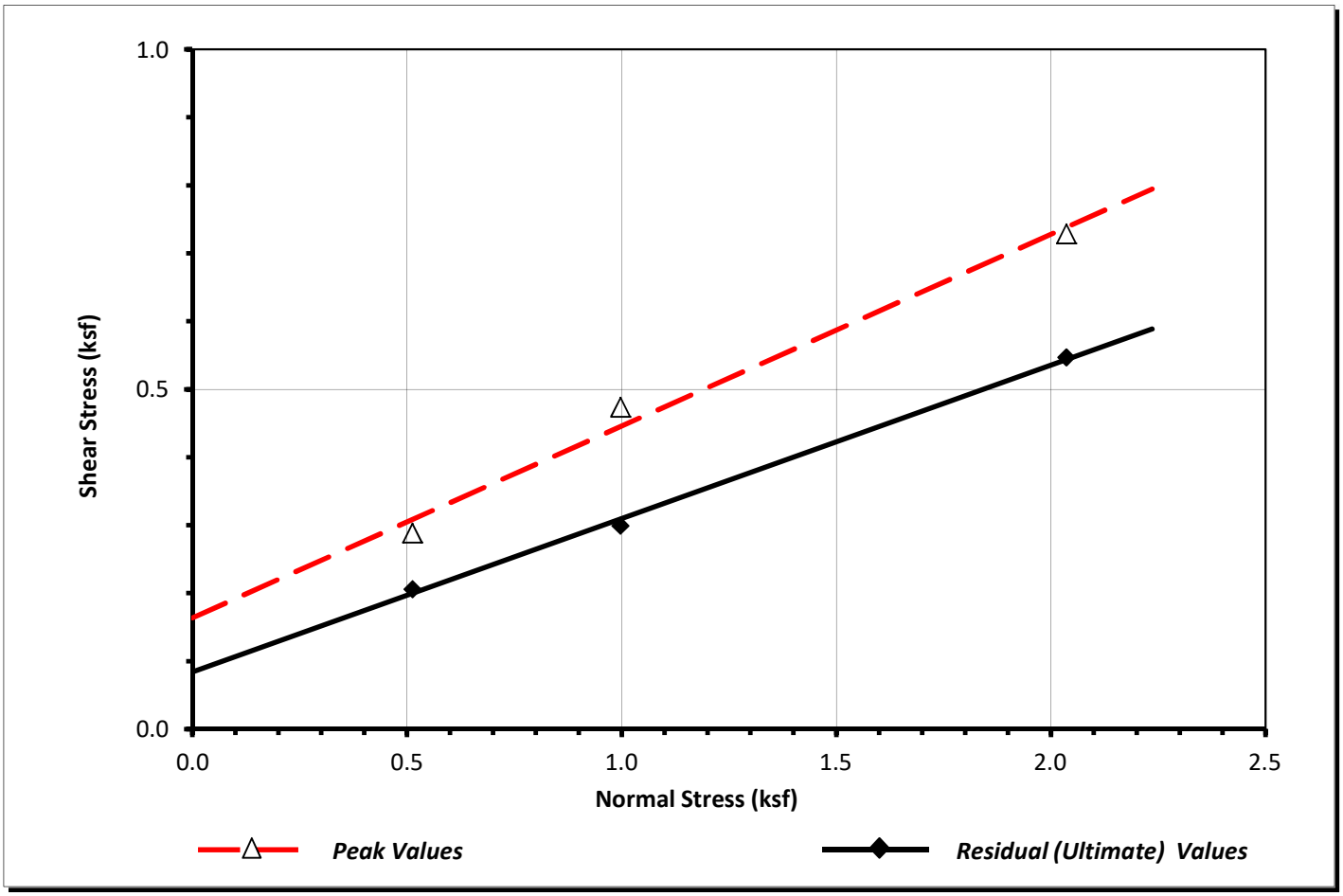
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Project:	Prop. Bldg. Addition & Improvements at Freedom Park 480 Skyway Drive, Camarillo, Ca		
Plate D-1	Direct Shear Test Result (ASTM D 3080-11 Test Method)		
Project No.:	7267.26	Date:	February, 2026





Sample	B-2 @ 3'			Dry Density (pcf)	82.3
Description	Brown clayey silt w/ trace fine sand			Moisture Content (%)	32.6
ϕ-angle (degree)	12.7	>	Ultimate (Residual)	15.8	> Peak
Cohesion (ksf)	0.084			0.164	

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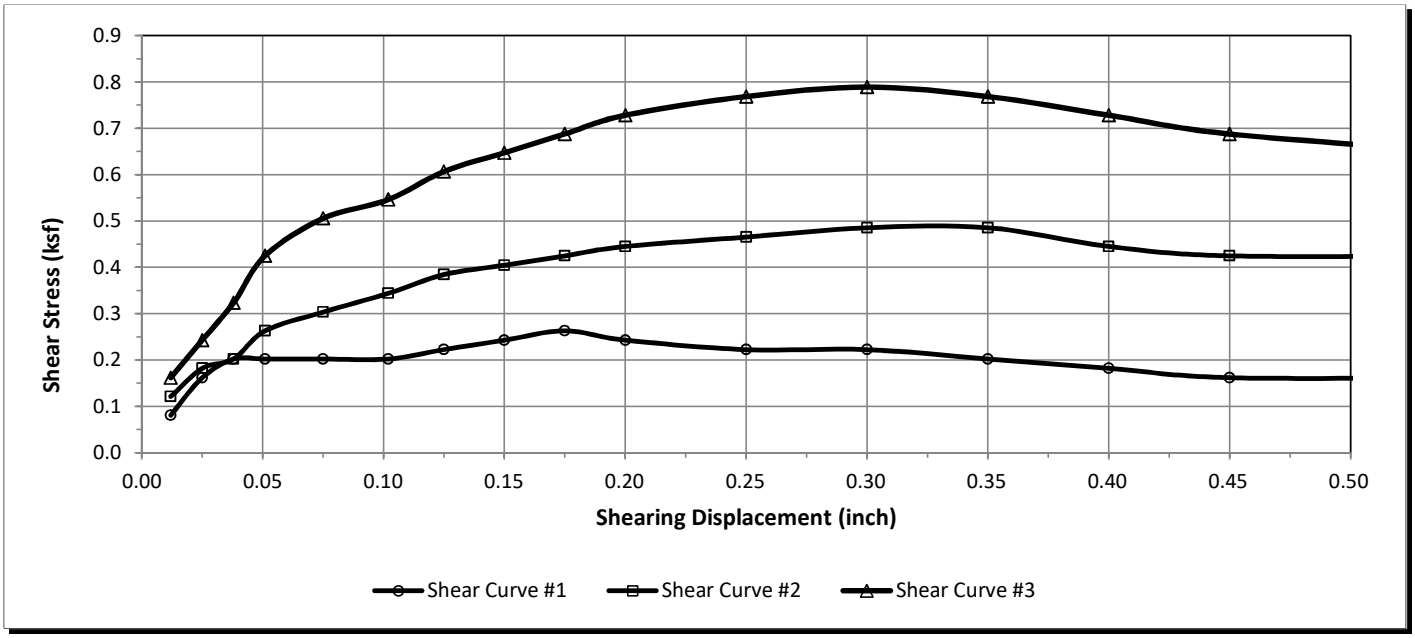
Associated Soils Engineering, Inc.

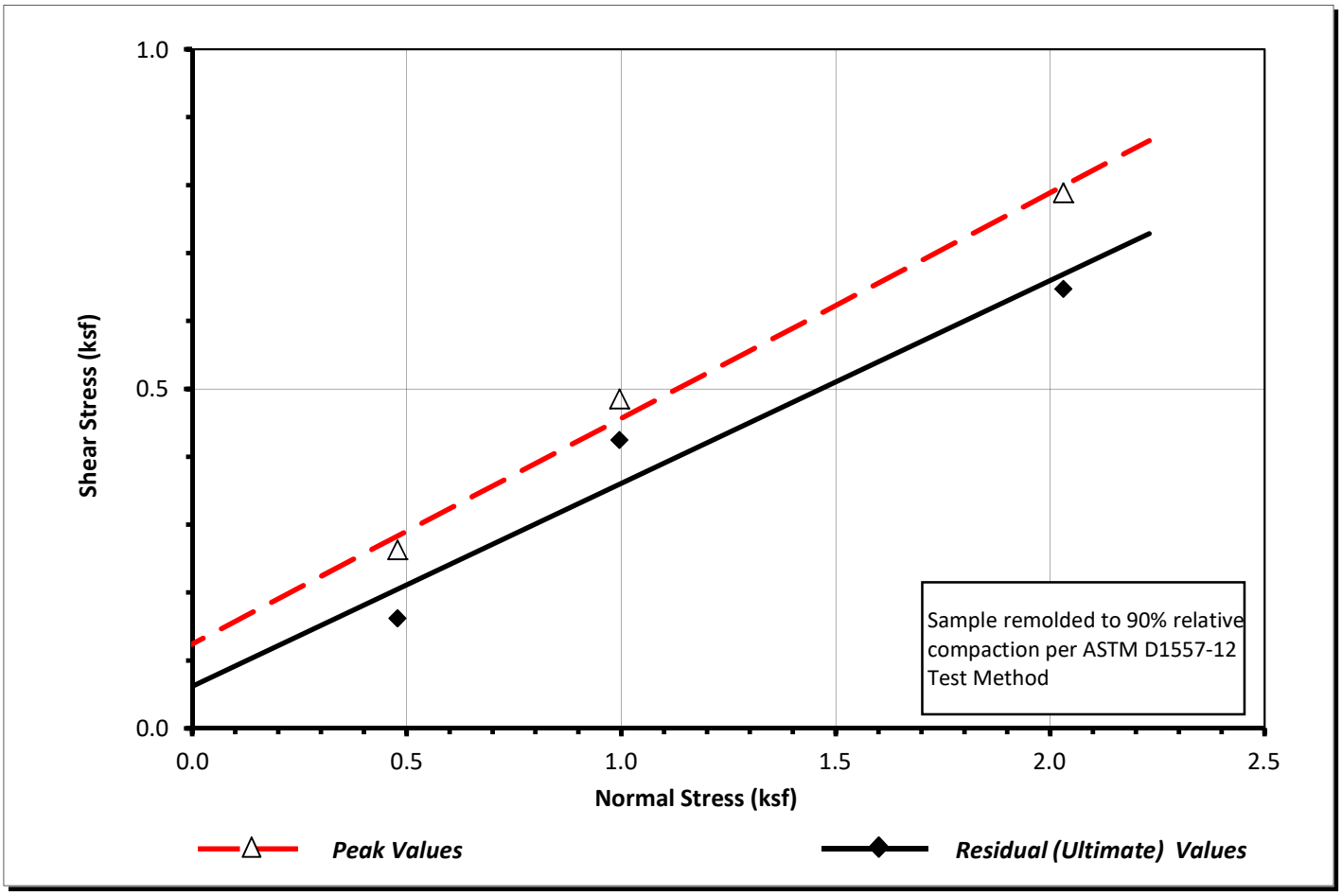
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Project:	Prop. Bldg. Addition & Improvements at Freedom Park 480 Skyway Drive, Camarillo, Ca		
Plate D-2	Direct Shear Test Result (ASTM D 3080-11 Test Method)		
Project No.:	7267.26	Date:	February, 2026





Sample	***B-1 @ 0-5'***			**Dry Density (pcf)**	***116.5***
Description	***Brown Silty clay***			**Moisture Content (%)**	***10.5***
ϕ-angle (degree)	***16.6***	**Ultimate (Residual)**	***18.4***	**Peak**	
Cohesion (ksf)	***0.062***		***0.124***		

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Project:	**Prop. Bldg. Addition & Improvements at Freedom Park 480 Skyway Drive, Camarillo, Ca**		
Plate D-3	**Direct Shear Test Result (ASTM D 3080-11 Test Method)**		
Project No.:	**7267.26**	Date:	**February, 2026**

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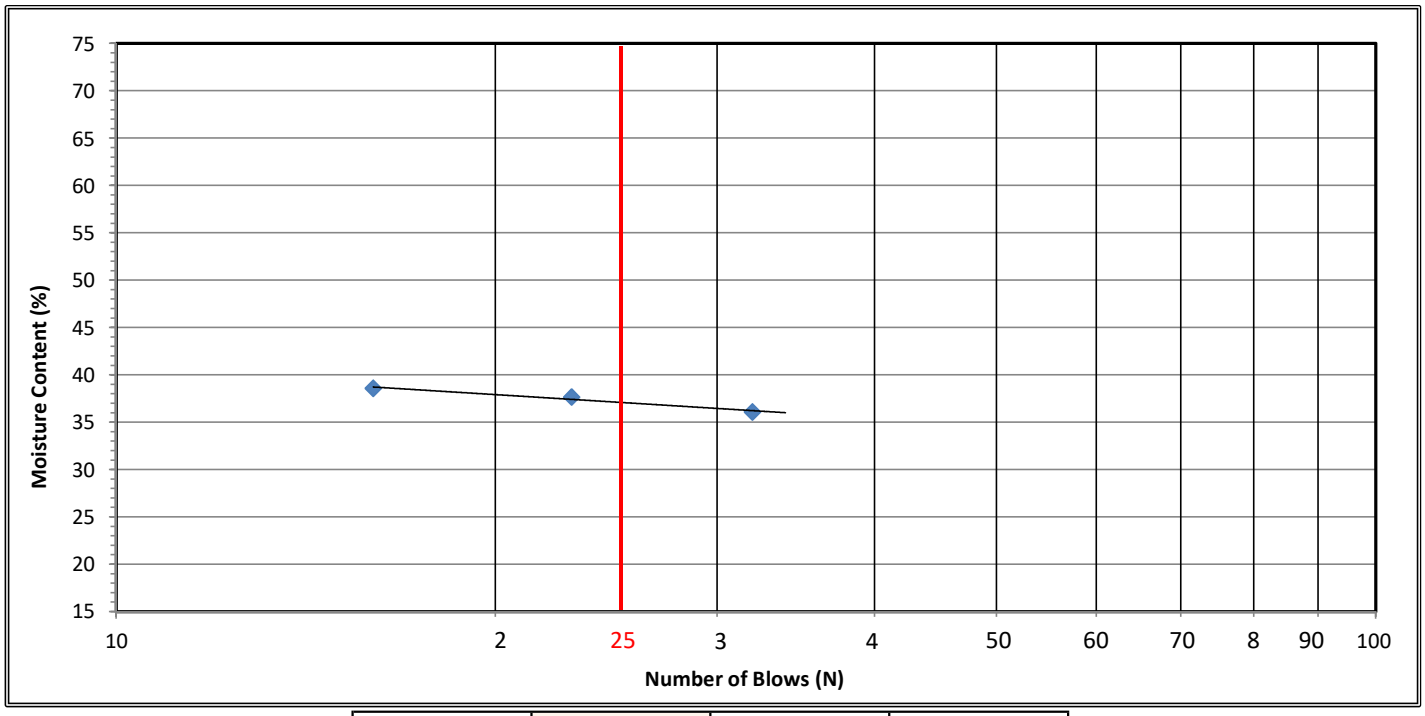
ATTERBERG LIMITS TEST

(ASTM D 4318-17e1 Test Method)

Project Name:	Prop Bldg. Addition & Improvements at Freedom Park, 480 Skyway Drive, Camarillo, CA		
Project No.:	7267.26	**Sample ID:**	B-1 @ 35'
Visual Sample Description:	Silty clay		

Procedures Used			
	Wet Preparation - Multipoint - Wet	**X**	**Procedure A Multipoint Test**
X	**Dry Preparation - Multipoint - Dry**		**Procedure B One-Point Test**

	PLASTIC LIMIT		LIQUID LIMIT			
Test No.	1	2	1	2	3	4
Number of Blows (N)			16	23	32	
Container No.	**B1**	**B2**	**A1**	**A2**	**A3**	
Wet Wt. of Soil + Container (g)	19.65	22.92	28.47	33.54	47.04	
Dry Wt. of Soil + Container (g)	18.26	20.99	23.60	27.30	37.42	
Wt. of Container (g)	1.19	11.29	10.98	10.73	10.76	
Moisture Content (%)	8.14	19.90	38.59	37.66	36.08	



LL trendline = A · ln(x) + B				
	A =	-3.5970	x =	25
	B =	48.6850	LL =	***37***

Liquid Limit (LL) =	37
Plastic Limit (PL) =	14
Plasticity Index (PI) =	23
USCS Classification =	***CL***

"A" Line: PI = 0.73 · (LL-20)

"U" Line: Upper limit of plasticity per Casagrande,
PI = 0.9 · (LL-8)

For the tested LL:

PI at "A" Line =	12.4
PI at "U" Line =	26.1

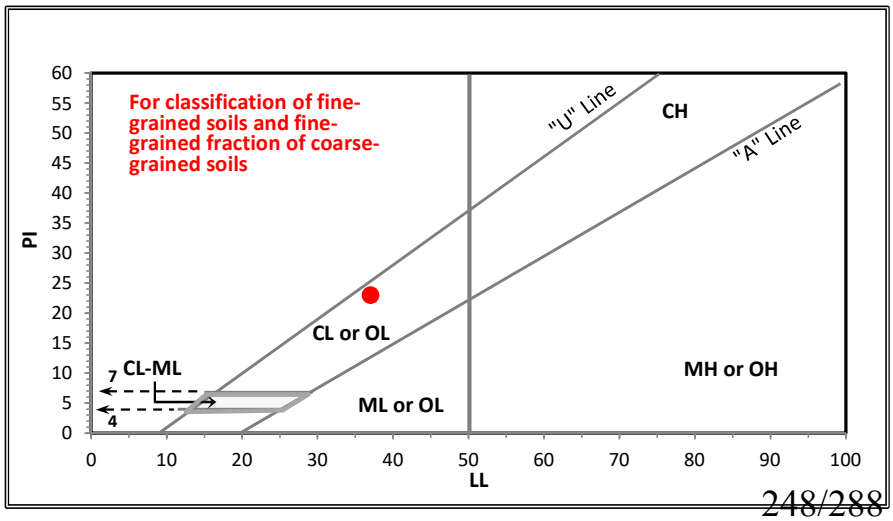


Plate No.: **E-1**

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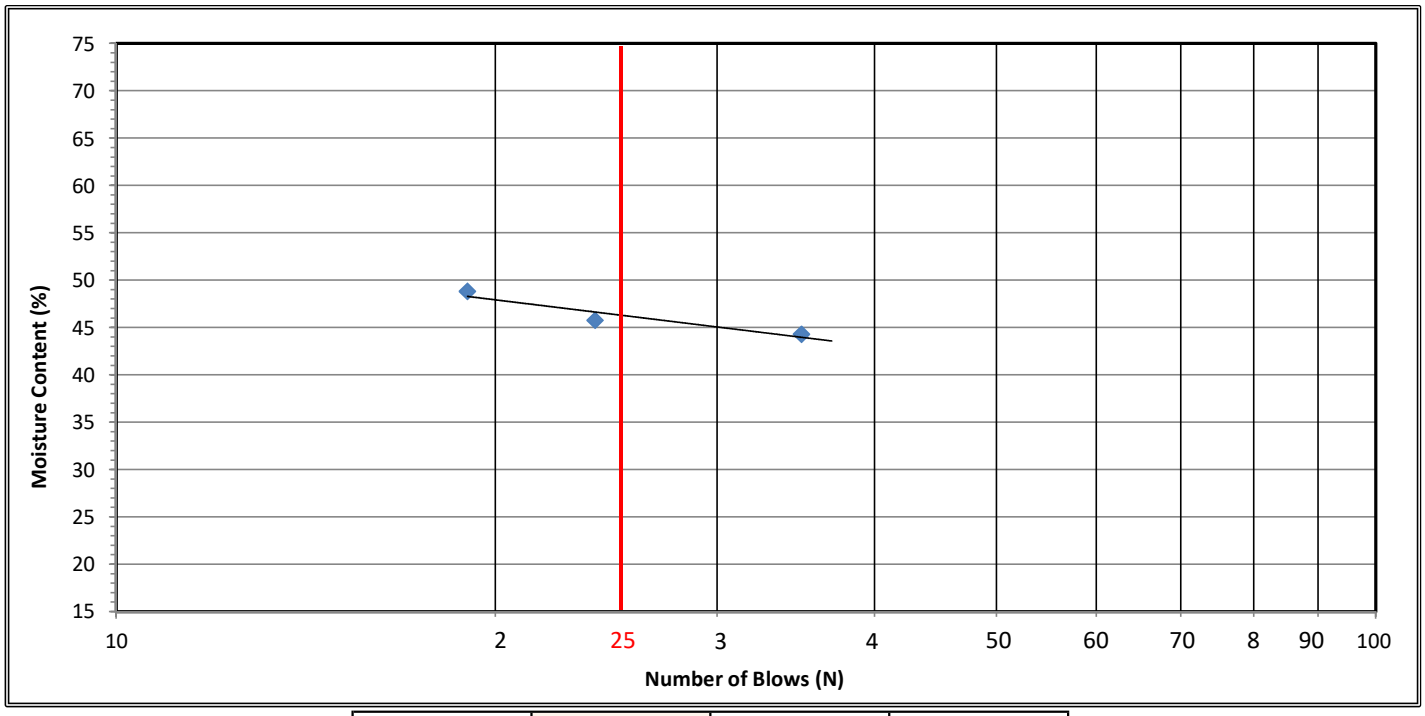
ATTERBERG LIMITS TEST

(ASTM D 4318-17e1 Test Method)

Project Name:	Prop Bldg. Addition & Improvements at Freedom Park, 480 Skyway Drive, Camarillo, CA		
Project No.:	7267.26	**Sample ID:**	B-1 @ 40'
Visual Sample Description:	Silty clay medium brown		

Procedures Used			
	Wet Preparation - Multipoint - Wet	**X**	**Procedure A Multipoint Test**
X	**Dry Preparation - Multipoint - Dry**		**Procedure B One-Point Test**

	PLASTIC LIMIT		LIQUID LIMIT			
Test No.	1	2	1	2	3	4
Number of Blows (N)			24	35	19	
Container No.	**C1**	**C2**	**A1**	**A2**	**A3**	
Wet Wt. of Soil + Container (g)	20.52	22.93	31.11	34.00	43.32	
Dry Wt. of Soil + Container (g)	18.56	20.64	24.79	26.86	32.64	
Wt. of Container (g)	10.56	10.76	10.98	10.74	10.76	
Moisture Content (%)	24.50	23.18	45.76	44.29	48.81	



LL trendline = A · ln(x) + B

A =	-7.0640	x =	25
B =	69.0790	LL =	***46***

Liquid Limit (LL) =	46
Plastic Limit (PL) =	24
Plasticity Index (PI) =	22
USCS Classification =	***CL***

"A" Line: PI = 0.73 · (LL-20)

"U" Line: Upper limit of plasticity per Casagrande,
PI = 0.9 · (LL-8)

For the tested LL:

PI at "A" Line =	19.0
PI at "U" Line =	34.2

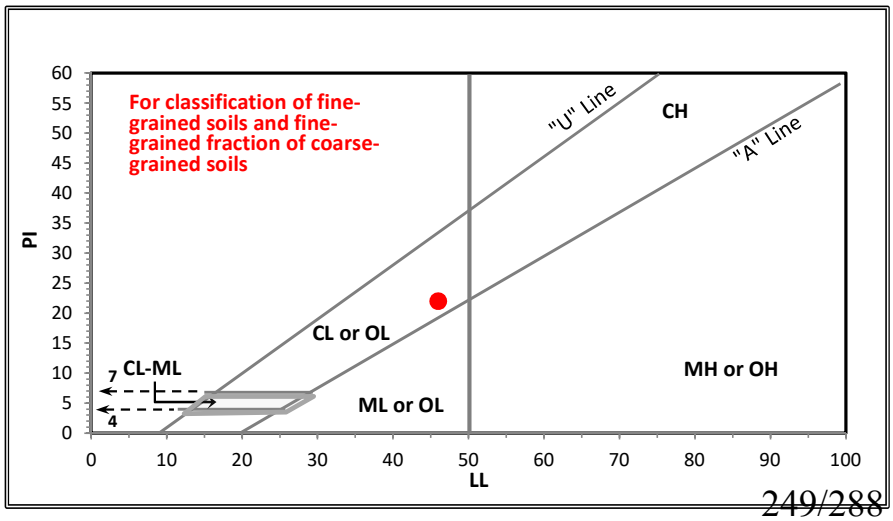


Plate No.: **E-2**

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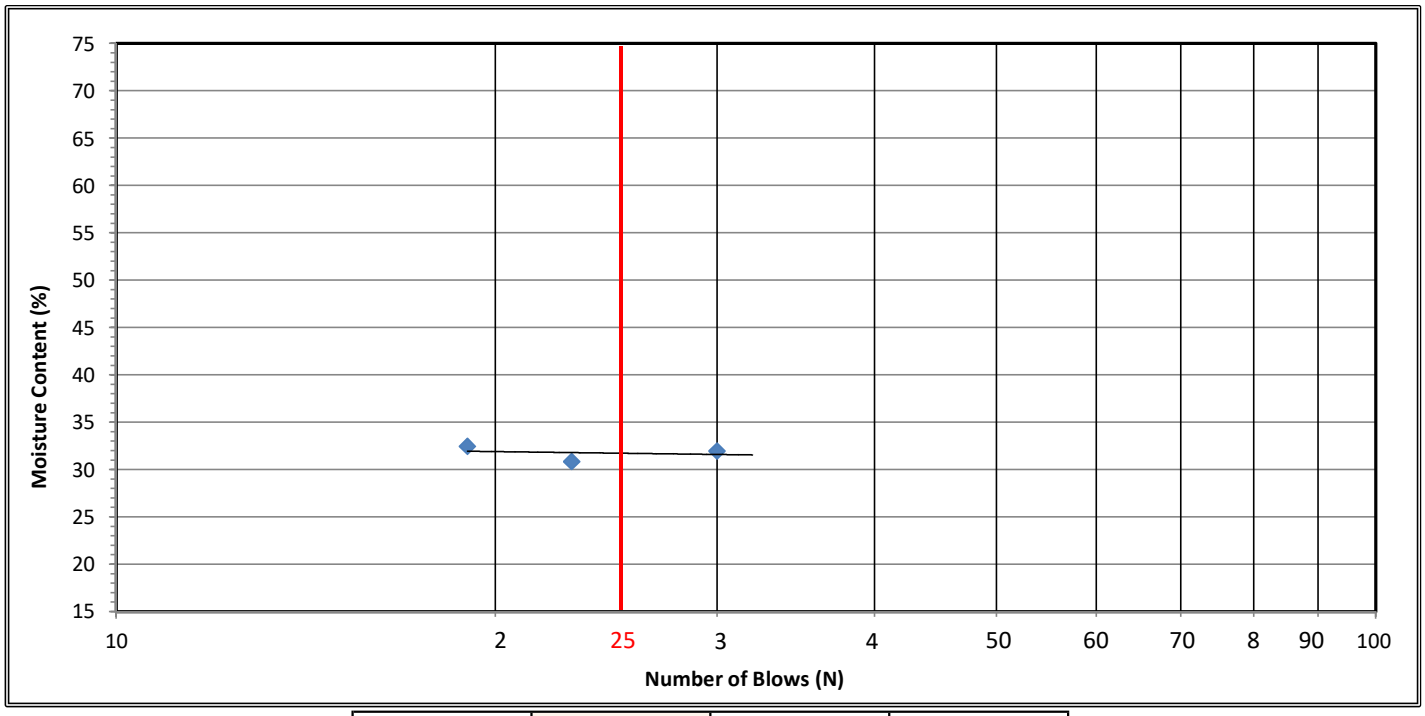
ATTERBERG LIMITS TEST

(ASTM D 4318-17e1 Test Method)

Project Name:	Prop Bldg. Addition & Improvements at Freedom Park, 480 Skyway Drive, Camarillo, CA		
Project No.:	7267.26	**Sample ID:**	B-2 @ 5'
Visual Sample Description:	Silty clay medium brown		

Procedures Used			
	Wet Preparation - Multipoint - Wet	**X**	**Procedure A Multipoint Test**
X	**Dry Preparation - Multipoint - Dry**		**Procedure B One-Point Test**

	PLASTIC LIMIT		LIQUID LIMIT			
Test No.	1	2	1	2	3	4
Number of Blows (N)			19	30	23	
Container No.	**C1**	**C2**	**B1**	**B2**	**B3**	
Wet Wt. of Soil + Container (g)	24.55	22.42	48.86	37.50	46.71	
Dry Wt. of Soil + Container (g)	22.41	20.68	39.63	31.15	38.33	
Wt. of Container (g)	10.83	11.18	11.20	11.29	11.18	
Moisture Content (%)	18.48	18.32	32.47	31.97	30.87	



LL trendline = A · ln(x) + B

A =	-0.7470	x =	25
B =	34.1300	LL =	***32***

Liquid Limit (LL) =	32
Plastic Limit (PL) =	18
Plasticity Index (PI) =	14
USCS Classification =	***CL***

"A" Line: PI = 0.73 · (LL-20)

"U" Line: Upper limit of plasticity per Casagrande,
PI = 0.9 · (LL-8)

For the tested LL:

PI at "A" Line =	8.8
PI at "U" Line =	21.6

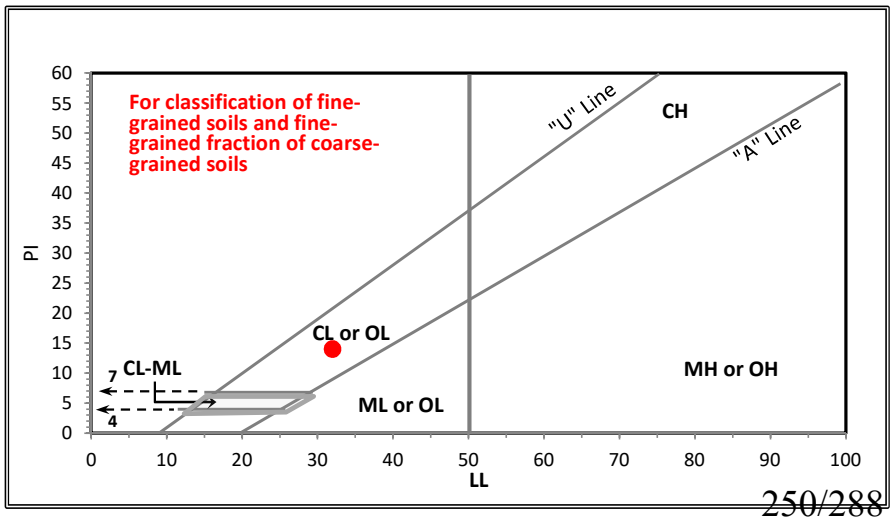
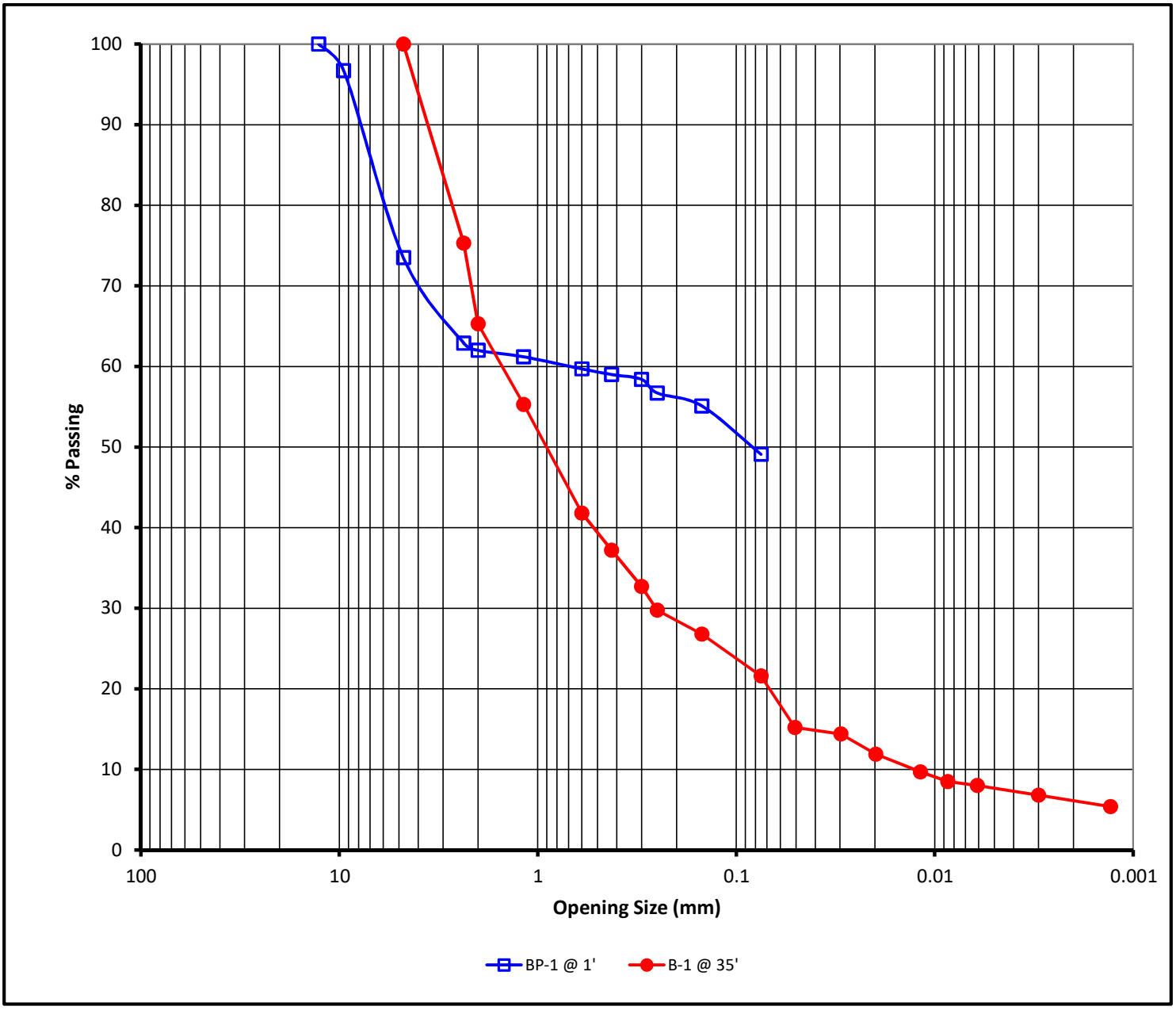


Plate No.: **E-3**



COBBLES	GRAVEL		SAND			SILT or CLAY
	coarse	fine	coarse	medium	fine	

			Approximate % Mineral Particle Category			
			% Gravel	% Sand	% Silt	% Clay
Sample ID & Description	BP-1 @ 1'	Med. brown silty clay with trace fine sand	30.0	20.9	18.1	31.0
	B-1 @ 35'	Med. To light brown silty clay w/ white caliche	18.0	60.4	14.4	7.2

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Project:	Prop. Bldg. Addition & Improvements at Freedom Park 480 Skyway Drive, Camarillo, Ca		
Plate G-1	Results of Gradation Analysis incl. Hydrometer Test (ASTM D422-63 (2007) Test Method)		
Project No.:	7267.25	Date:	March 2026

PERCOLATION DATA SHEET

Project: On-Site Storm Water Dispersal Job No.: 7267.26

Proposed Freedom Park Addition and Improvements

480 Skyway Drive, Camarillo, CA

Test Hole No.: BP-1 Date Excavated: 1/26/2026 Depth of Test Hole: 2' 2"

Soil Classification: Silty Clay with trace silty sand Presoak: √

Percolation Tested By: RG Date: 1/27/2026 Note: 2.0" Gravel at Bottom of Pipe

SANDY SOIL CRITERIA TEST

Trial No.	Time	Time Interval (Min.)	Initial Water Level (Inches)	Final Water Level (Inches)	Δ In Water Level (Inches)
1	7:16 - 7:41	25	0	-4.0	4.0
2	7:42 - 8:07	25	0	-4.0	4.0

USE NORMAL ~~SANDY~~ (CROSS ONE) SOIL CRITERIA

Time	Time Interval (Min.)	Total Elapsed Time (Min.)	Initial Water Level (Inches)	Final Water Level (Inches)	Δ In Water Level (Inches)	Percolation Rate (Min./Inches)
8:48 - 9:18	30	30	0	-4.5	4.5	6.667
9:20 - 9:50	30	60	0	-4.25	4.25	7.059
9:52 - 10:22	30	90	0	-4.00	4.00	7.500
10:24 - 10:54	30	120	0	-4.00	4.00	7.500
10:56 - 11:26	30	150	0	-3.75	3.75	8.000
11:28 - 11:58	30	180	0	-3.75	3.75	8.000
11:30 - 12:00	30	210	0	-3.5	3.5	8.571
12:01 - 12:31	30	240	0	-3.5	3.5	8.571
12:33 - 13:03	30	270	0	-3.25	3.25	9.231
13:04 - 13:34	30	300	0	-3.25	3.25	9.231
13:35 - 14:05	30	330	0	-3.25	3.25	9.231
14:06 - 14:36	30	360	0	-3.25	3.25	9.231

PLATE H-1

Calculation of Design Infiltration Rates based on Porchet Method

Percolation Boring No.	Percolation Test Depth (inches)	Water Depth Start, D_o (inches)	Water Depth Final, D_f (inches)	Water Height Start, H_o (inches)	Water Height final, H_f (inches)	Change in Water Height, ΔH (inches)	Average Water Height, H_{avg} (inches)	Time Interval, Δt (minutes)	Boring Radius, r (inches)	Percolation Rate (min./inch)	Infiltration Rate (inches/hr)	Adjusted Infiltration Rate [a] (inches/hr)	Recommended Design Infiltration Rate [b] (inches/hr)
B-P1	24.00	0.00	-3.25	24.00	20.75	3.25	22.38	30	8.0	9.231	6.500	0.986	0.329

a. Percolation rate converted to adjusted infiltration rate using the Porchet Method, aka Inverse Borehole Method, as follows:

$I_f = \Delta H(60 \times r)/[\Delta t(r + 2\ H_{avg})]$

b. Recommended Design Infiltration Rate = Adjusted Infiltration Rate / FOS. **The FOS applied herein is** 3.0

253/288

APPENDIX B - SITE FAULTING/SEISMICITY DATA

Plates I-1 and I-2	EQFAULT – Deterministic Estimation of Peak Acceleration from Digitized Faults
Plate J-1	Calculations of SPT-Based Derivation of Shear Wave Velocities per ASCE 7-22 Provisions
Plate J-2	Calculation of Weighted Vs Value for Site Classification
Plate K-1 (2 sheets)	ASCE Hazards Report
Plate K-2	Tabulation of 2025 CBC T vs. Sa Values for "Multi-Period" Category
Plate K-3	Tabulation of 2025 CBC T vs. Sa Values for "Two-Period" Category
Plate K-4 (3 sheets)	Probabilistic Mean Earthquake Magnitude for MCE Scenario
Plate L-1	Analysis of Liquefiable Soil Strata and "Wet" Seismic Settlement
Plate L-2	Assessment of Post-Liquefaction Surface Manifestation Potential
Plate L-3	Dynamic Settlement of Dry Soil

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*    E Q F A U L T   *
*                    *
*    Version 3.00    *
*                    *
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DETERMINISTIC ESTIMATION OF
PEAK ACCELERATION FROM DIGITIZED FAULTS

JOB NUMBER: 7267.26

DATE: 02-05-2026

JOB NAME: Prop. Bldg. Addition & Improvements at FreedoM Park
480 Skyway Drive Camarillo, California 93010

CALCULATION NAME: 7267.26 EQFAULT

FAULT-DATA-FILE NAME: CDMGFLTE.DAT

SITE COORDINATES:
SITE LATITUDE: 34.2061
SITE LONGITUDE: 119.0824

SEARCH RADIUS: 62 mi

ATTENUATION RELATION: 20) Sadigh et al. (1997) Horiz. - Soil
UNCERTAINTY (M=Median, S=Sigma): M Number of Sigmas: 0.0
DISTANCE MEASURE: clodis
SCOND: 0
Basement Depth: 5.00 km Campbell SSR: Campbell SHR:
COMPUTE PEAK HORIZONTAL ACCELERATION

FAULT-DATA FILE USED: CDMGFLTE.DAT

MINIMUM DEPTH VALUE (km): 0.0

EQFAULT SUMMARY

DETERMINISTIC SITE PARAMETERS

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT MAXIMUM EARTHQUAKE MAG.(Mw)	PEAK SITE ACCEL. g	EST. SITE INTENSITY MOD.MERC.
SIMI-SANTA ROSA	1.9(3.1)	6.7	0.586	X
OAK RIDGE (Onshore)	5.6(9.0)	6.9	0.421	X
VENTURA - PITAS POINT	9.6(15.4)	6.8	0.294	IX
OAK RIDGE(Blind Thrust Offshore)	10.7(17.3)	6.9	0.282	IX
ANACAPA-DUME	11.1(17.9)	7.3	0.324	IX
MONTALVO-OAK RIDGE TREND	11.9(19.2)	6.6	0.225	IX
CHANNEL IS. THRUST (Eastern)	12.9(20.7)	7.4	0.306	IX
MALIBU COAST	13.4(21.6)	6.7	0.213	VIII
SAN CAYETANO	15.9(25.6)	6.8	0.193	VIII
RED MOUNTAIN	17.1(27.5)	6.8	0.180	VIII
M.RIDGE-ARROYO PARIDA-SANTA ANA	18.7(30.1)	6.7	0.155	VIII
SANTA SUSANA	20.9(33.6)	6.6	0.130	VIII
NORTHRIDGE (E. Oak Ridge)	21.5(34.6)	6.9	0.152	VIII
SANTA YNEZ (East)	22.2(35.7)	7.0	0.122	VII
HOLSER	23.8(38.3)	6.5	0.105	VII
SANTA MONICA	26.7(42.9)	6.6	0.098	VII
SANTA CRUZ ISLAND	28.9(46.5)	6.8	0.103	VII
SAN GABRIEL	32.7(52.6)	7.0	0.079	VII
PALOS VERDES	34.1(54.9)	7.1	0.081	VII
SIERRA MADRE (San Fernando)	35.1(56.5)	6.7	0.075	VII
BIG PINE	35.2(56.7)	6.7	0.058	VI
NORTH CHANNEL SLOPE	36.3(58.4)	7.1	0.096	VII
SANTA YNEZ (West)	37.0(59.6)	6.9	0.064	VI
VERDUGO	38.0(61.2)	6.7	0.068	VI
HOLLYWOOD	38.5(61.9)	6.4	0.053	VI
NEWPORT-INGLEWOOD (L.A.Basin)	42.3(68.1)	6.9	0.054	VI
SAN ANDREAS - Carrizo	43.2(69.6)	7.2	0.065	VI
SAN ANDREAS - 1857 Rupture	43.2(69.6)	7.8	0.099	VII
GARLOCK (West)	44.1(71.0)	7.1	0.059	VI
PLEITO THRUST	44.7(72.0)	7.2	0.080	VII
COMPTON THRUST	44.7(72.0)	6.8	0.059	VI
SIERRA MADRE	45.2(72.7)	7.0	0.068	VI
SAN ANDREAS - Mojave	47.5(76.5)	7.1	0.054	VI
SANTA ROSA ISLAND	48.8(78.5)	6.9	0.057	VI
RAYMOND	49.4(79.5)	6.5	0.041	V
ELYSIAN PARK THRUST	51.0(82.0)	6.7	0.046	VI
WHITE WOLF	55.9(89.9)	7.2	0.060	VI
CLAMSHELL-SAWPIT	58.2(93.6)	6.5	0.032	V

-END OF SEARCH- 38 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

THE SIMI-SANTA ROSA FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 1.9 MILES (3.1 km) AWAY.

LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.5860 g

Calculations of SPT-Based Derivation of Shear Wave Velocities per ASCE 7-22 Provisions

GWL (ft)	7.00	Soil Profile:	*B-1 & B-2 Combined*																						
Depth (ft) (bottom of soil layer)		Soil Type (sand=1, silt=2, clay=3)	Sample Type[1]	Blow Count	N_{SPT}[2]	γ_T	σ_o	σ_o'			C_N	Er_m[3]	$(N_1)_{60}$[4]	C_0	C_1	C3	τ	σ	PR	f_z	ε[5]	σ_{lnVs}	lnVs	V_s	
GWL	Soil					(pcf)	(psf)	(psf)	(tsf)	(kpa)		(%)												(m/sec)	(ft/sec)
n	5.00	3	c	4	3	114.0	570.0	570.00	0.285	27.29	1.547	60.00	4	3.996	0.230	0.164	0.227	0.177	4	27.29	+1	0.288	5.139	170.6	559.2
n	7.00	3	c	5	3	118.5	829.4	829.45	0.415	39.71	1.424	60.00	4	3.996	0.230	0.164	0.227	0.173	4	39.71	+1	0.286	5.231	186.9	612.8
y	10.00	3	c	5	3	118.5	1184.9	560.93	0.280	26.86	1.552	60.00	5	3.996	0.230	0.164	0.227	0.177	5	26.86	+1	0.288	5.189	179.2	587.6
y	15.00	1	c	16	10	122.6	1839.0	903.00	0.452	43.24	1.392	60.00	14	4.045	0.096	0.236	0.217	0.306	14	43.24	+1	0.375	5.563	260.6	854.4
y	20.00	1	c	31	20	131.3	2626.0	1378.00	0.689	65.98	1.209	60.00	24	4.045	0.096	0.236	0.217	0.277	24	65.98	+1	0.352	5.689	295.6	969.0
y	25.00	3	c	29	18	126.0	3150.0	1590.00	0.795	76.13	1.140	60.00	21	3.996	0.230	0.164	0.227	0.167	21	76.13	+1	0.282	5.686	294.8	966.7
y	30.00	3	c	15	9	119.2	3577.3	1705.33	0.853	81.65	1.105	60.00	10	3.996	0.230	0.164	0.227	0.166	10	81.65	+1	0.281	5.539	254.4	833.9
y	35.00	3	s	13	13	119.2	4173.6	1989.55	0.995	95.26	1.027	60.00	13	3.996	0.230	0.164	0.227	0.164	13	95.26	+1	0.280	5.620	275.8	904.3
y	40.00	3	s	11	11	119.2	4769.8	2273.78	1.137	108.87	0.960	60.00	11	3.996	0.230	0.164	0.227	0.163	11	108.87	+1	0.280	5.587	266.9	875.1
y	45.00	3	s	18	18	119.2	5366.0	2558.00	1.279	122.48	0.903	60.00	16	3.996	0.230	0.164	0.227	0.162	16	122.48	+1	0.279	5.705	300.2	984.3
y	50.00	3	s	17	17	119.2	5962.2	2842.22	1.421	136.09	0.853	60.00	14	3.996	0.230	0.164	0.227	0.161	14	136.09	+1	0.278	5.695	297.4	975.0
y	51.50	3	s	28	28	119.2	6141.1	2927.49	1.464	140.17	0.839	60.00	23	3.996	0.230	0.164	0.227	0.161	23	140.17	+1	0.278	5.811	333.8	1094.6

1. "C" = modified California barrel sampler; "S" = SPT sampler
2. Based on a conversion factor of 0.63 bet'n Cal and SPT suggested in SCEC, 1999.
3. Based on either "Auto Trip" or "Safety Hammer" type.
4. $(N1)_{60} = C_N * Er_m * N/60$
5. Standard normal variate: "0" is mean and "+1" is one standard deviation above the mean.

CALCULATION OF WEIGHTED Vs VALUE FOR SITE CLASSIFICATION

(Calculation based on Procedures in ASCE 7-22 Section 20.4-1)

(Site Classification based on ASCE 7-22 Table 20.2-1)

Table 20.2-1. Site Classification.

Site Class	$\bar{v}_s$ Calculated Using Measured or Estimated Shear Wave Velocity Profile (ft/s)
A. Hard rock	>5,000
B. Medium hard rock	>3,000 to 5,000
BC. Soft rock	>2,100 to 3,000
C. Very dense sand or hard clay	>1,450 to 2,100
CD. Dense sand or very stiff clay	>1,000 to 1,450
D. Medium dense sand or stiff clay	>700 to 1,000
DE. Loose sand or medium stiff clay	>500 to 700
E. Very loose sand or soft clay	≥500
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.2.1

Note: For SI: 1 ft = 0.3048 m; 1 ft/s = 0.3048 m/s.

Boring No. ***B-1 & B-2 Combined***

Layer Depth (ft)		Layer Thickness, d_i (ft)	Assumed? (Y/N)		d_i/Vs_i
Top	Bottom				
0.0	5.00	5.0	N	559.2	0.0089
5.0	7.00	2.0	N	612.8	0.0033
7.0	10.00	3.0	N	587.6	0.0051
10.0	15.00	5.0	N	854.4	0.0059
15.0	20.00	5.0	N	969.0	0.0052
20.0	25.00	5.0	N	966.7	0.0052
25.0	30.00	5.0	N	833.9	0.0060
30.0	35.00	5.0	N	904.3	0.0055
35.0	40.00	5.0	N	875.1	0.0057
40.0	45.00	5.0	N	984.3	0.0051
45.0	50.00	5.0	N	975.0	0.0051
50.0	51.50	1.5	N	1094.6	0.0014
51.5	60.00	8.5	Y	1094.6	0.0078
60.0	70.00	10.0	Y	1094.6	0.0091
70.0	80.00	10.0	Y	1094.6	0.0091
80.0	90.00	10.0	Y	1094.6	0.0091
90.0	100.00	10.0	Y	1094.6	0.0091
	Σd_i	100.00		**$\Sigma d_i/Vs_i$**	0.1066
	Weighted Vs = Σ di / Σ (di/Vsi)		***938***	**Site Class**	***D***

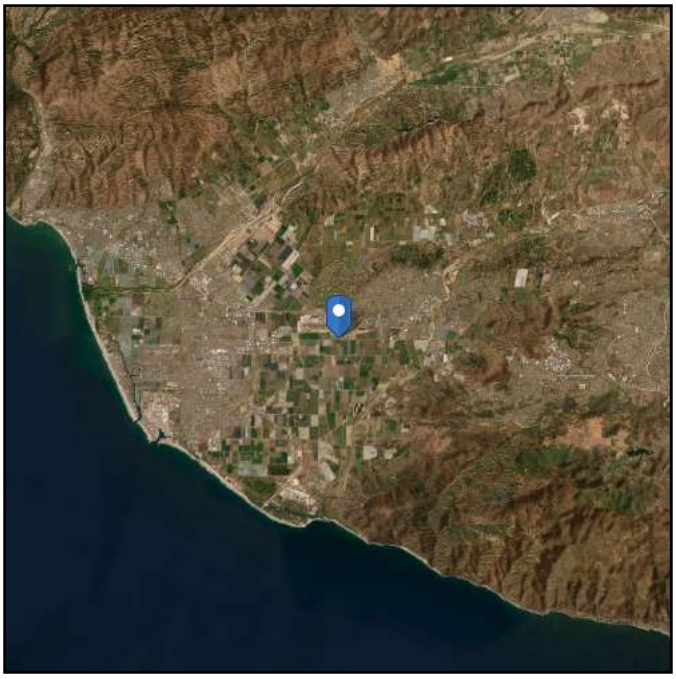
Project No. **7267.26** **Plate No.** **J-2**

ASCE Hazards Report

Address:
480 Skyway Dr
Camarillo, California
93010

Standard:	ASCE/SEI 7-22	**Latitude:**	34.206082
Risk Category:	II	**Longitude:**	-119.082393
Soil Class:	CD	**Elevation:**	67.79914982705303 ft (NAVD 88)





https://ascehazardtool.org/

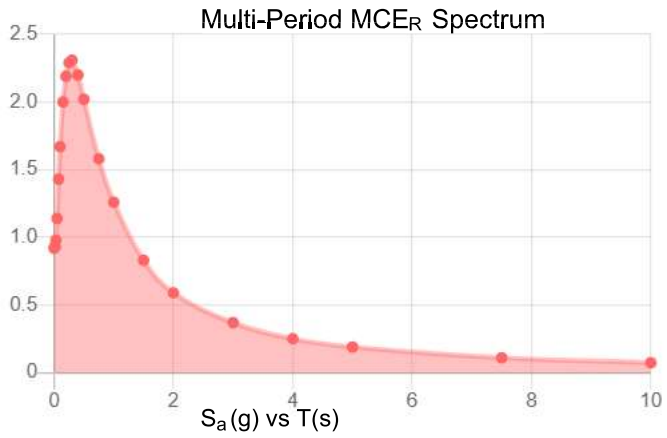
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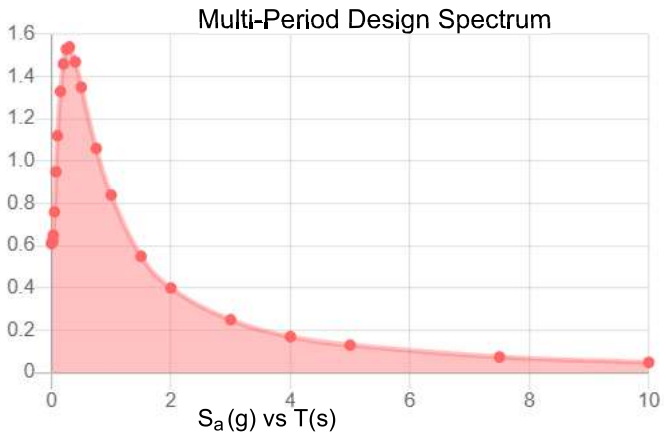
Plate K-1 (Sheet 1 of 2)

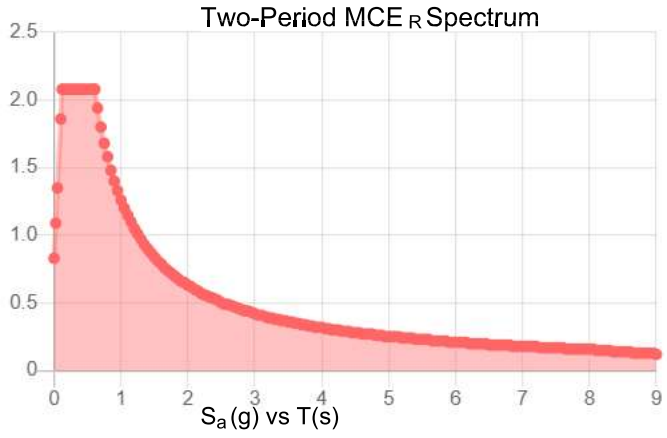
Seismic

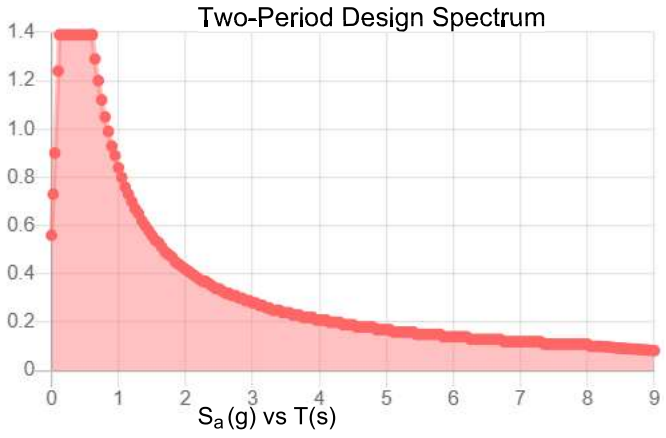
Site Soil Class:	CD	2025 CBC Seismic Parametric Values	
Results:			
PGA_M :	0.83	T_L :	8
S_{MS} :	2.08	S_S :	1.93
S_{M1} :	1.26	S_1 :	0.66
S_{DS} :	1.39	V_{S30} :	365
S_{D1} :	0.84		

Seismic Design Category: D









MCE_R Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum

Vertical ground motion data has not yet been made available by USGS.

https://ascehazardtool.org/

Tabulation of 2025 CBC T vs. Sa Values for "Multi-Period" Category		
Scenario	**Design Spectral Value**	**MCE_R Spectral Value**
T(s)	**Sa(g)**	
0	0.59	0.88
0.01	0.59	0.89
0.02	0.59	0.89
0.03	0.6	0.9
0.05	0.67	1.01
0.075	0.83	1.25
0.1	0.99	1.48
0.15	1.2	1.79
0.2	1.33	1.99
0.25	1.42	2.13
0.3	1.49	2.24
0.4	1.5	2.25
0.5	1.44	2.16
0.75	1.19	1.79
1	1.01	1.51
1.5	0.72	1.08
2	0.54	0.81
3	0.34	0.51
4	0.23	0.35
5	0.17	0.26
7.5	0.097	0.15
10	0.062	0.094

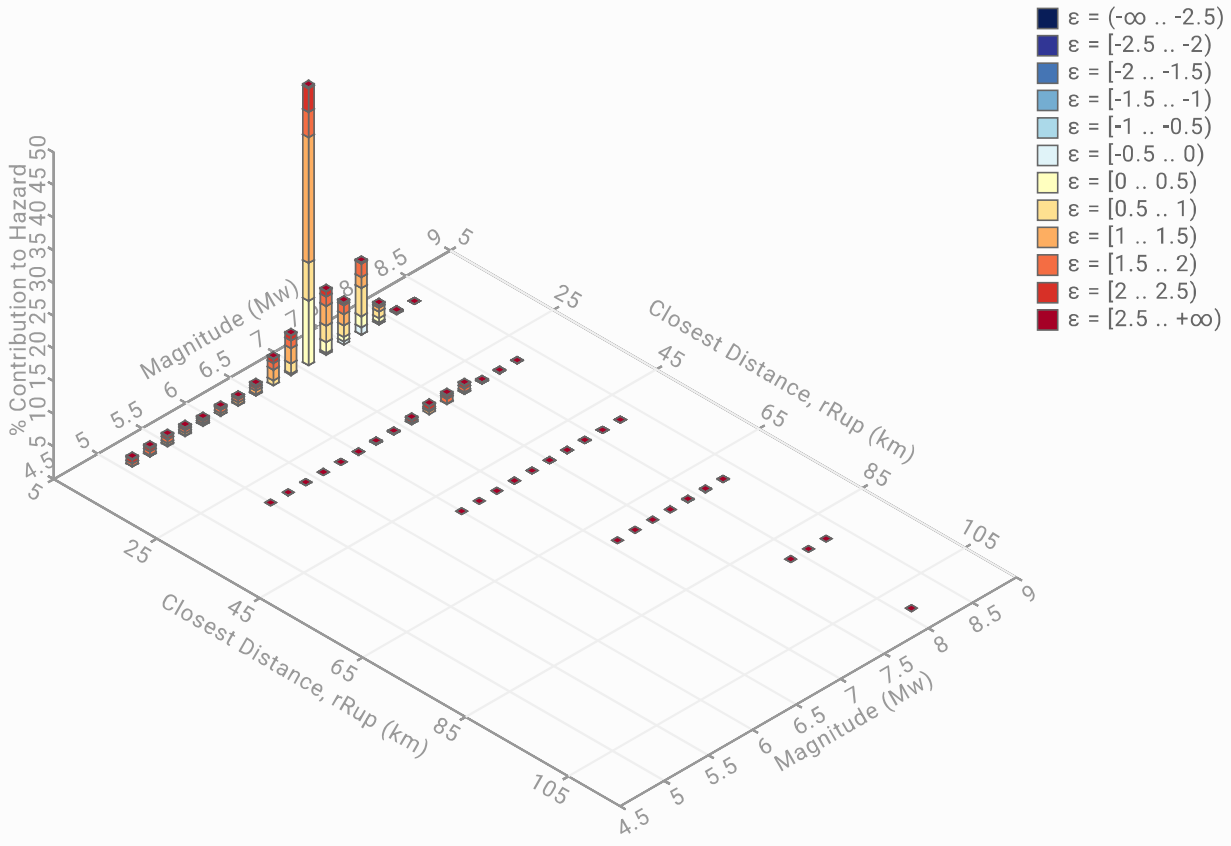
Plate K-2 **ASE #7267.26**

Tabulation of 2025 CBC T vs. Sa Values for "Two-Period" Category

Scenario	Design Spectral Value	MCE_R Spectral Value	Scenario	Design Spectral Value	MCE_R Spectral Value	Scenario	Design Spectral Value	MCE_R Spectral Value	Scenario	Design Spectral Value	MCE_R Spectral Value
T(s)	Sa(g)		T(s)	Sa(g)		T(s)	Sa(g)		T(s)	Sa(g)	
0	0.54	0.81	2.15	0.47	0.7	4.45	0.23	0.34	6.75	0.15	0.22
0.025	0.68	1.01	2.2	0.46	0.69	4.5	0.22	0.34	6.8	0.15	0.22
0.05	0.81	1.22	2.25	0.45	0.67	4.55	0.22	0.33	6.85	0.15	0.22
0.1	1.08	1.62	2.3	0.44	0.66	4.6	0.22	0.33	6.9	0.15	0.22
0.15	1.35	2.02	2.35	0.43	0.64	4.65	0.22	0.33	6.95	0.15	0.22
0.15	1.35	2.02	2.4	0.42	0.63	4.7	0.21	0.32	7	0.14	0.22
0.2	1.35	2.02	2.45	0.41	0.62	4.75	0.21	0.32	7.05	0.14	0.21
0.25	1.35	2.02	2.5	0.4	0.61	4.8	0.21	0.32	7.1	0.14	0.21
0.3	1.35	2.02	2.55	0.4	0.59	4.85	0.21	0.31	7.15	0.14	0.21
0.35	1.35	2.02	2.6	0.39	0.58	4.9	0.21	0.31	7.2	0.14	0.21
0.4	1.35	2.02	2.65	0.38	0.57	4.95	0.2	0.31	7.25	0.14	0.21
0.45	1.35	2.02	2.7	0.37	0.56	5	0.2	0.3	7.3	0.14	0.21
0.5	1.35	2.02	2.75	0.37	0.55	5.05	0.2	0.3	7.35	0.14	0.21
0.55	1.35	2.02	2.8	0.36	0.54	5.1	0.2	0.3	7.4	0.14	0.2
0.6	1.35	2.02	2.85	0.35	0.53	5.15	0.2	0.29	7.45	0.14	0.2
0.65	1.35	2.02	2.9	0.35	0.52	5.2	0.19	0.29	7.5	0.13	0.2
0.7	1.35	2.02	2.95	0.34	0.51	5.25	0.19	0.29	7.55	0.13	0.2
0.75	1.35	2.02	3	0.34	0.5	5.3	0.19	0.29	7.6	0.13	0.2
0.75	1.35	2.02	3.05	0.33	0.5	5.35	0.19	0.28	7.65	0.13	0.2
0.8	1.26	1.89	3.1	0.33	0.49	5.4	0.19	0.28	7.7	0.13	0.2
0.85	1.19	1.78	3.15	0.32	0.48	5.45	0.19	0.28	7.75	0.13	0.2
0.9	1.12	1.68	3.2	0.32	0.47	5.5	0.18	0.28	7.8	0.13	0.19
0.95	1.06	1.59	3.25	0.31	0.47	5.55	0.18	0.27	7.85	0.13	0.19
1	1.01	1.51	3.3	0.31	0.46	5.6	0.18	0.27	7.9	0.13	0.19
1.05	0.96	1.44	3.35	0.3	0.45	5.65	0.18	0.27	7.95	0.13	0.19
1.1	0.92	1.38	3.4	0.3	0.45	5.7	0.18	0.27	8	0.13	0.19
1.15	0.88	1.32	3.45	0.29	0.44	5.75	0.18	0.26	8.05	0.12	0.19
1.2	0.84	1.26	3.5	0.29	0.43	5.8	0.17	0.26	8.1	0.12	0.18
1.25	0.81	1.21	3.55	0.28	0.43	5.85	0.17	0.26	8.15	0.12	0.18
1.3	0.78	1.16	3.6	0.28	0.42	5.9	0.17	0.26	8.2	0.12	0.18
1.35	0.75	1.12	3.65	0.28	0.41	5.95	0.17	0.25	8.25	0.12	0.18
1.4	0.72	1.08	3.7	0.27	0.41	6	0.17	0.25	8.3	0.12	0.18
1.45	0.7	1.04	3.75	0.27	0.4	6.05	0.17	0.25	8.35	0.12	0.17
1.5	0.67	1.01	3.8	0.27	0.4	6.1	0.17	0.25	8.4	0.11	0.17
1.55	0.65	0.98	3.85	0.26	0.39	6.15	0.16	0.25	8.45	0.11	0.17
1.6	0.63	0.95	3.9	0.26	0.39	6.2	0.16	0.24	8.5	0.11	0.17
1.65	0.61	0.92	3.95	0.26	0.38	6.25	0.16	0.24	8.55	0.11	0.17
1.7	0.59	0.89	4	0.25	0.38	6.3	0.16	0.24	8.6	0.11	0.16
1.75	0.58	0.86	4.05	0.25	0.37	6.35	0.16	0.24	8.65	0.11	0.16
1.8	0.56	0.84	4.1	0.25	0.37	6.4	0.16	0.24	8.7	0.11	0.16
1.85	0.55	0.82	4.15	0.24	0.36	6.45	0.16	0.23	8.75	0.11	0.16
1.9	0.53	0.8	4.2	0.24	0.36	6.5	0.16	0.23	8.8	0.1	0.16
1.95	0.52	0.78	4.25	0.24	0.36	6.55	0.15	0.23	8.85	0.1	0.15
2	0.5	0.76	4.3	0.23	0.35	6.6	0.15	0.23	8.9	0.1	0.15
2.05	0.49	0.74	4.35	0.23	0.35	6.65	0.15	0.23	8.95	0.1	0.15
2.1	0.48	0.72	4.4	0.23	0.34	6.7	0.15	0.23	9	0.1	0.15

Disaggregation Report

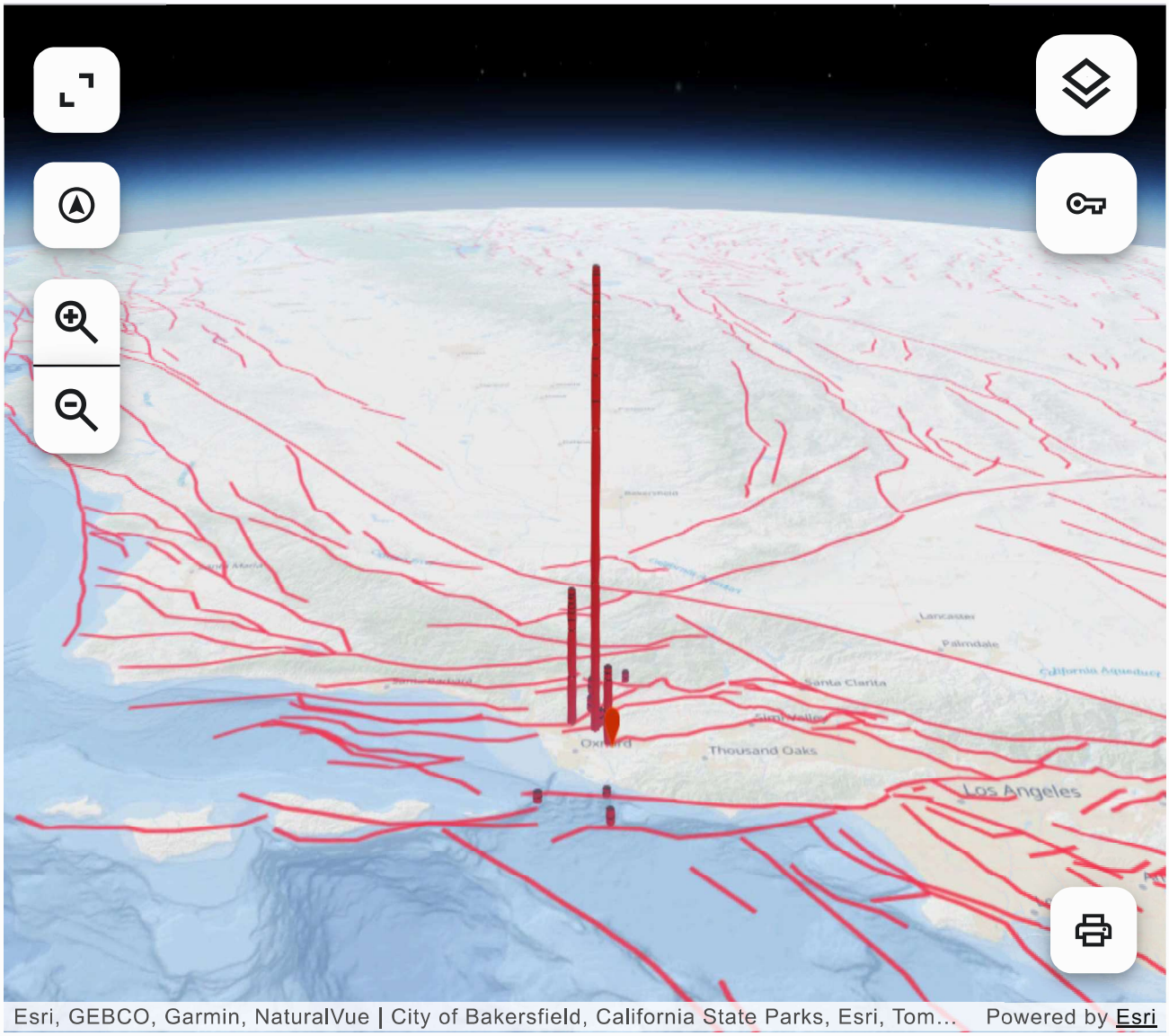
Disaggregation



ASE #7267.26

Plate K-4 (Sheet 1 of 3)

Geographical Disaggregation



Parameter Summary

Model: NSHM Conterminous U.S. 2023

Latitude: 34.2061 °

Longitude: -119.0824 °

Site Class: D (Vs30 260)

Intensity Measure Type: PGA

Return Period: 2475 (2% in 50)

Component: Total

ASE #7267.26

Plate K-4 (Sheet 2 of 3)

Disaggregation Summary: Total

Disaggregation targets

Return period : 2475 yrs

Exceedance rate : 4.040e-4 yr^{-1}

PGA ground motion : 9.232e-1 g

Recovered targets

Return period : 2404.3653 yrs

Exceedance rate : 4.159e-4 yr^{-1}

Totals

Binned : 100 %

Residual : 0 %

Trace : 0.09 %

Mean (over all sources)

m : 7.1

r : 10.55 km

ε_0 : 1.2 σ

Mode (largest m-r bin)

m : 7.11

r : 9.59 km

ε_0 : 1.06 σ

Contribution : 42.55 %

Mode (largest m-r-ε_0 bin)

m : 7.12

r : 9.47 km

ε_0 : 1.18 σ

Contribution : 19.2 %

Discretization

r : min = 0.0, max = 1000.0, Δ = 20.0 km

m : min = 4.4, max = 9.4, Δ = 0.2

ε : min = -3.0, max = 3.0, Δ = 0.5 σ

Epsilon keys

ε0 : [-∞ .. -2.5)

ε1 : [-2.5 .. -2.0)

ε2 : [-2.0 .. -1.5)

ε3 : [-1.5 .. -1.0)

ε4 : [-1.0 .. -0.5)

ε5 : [-0.5 .. 0.0)

ε6 : [0.0 .. 0.5)

ε7 : [0.5 .. 1.0)

ε8 : [1.0 .. 1.5)

ε9 : [1.5 .. 2.0)

ε10 : [2.0 .. 2.5)

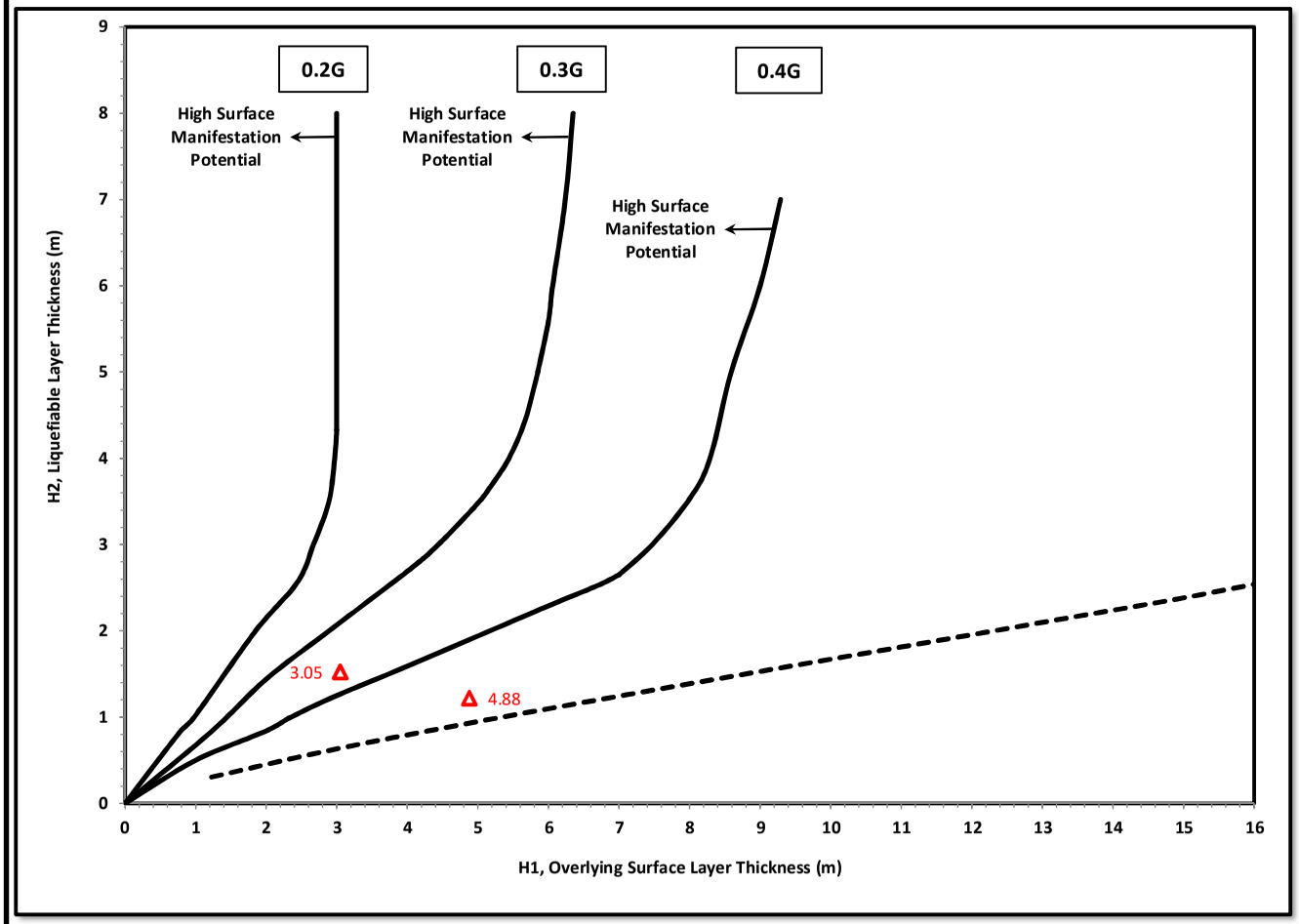
ε11 : [2.5 .. +∞]

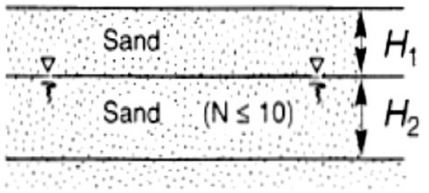
Analysis of Liquefiable Soil Strata and "Wet" Seismic Settlement

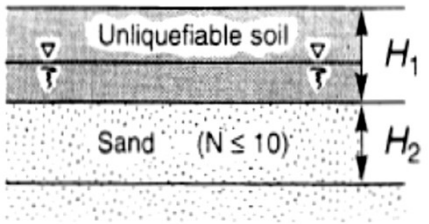
Hammer Type (AT, SH, DH) [3]	AT
C_E	1
Bore Hole Dia. (in) (8, 6,	8
C_B	1.15
Rod Length above ground (ft)	3
Sampling Method (LINER,	NL
C_S	1
$V_{s\text{-}12}$ (ft/sec)	938.0
PGA (g)	0.83
M	7.1
GWL (ft)	7

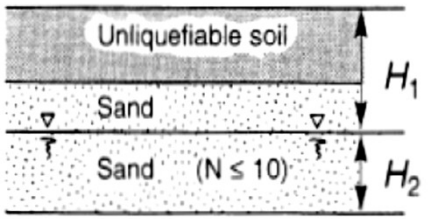
Soil Profile:		*B-1 & B-2 Combined*																					
Depth (ft)		Sample	Blow		γ_T	σ_o	σ_o'	C_N	L_R	C_R	Fines Content Correction				$(N_1)_{60cs}$	LL	Lique-fiable	CRR	r_d	CSR	MSF	FS	$(\varepsilon_v)_N$	δ_i (inch)
GWL	Soil	Type[1]	Count	N_{SPT}[2]	(pcf)	(psf)	(psf)		(ft)		FC (%)[4]	α	β	%<0.00 5mm	(M=7.5)		(Y/N)	(M=7.5)					(%)	
n	5.00	c	4	3	114.0	570.0	570.0	1.70	8.00	0.75	49.10	5.00	1.20	31.0	9	32	N	>>1	1.00	0.54	N/A	>>1	0.00	0.00
n	7.00	c	5	3	118.5	829.4	807.0	1.62	10.00	0.75	49.10	5.00	1.20	31.0	10	32	N	>>1	1.00	0.55	N/A	>>1	0.00	0.00
y	10.00	c	5	3	118.5	1184.9	975.3	1.47	13.00	0.75	49.10	5.00	1.20	31.0	10	32	N	>>1	1.00	0.66	N/A	>>1	0.00	0.00
y	15.00	c	16	10	122.6	1839.0	1276.3	1.29	18.00	0.85	15.00	2.50	1.05	7.5	16	20	Y	0.17	0.97	0.75	1.15	0.26	1.85	1.11
y	16.00	c	31	20	126.0	2016.0	1339.9	1.26	19.00	0.85	49.10	5.00	1.20	31.0	34	32	N	>>1	1.00	0.81	N/A	>>1	0.00	0.00
y	20.00	c	31	20	126.0	2520.0	1594.3	1.15	23.00	0.95	15.00	2.50	1.05	7.5	28	20	Y	0.38	0.96	0.82	1.15	0.53	0.90	0.43
y	25.00	c	29	18	119.2	2981.1	1878.5	1.06	28.00	0.95	21.60	3.87	1.09	7.2	27	37	N	>>1	1.00	0.86	N/A	>>1	0.00	0.00
y	30.00	c	15	9	119.2	3577.3	2162.7	0.99	33.00	1.00	21.60	3.87	1.09	7.2	16	37	N	>>1	1.00	0.89	N/A	>>1	0.00	0.00
y	35.00	s	13	13	119.2	4173.6	2446.9	0.93	38.00	1.00	49.10	5.00	1.20	31.0	22	46	N	>>1	1.00	0.92	N/A	>>1	0.00	0.00
y	40.00	s	11	11	119.2	4769.8	2731.2	0.88	43.00	1.00	49.10	5.00	1.20	31.0	18	46	N	>>1	1.00	0.94	N/A	>>1	0.00	0.00
y	45.00	s	18	18	119.2	5366.0	3015.4	0.84	48.00	1.00	49.10	5.00	1.20	31.0	26	46	N	>>1	1.00	0.96	N/A	>>1	0.00	0.00
y	50.00	s	17	17	119.2	5962.2	3299.6	0.80	53.00	1.00	49.10	5.00	1.20	31.0	24	46	N	>>1	1.00	0.97	N/A	>>1	0.00	0.00
y	51.50	s	28	28	119.2	6141.1	3384.9	0.79	54.50	1.00	49.10	5.00	1.20	31.0	36	46	N	>>1	1.00	0.98	N/A	>>1	0.00	0.00
																							δ_T (inch)	1.54

1. "C" = modified California barrel sampler; "S" = SPT sampler
2. Based on a conversion factor of 0.63 bet'n Cal and SPT suggested in SCEC, 1999.
3. "AT" = Automatic Trip; "SH" = Safety Hammer; "DH" = Donut Hammer
4. "FC" = % passing #200 sieve (0.074mm)









* Correlations as per recommended in Ishihara (1985)

Site PGA (G) = **0.83** ← (=PGA_M)

Legend

Extrapolated/Intrapolated Corrleattion Curve based on site PGA_M

4.88 △ Corresponding Depth to Surface in Meters Pointer corresponding to Thickness and Depth of Liquefiable Soil Layer

Liquefiable Soil Strata	Combined B-1 & B-2										
Top of Layer (ft)	10.00	16.00									
Base of Layer (ft)	15.00	20.00									
Thickness (ft)	5.00	4.00									
Thickness (m)	1.53	1.22									
Depth to Surface (ft)	10.00	16.00									
Depth to Surface (m)	3.05	4.88									

Associated Soils Engineering, Inc.
2860 Walnut Avenue
Signal Hill, CA 90755
Tel (562) 426-7990 Fax (562) 426-1842

Assessment of Post-Liquefaction Surface Manifestation Potential

Project Name: **Prop. Bldg. Addition & Improvements at Freedom Park, 480 Skyway Drive, Camarillo, Ca**

Plate L-2

Project No.: **7267.26**

Date: **March, 2026**

DYNAMIC SETTLEMENT OF DRY SOIL

(Per procedures stipulated in Krinitzsky et al, 1984)

PGA (g) = 0.8300

O/X Depth (ft) * = 5.0

(* Incl. scarification/reworking depth)

Boring No. *B-1*

Layer Depth (ft)		Layer Thickness (ft)	Graded Layer ?	N	a_p/g	DH/H (%)	Dynamic Dry Settlement (in)	
Top	Bottom						Present	Post-Grading
0.00	5.00	5.00	y	3	0.8300	0.34	0.21	0.00
5.00	7.00	2.00	n	3	0.8300	0.34	0.09	0.09
Total Dynamic Dry Settlement (in)						Present State	0.30	---
						Post-Grading	---	0.09

Project No. 7267.26

Plate No. L-3

APPENDIX C - LIST OF REFERENCES

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APPENDIX C - LIST OF REFERENCES - continued

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Locations of Geotechnical Surveying:










PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**

DATE: **May 6, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF THE UPDATED 2027-2032 FIVE-YEAR STRATEGIC PLAN GOALS**

BACKGROUND

The District maintains hundreds of acres of parks and facilities and offers a wide range of programming to thousands of residents in the Camarillo area every year. The District is committed to enriching lives through supporting active lifestyles, building community through special events, and programs.

In 2013 and 2021, the Board of Directors adopted Five-Year Strategic Plans to set District priorities. BHI Consulting assisted the District in developing both plans in collaboration with the Board, staff, and local community. These plans have served as key organizational management tools—establishing priorities, focusing energy and resources, strengthening operations, and ensuring that staff and the Board work collaboratively toward common goals.

Updating the Strategic Plan will allow the District to define clear priorities, address emerging community needs, and ensure continued alignment between resources, operations, and long-range goals. Built upon the 2013 Strategic Plan, the District's 2021-2026 Strategic Plan consists of the following elements:

- A vision outlined for five (5) years.
- Mission statement that describes the work and purpose of the District.
- A set of six (6) values that drive the culture and operations of the District.
- Five (5) Strategic Focus Areas that provide a framework of priorities in support of the mission and vision: Sustained Financial Stability, a New Senior/Community Center, Completion of Outstanding Projects, Programming Clarity, and Employee Morale and Succession Plan.
- 20 Goals across the Strategic Focus Areas, supported by 102 associated strategies that outline expected results.

ANALYSIS

As the 2021-2026 Strategic Plan approaches its conclusion, the Long-Range Planning Committee ("Committee") has been meeting over the past several months to help guide the development of the updated plan. Based on discussions during the Board's November 2025 Regular meeting, the following elements and areas of interest were identified and approved as the key Strategic Focus Areas and Element Objectives for the updated **2027-2032** Strategic Plan:

Strategic Focus Area	Key Topics	Element Objective
Fiscal Stability	Sound accounting practices, optimizing revenue, and controlling expenses	*Build Financial Resilience* by controlling expenditures, optimizing resources, and preparing for future needs.
Community Needs	Reservations, programming, priorities, gaps, etc.	*Meet Community Needs* by identifying priorities and gaps while boosting access, engagement, and participation through data-driven programs and outreach.
Infrastructure Improvements	Buildings, playgrounds, amenities, parking lots, park plans, etc.	*Increase Facility Capacity and Functionality* through strategic improvements and maintenance planning.
Connectivity	Mobility, trails, biking, charging stations, expansion, etc.	*Strengthen Connectivity and Access* by improving trails, mobility, communication, and regional partnerships.
Systematic Plans	Safety & Compliance (ADA, lighting, emergency action planning, etc.)	*Maintain Parks and Facilities* that are safe, compliant, and prepared for emergencies, supported by effective staff practices.

These Strategic Focus Areas and Element Objectives will guide the next phase of plan development. Building on the framework established by the Board, staff, and the Long-Range Planning Committee have continued to develop and refine the proposed goals to align with existing District priorities, operational capacity, and available resources. The next step in the process is for the Board to review, discuss, and provide further direction on the proposed goals to inform development of the draft 2027–2032 Strategic Plan.

FISCAL IMPACT

There is no fiscal impact associated with any general feedback being requested.

RECOMMENDATION

It is recommended that the Board review the proposed 2027–2032 strategic goals, discuss their relevance and priorities, and either provide direction to staff for refinement or approve the goals as presented for development of the Strategic Plan.

ATTACHMENTS

1) Draft 2027-2032 Strategic Plan Goals & Action Steps (11 pages)

Draft Strategic Goals & Action Steps

Strategic Element	**Strategic Goals**
1.0 Fiscal Stability	1.1 Maintain strong, transparent financial practices that promote fiscal sustainability, operational efficiency, and responsible stewardship of public resources. **Action Steps:** a. Conduct annual comprehensive review of all revenues and expenditures to identify trends, ensure alignment with budget goals, mission, and provide transparent reporting to the Board and community. b. Provide staff training on budgeting, purchasing, and to include budgeting, purchasing, CUPCCA compliance to strengthen operational efficiency. c. Develop a comprehensive, public-facing budget book and complementary educational materials (such as infographics, summaries, FAQs, or short videos) to improve transparency and clearly communicate how the District plans and allocates resources. d. Assess the feasibility of an online budget library to centralize current and past financial documents and resources, improving transparency, accessibility, and public understanding of District finances.
	1.2 Optimize and diversify revenue streams to enhance financial resilience that supports District programs and facilities. **Action Steps:** a. Pursue grant opportunities to secure additional funding for programs and facilities. b. Evaluate annexation opportunities such as Somis and Santa Rosa to expand the District's revenue base. c. Review sponsorships and volunteer opportunities to identify new funding sources and community support initiatives. d. Align facility enhancements with revenue opportunities by continuing to develop indoor and outdoor spaces that meet community demand for special event rentals, such as weddings, filming, and other private or public gatherings. e. Review and improve the grant process to ensure it is effective, efficient, and fosters collaboration across departments, maximizing the District's ability to secure external funding. f. Evaluate and pursue strategies to optimize and diversify revenue streams to strengthen financial resilience and support District programs and facilities, while maintaining transparency and fiscal responsibility.

DRAFT

Draft Strategic Goals & Action Steps

1.0 Fiscal Stability	1.3 Control and monitor expenditures through efficient budgeting and ongoing financial review to ensure effective use of District resources. **Action Steps:** a. Evaluation of equipment for repair or replacement to ensure cost-effective maintenance and operational efficiency. b. Review inventory control practices to identify improvements and implement best practices. Review for best practices. c. Analyze Financial Performance Metrics to identify trends, optimize operations, and support informed decision-making.
	1.4 Ensure long-term financial stability through planning and reserve management. **Action Steps:** a. Review and update the Reserve Policy to maintain appropriate levels for long-term stability. b. Conduct an annual review of CalPERS contributions (additional payment) to ensure payments align with financial goals and obligations. c. Develop a 5-Year financial forecast to anticipate future needs, guide planning, and support sustainable decision-making. d. Evaluate staffing turnover and training needs to anticipate associated costs, optimize workforce retention, and ensure staffing expenses are aligned with long-term financial planning and stability.
	1.5 Promote sustainability by incorporating environmentally responsible practices into District operations and programs. **Action Steps:** a. Implement Turf Mitigation practices to reduce water use and environmental impact. b. Evaluate the feasibility of LED Sports lights for sports complexes as well as BMX, Hockey, and RC facilities, to increase energy efficiency and cost savings. c. Assess Vehicle Fleet and small tool equipment options by comparing electric versus gas-powered for operations. d. Enhance Recycling programs at District facilities to improve waste diversion. e. Optimize waste management and sustainable procurement by reviewing trash and recycling receptacles in parks and implementing cost-effective, environmentally responsible purchasing practices for equipment, parts, and supplies to reduce waste and support sustainable operations. f. Assess staffing and operational structures to ensure resources are efficiently allocated, workloads are balanced, and programs are managed effectively in a sustainable manner.

DRAFT

Draft Strategic Goals & Action Steps

2.0 Community Needs	2.1 Conduct regular community surveys to guide data-driven planning and respond to evolving needs. **Action Steps:** a. Identify Best Practices for Feedback Collection to gather meaningful input on programs, rentals, and facilities. b. Establish a Survey Schedule with defined timelines and frequency to ensure consistent, data-driven insights. c. Develop a baseline Community Survey to assess community perceptions of the District. Deploy via QR Codes in dog parks, sports parks, and facility rentals, and re-evaluate annually to track changes over time. d. Develop targeted, effective surveys, and ensure each survey is purpose-driven and clearly structured to gather the intended information, with mechanisms to analyze responses and inform decision-making.
	2.2 Enhance and evaluate reservation systems to improve accessibility, efficiency, and user satisfaction. **Action Steps:** a. Assess and explore online and self-service options that allow customers to independently complete facility reservations, improving accessibility, convenience, and operational efficiency. b. Evaluate current reservation process (online & paper) to identify inefficiencies and opportunities for improvement. c. Gather community feedback to inform system enhancements and increase user satisfaction. d. Explore a fully self-service reservation system, allowing customers to complete reservations without staff involvement. **e.** Implement and adopt an updated reservation system based on the results of prior evaluations, feasibility studies, and community feedback to improve accessibility, efficiency, and user satisfaction.
2.0 Community Needs	2.3 Pilot new programming based on community input to test innovative ideas, meet emerging interests, and evaluate effectiveness before full-scale implementation. **Action Steps:** a. Establish a community input process to gather ideas and identify emerging interests. b. Assess community needs and participation trends (including after-school programming) to identify gaps and opportunities, and develop a structured timeline for pilot programs that defines duration, scheduling, and evaluation periods. c. Create a successful evaluation matrix to measure outcomes and inform full-scale implementation.

Draft Strategic Goals & Action Steps

	d. Expand collaborative programming partnerships by working with existing partners (schools, nonprofits, etc.) to co-develop pilot programs and leverage shared resources and expertise.
2.0 Community Needs	2.4 Develop a Community Engagement Plan to increase District exposure, visibility, and raise awareness of District programs, services, and initiatives. **Action Steps:** a. Map outreach opportunities by identifying key events and developing a calendar for community engagement. b. Review and update the current engagement plan to ensure alignment with strategic goals. c. Define outreach objectives to clarify the purpose and desired outcomes of engagement efforts. d. Assess and plan social media engagement by evaluating current performance and creating a content calendar. e. Enhance public awareness by developing consistent communication strategies to advertise events and programs through newsletters, signage, social media, and community channels to maximize participation. f. Organize Brown Bag sessions with community agencies and organizations to provide additional information, foster relationships, and encourage collaboration. g. Evaluate the feasibility of a District internship program focused on marketing, communications, or social media to expand outreach capacity and provide community engagement support.
	2.5 Expand and enhance education and engagement opportunities by offering programs and resources to inform residents and encourage active community participation. **Action Steps:** a. Offer topic-focused Educational Programs delivered in person (i.e., facilities, parks, etc.) on topics such as recycling, turf mitigation, and water conservation, and other community interests. b. Implement Community benefit projects by organizing events like tree shredding, Firewise garden initiatives, or habitat restoration projects that encourage participation and stewardship. c. Explore and establish educational partnerships with schools, KidSTREAM, and other community organizations to expand learning opportunities in STEM, nature, and other relevant subjects, enhancing resident engagement and community participation. d. Develop an annual hands-on training and volunteer engagement program in partnership with Parks to provide interactive learning opportunities (trail clean-ups, garden maintenance, park beautification, etc.) and promote community stewardship.

DRAFT

Draft Strategic Goals & Action Steps

	e. Promote accessibility and inclusive outreach to ensure programs and resources are accessible to all community members, including underserved populations and residents with disabilities. f. Expand digital and online engagement to include webinars, social media campaigns, instructional videos, and other online resources to reach residents who may not participate in on-site programs.
3.0 Infrastructure Improvements	3.1 Maintain and refine a Capital Improvement Plan to guide strategic facility upgrades and expansions. **Action Steps:** a. Conduct an Annual review of the Capital Improvement Plan to ensure it reflects current needs and priorities. b. Develop a facility replacement and upgrade schedule to prioritize projects based on condition, usage, and impact. c. Monitor project progress and outcomes to track implementation, adjust timelines, and ensure alignment with strategic goals.
	3.2 Establish a Deferred Maintenance Plan to prioritize and address facility and infrastructure needs. **Action Steps:** a. Compile a comprehensive deferred maintenance list to identify all facility and infrastructure needs. b. Annually review and prioritize projects based on urgency, schedule, and available resources. c. Implement monitoring and reporting to track progress, adjust priorities, and ensure timely completion of maintenance projects.
	3.3 Develop Standardized Design Guidelines for all current and future facilities to ensure consistent, accessible, sustainable, and user-friendly designs across the District. **Action Steps:** a. Evaluate current design practices to identify gaps and opportunities for standardization. b. Establish design standards based on current code, accessibility requirements, and sustainability best practices. c. Create standardized construction details for all new builds and facility replacement. d. Develop guidelines for playground equipment and surfaces to ensure safety, accessibility, and consistency. e. Integrate review and approval processes to ensure all future projects adhere to the standardized design guidelines.
	3.4 Expand and modernize facilities to enhance safety and overall user experience across District sites.

Draft Strategic Goals & Action Steps

	Action Steps: a. Evaluate current parking lots for ADA, capacity, lighting, and drainage to identify improvement needs. b. Evaluate existing facilities to determine required modernization and upgrades to meet current safety standards. c. Develop a phased improvement to prioritize expansion and modernizations that enhance safety and user experience across all sites. d. Conduct user experience assessments through site observations, community feedback, and use the findings to inform facility design, modernization priorities, and future improvements. e. Assess the feasibility of providing Wi-Fi at select District facilities and parks to enhance visitor experience, support modern programming, and improve overall accessibility and convenience.
3.0 Infrastructure Improvements	3.5 Increase facility capacity and amenities to support growing community needs and inclusive recreation. **Action Steps:** a. Evaluate opportunities for AV improvements to improve program delivery and user experience. b. Identify gaps in inclusive programming to ensure facilities meet diverse community needs. c. Assess current usage, including times, spaces, and capacity, to inform expansion and scheduling decisions. d. Develop and implement park beautification projects that enhance aesthetics, usability such as shade structures, seating, landscaping, and public art to improve the overall visitor experience. e. Identify and evaluate facility enhancements that support flexible, dual-use, and cross-programming, including add-ins, technology upgrades, and adaptable layouts, to maximize space utilization and accommodate multiple programs and user groups.
4.0 Connectivity	4.1 Develop Trails and Mobility Plans to improve connectivity, safety, and access across the District's trails and parkways. **Action Steps:** a. Assess existing pathways for gaps, uneven surfaces, accessibility issues, and inconsistencies in sidewalks, trails, and parkways. b. Identify opportunities for new trail connections to evaluate potential locations for new pathways that would enhance connectivity between parks, neighborhoods, and community destinations. c. Conduct internal park and trail inventory to include review of all District parks and trails to document conditions, access points, and opportunities for enhancements or connections. d. Explore the creation of looped trail networks linking multiple parks and facilities to provide recreational, safe, and accessible routes.

Draft Strategic Goals & Action Steps

	e. Promote the trails planning process and expected outcomes to residents through public meetings, surveys, and digital communication to gather input. f. Seek partners, sponsors, or donors to provide interactive trail elements (signage, fitness stations, educational features) that enhance user experience. g. Establish an early communication process with the City and other governmental agencies to coordinate on trail and mobility issues, share project plans, and address potential impacts on connectivity, safety, and public access from the outset.
4.0 Connectivity	4.2 Enhance partnerships with government and regional agencies to support collaboration, resource-sharing, and community connectivity. **Action Steps:** a. Review existing agreements with local and regional agencies to identify opportunities for expansion, improvement, or formalization of partnerships. b. Expand and strengthen partnerships with regional agencies institutions (including CSU Channel Islands, Santa Monica Mountains Conservancy, and VCC) by identifying reciprocal opportunities to share equipment, staffing, facilities, and expertise, and by co-developing joint programs, research initiatives, and community projects that align with District goals. c. Establish regular inter-agency meetings or communication channels to coordinate efforts, share best practices, and identify emerging opportunities for collaboration. d. Identify and explore additional collaborations with other regional educational institutions, healthcare providers, nonprofit organizations, or government agencies to further support programs, emergency response, or community initiatives.
	4.3 Integrate technology and enhance internal communication to improve collaboration, streamline workflows, and operational efficiency. **Action Steps:** a. Explore and implement digital reporting tools for the public to submit issues, concerns, or service requests efficiently. b. Develop and evaluate digital communication tools, including public-facing dashboards and digital signage to share timely updates, metrics, events, and facility information, improving transparency, visibility, and community engagement. c. Implement internal collaboration platforms by selecting and deploying digital tools (e.g., shared tools or workflow software) to streamline communication, task tracking, and centralized information.

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	d. Expand staff training on technology systems (i.e. Productive Parks, Amelia, Springbrook) to improve adoption, increase efficiency, and ensure consistent use of digital tools District-wide. e. Explore the utilization and feasibility of portable trailer signage for outreach to deploy for community events, or off-site locations to attract attention and communicate District messages. f. Evaluate the need to expand self-service kiosks across facilities to allow residents to register for programs, check schedules, or access information independently at multiple District sites. g. Access the need for an interactive directory to help visitors navigate spaces (rooms), program information in real-time efficiently.
4.0 Connectivity	4.4 Community awareness and access through signage, wayfinding, maps, and communication strategies. **Action Steps:** a. Evaluate and identify pathway opportunities to connect parks and other points of interest to enhance accessibility and connectivity. b. Evaluate and enhance wayfinding signage with distance markers and directional guidance between parks to improve navigation. c. Develop a communication and engagement strategy to promote park and trail access through the District website, social media, QR codes, seasonal campaigns, and interactive tools such as GeoCaching or mobile apps, informed by resident surveys and feedback. d. Survey and engage residents to identify desired information and features for a public-facing dashboard focused on parks, trails, and recreation. e. Evaluate the need for informational signage on trails and facilities that would indicate distances traveled, distance to next points, and other relevant information at hiking trails, parks, and key facilities to enhance awareness and navigation. f. Continue to explore and coordinate opportunities to develop bike and pedestrian connections to CSU Channel Islands, improving wayfinding, connectivity, and access between District parks, trails, and regional destinations.
	4.5 Increase facility capacity and amenities to support growing community needs and inclusive recreation. **Action Steps:** a. Evaluate opportunities for AV improvements to improve program delivery and user experience. b. Identify gaps in inclusive programming to ensure facilities meet diverse community needs. c. Assess current usage, including times, spaces, and capacity, to inform expansion and scheduling decisions.

	d. Develop and implement park beautification projects that enhance aesthetics, usability such as shade structures, seating, landscaping, and public art to improve the overall visitor experience. e. Identify and evaluate facility enhancements that support flexible, dual-use, and cross-programming, including add-ins, technology upgrades, and adaptable layouts, to maximize space utilization and accommodate multiple programs and user groups.
5.0 Safety & Operational Plans	5.1 Create a Safety & Compliance Plan to maintain safe and well-managed facilities. **Action Steps:** a. Conduct a Comprehensive Safety Audit - Evaluate all parks and facilities for hazards, code compliance/ ADA (self-assessment). b. Develop and Implement Standard Operating Procedures for clear guidelines for routine maintenance, incident reporting, to ensure consistent safety practices. c. Strengthen the Safety Committee's Role to develop and draft a proposal for key safety initiatives, including the E-Bike Safety Plan and other emerging risks. d. Train Staff and Standardized Internal Safety Procedures – by providing regular safety and compliance training as well as developing standardized internal safety checklists. e. Perform scheduled inspections of AED units, snack bars, kitchen areas, and pool facilities to ensure proper functionality, sanitation, code compliance, and usability. f. Evaluate and assess the need for a dedicated budget line for safety needs. g. Develop a Comprehensive Playground Asset Safety Management Plan to ensure they meet standards as well as implement a tracking system.
	5.2 Advance the ADA Transition Plan to ensure prioritized accessibility improvements across all parks and facilities. **Action Steps:** a. Conduct a thorough review of the current plan, including past assessments, identified barriers, completed improvements, and updated regulatory requirements. b. Verify accuracy of facility data and adjust priorities based on current conditions, community needs, and emerging accessibility standards. c. Develop a multi-year project schedule that prioritizes improvements by safety, impact, feasibility, and funding, with clear timelines, cost estimates, and department responsibilities to guide coordinated progress across all facilities. d. Evaluate progress each year by documenting improvements made, identifying remaining barriers, and updating timelines as needed. e. Provide ongoing training to staff on ADA requirements, accessible customer service, and inclusive program design.

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	f. Review current ADA guidelines for compliance/updates to ensure the District's facilities and practices comply with the latest ADA requirements.
5.0 *Safety & Operational Plans*	5.3 Develop Safety and lighting assessment tools to standardize lighting levels and visibility in parks and ensure consistent safety standards District-wide. **Action Steps:** a. Assess existing lighting levels across parks, parking lots, and facilities to document current conditions. b. Identify and address areas (parks, parking lots, pathways, etc.) with inadequate lighting or not currently illuminated. c. Verify compliance with legal lighting standards to ensure required light levels are met District-wide. d. Evaluate sightlines and visibility to improve security, reduce blind spots, and enhance overall safety.
	5.4 Review, update, and implement District-wide Emergency Action Plan for all major facilities and event sites. **Action Steps:** a. Review existing Emergency Action Plans to assess accuracy, identify gaps, and ensure alignment with current safety standards and emergency procedures. b. Update plans and establish a centralized repository so each facility and event site has an up-to-date, easily accessible Emergency Action Plan for staff and responders. c. Evaluate the need for Emergency Supply Kits at all facilities, determining required contents and ensuring kits are properly stocked and maintained. d. Establish a communication and training process for Emergency Action Plans to ensure all staff, residents, and relevant stakeholders are informed, trained, and prepared to respond effectively during emergencies through accessible resources, notifications, and structured training sessions. e. Identify Community Resources for emergency support to include a comprehensive list of local resources, as well as establish points of contact and protocols for coordination during natural disasters. f. Develop and provide staff training on the updated Emergency Action Plan to ensure preparedness and effective response during incidents.
5.0 Safety & Operational Plans	5.5 Strengthen organizational structure and foster a positive work environment to support staff effectiveness, collaboration, and engagement. **Action Steps:** a. Update the performance evaluation process to ensure fair, consistent, and constructive feedback for all staff.

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b. Assess and Enhance Succession Planning to prepare for key role transitions and maintain organizational continuity.
c. Evaluate staffing structure and growth opportunities by identifying potential new positions, employee rotation, and cross-training options to improve retention, provide career growth, and increase operational flexibility.
d. Support Employee Recognition Initiatives by continuing collaboration with the Employee Recognition Committee to celebrate achievements.
e. Review and enhance compensation and recognition programs, including extra pay for certifications, ongoing salary schedule adjustments (every 3–5 years), and employee recognition initiatives to maintain competitiveness, equity, and engagement.
f. Review and strengthen staff training and development programs to support staff development, skill-building, and career growth. Incorporate internal hands-on training opportunities, such as cross-training, to increase operational knowledge, flexibility, and collaboration.

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PLEASANT VALLEY RECREATION AND PARK DISTRICT
STAFF REPORT / AGENDA REPORT

TO: **BOARD OF DIRECTORS**

FROM: **MARY OTTEN, GENERAL MANAGER**
By: Justin Kiraly, Assistant General Manager

DATE: **May 6, 2026**

SUBJECT: **CONSIDERATION AND APPROVAL OF A FIRST READING FOR THE ADOPTION OF ORDINANCE NO. 16, AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE PLEASANT VALLEY RECREATION AND PARK DISTRICT SETTING BOARD MEMBER COMPENSATION**

SUMMARY
Approval of this first reading will allow for the adoption of Ordinance No. 16, an ordinance that sets Board Member compensation. The District is obligated to comply with several Government codes, in particular the Public Resources Code Section 5784.15. Each Board Member of the Board of Directors may receive per diem compensation for each day of service rendered, together with expenses, subject to limits set forth by the law.

BACKGROUND
The District is obligated to comply with several Government codes, particularly the Public Resources Code Section 5784.15. Each Board Member of the Board of Directors may receive per diem compensation for each day of service rendered, together with expenses, subject to limits set by the law. Within these sections, the code requires that special districts establish policies and procedures for the orderly and efficient operation of Board business.

At the June 5, 2024 Board meeting, the Board of Directors adopted Ordinance No. 14, setting District Board member compensation at $121.50 per meeting, not to exceed 5 meetings per month.

Pursuant to Public Resources Code 5784.15 and Water Code 20202, the District Board may increase the daily compensation by no more than five (5) percent for each calendar year following the operative date of the last adjustment, of the compensation, which is received when the ordinance is adopted.

ANALYSIS
The attached Ordinance has been reviewed by the District's counsel and has been approved to form. The purpose of this ordinance is to specifically raise the compensation rate for Directors by five (5) percent rounded to the lowest five (5) cent increment to $127.55 per meeting. This ordinance takes effect 30 days after the second reading. Additionally, this ordinance replaces Ordinance No. 14 in its entirety.

FISCAL IMPACT
District staff anticipates that with the approval of a five (5) percent increase to days of service compensation, a maximum compensation increase of $1,800 is expected.

RECOMMENDATION

It is recommended that the Board review and introduce Ordinance No. 16 by making a Motion to:

1. Read the complete Ordinance No. 16 title – *Ordinance No. 15, An Ordinance of The Board of Directors of The Pleasant Valley Recreation and Park District Setting Board Member Compensation* and to waive further reading; and

2. Approve the introduction and first reading of the District's *Ordinance No. 16, An Ordinance of The Board of Directors of The Pleasant Valley Recreation and Park District Setting Board Member Compensation.*

ATTACHMENTS

1) Ordinance No. 16 – Board Compensation (2 pages)

ORDINANCE NO. 16

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE PLEASANT VALLEY RECREATION AND PARK DISTRICT SETTING BOARD MEMBER COMPENSATION

WHEREAS, on June 5, 2024, the Board adopted Ordinance No. 14 pursuant to Public Resources Code Section 5784.15 and Water Code Sections 20201 and 20202 to set the daily compensation of Board Members; and

WHEREAS, the current compensation for Directors for each day's attendance at meetings of the Board and for each day's service rendered as a Director by request of the Board, not to exceed 5 meetings or activities each month, is $121.50; and

WHEREAS, pursuant to Public Resources Code 5784.15 and Water Code 20201 and 20202 the District Board may increase the daily compensation by no more than five (5) percent for each calendar year following the operative date of the last adjustment; and

WHEREAS, the Board desires to adjust Board Member compensation as permitted under State law.

THE BOARD OF DIRECTORS OF THE PLEASANT VALLEY RECREATION AND PARK DISTRICT ORDAIN AS FOLLOWS:

SECTION 1. – The recitals above are true and correct and incorporated herein by reference.

SECTION 2. – Permitted Compensation

A. The amount of compensation payable to each Director for each day's attendance at meetings of the Board and for each day's service rendered as a Director by request of the Board is increased to $127.55 as of compensation payable for July 2026.

B. Directors may not receive compensation for services rendered for more than a total of 5 days in any calendar month per Public Resources Code Section 5784.15.

C. In addition to daily compensation authorized in subsection A, the Board authorizes the reimbursement of any actual costs, per Resolution No. 583, incurred by a Director when rendering services as a Director by request of the Board.

SECTION 3. – Future Adjustments to Compensation. This item will be reviewed annually each April. Any future increases in compensation for Directors must be approved by an ordinance of the Board, and the increase may not exceed the amount permitted by State law since the last increase.

SECTION 4. – This Ordinance will become effective 30 days from the date of adoption.

SECTION 5. – Upon the effective date of this ordinance, Ordinance No. 14 shall no longer be in effect.

SECTION 6. – The Clerk of the Board of Directors shall certify to the passage of this Ordinance and cause the same to be posted and published in accordance with law.

PASSED AND ADOPTED this _th day of ___ 2026, by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

_____
Robert Kelley, Chair, Board of Directors
Pleasant Valley Recreation and Park District

ATTESTED:

_____
David Schlangen, Secretary, Board of Directors
Pleasant Valley Recreation and Park District