

i, j. The City of Guadalupe is at a low risk of flooding from a dam failure (Santa Barbara County, 2011). The project site is approximately five miles from the coast and therefore it is not at risk of inundation by tsunami. Given the lack of nearby bodies of water or slopes to the project site, inundation by seiche or mudflow is not expected. **Therefore, no impacts would occur.**

Mitigation Measure(s) incorporated into the project: None

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion:

a. Since the site is currently developed and would ultimately be redeveloped with new apartment buildings, it does not have the ability to divide an established community. **No impact**

b. The project site is zoned R-2 (Residential, Medium density) which allows 14.5 units per acre without any added bonus density, allowed under state law. The maximum density for this 8.96 acre site is 130 units. While the developer is increasing onsite density from 52 units to 80 units (63 percent), the overall density is only 61 percent of what is permitted under current zoning. In order to approve the project, and comply with the city's zoning ordinance, a Design Review Permit must be processed. Additionally, a Conditional Use Permit would be needed to address the multiple uses proposed for Community Center as well as the signs proposed for the property as they would not comply with the current zoning regulations.

Initially staff requested that a Planned Development (PD) Overlay zoning be placed on the project in order to make findings for the reduced parking requested. However, the site plan was redesigned so that the project was able to meet all parking requirements so the overlay was not required. Ultimately, the determination as to whether the proposed Design

Review Permit is approved resides with the City Council. The environmental impacts associated with the changes in land uses are discussed throughout this document. **No impacts would occur.**

c. There are no habitat conservation plans or natural community plans that would be applicable to the proposed project. Therefore, the proposed project would not conflict with any habitat or natural community plans. **No impact would occur.**

Mitigation Measure(s) incorporated into the project: None

11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion:

a, b There are no known mineral resources located on the project site, and the project site is not considered a locally important mineral resource recovery site (California Department of Conservation, 2005) **No impacts would occur.**

Mitigation Measure(s) incorporated into the project: None

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b. Exposure of persons to or generation of excessive			X	

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
groundborne vibration or groundborne noise levels?				
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion:

Overview of Sound Measurement

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dB(A)). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (Hz), about the highest note on a piano, and less sensitive to low frequencies below 100 Hz. One of the most frequently used noise metrics that considers duration as well as sound pressure level is the equivalent noise level (Leq). The Leq is defined as the steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual time-varying levels over a period of time (essentially, Leq is the average sound level). The City’s Noise Element contained in the General Plan (2002) uses a measurement of “Ldn” (average day-night sound reading) which is a weighted reading taking an average 24 hour reading, then weighting (adding to) the actual reading by 10 dB for the hours of 10 p.m. to 7 a.m. This ensures that if there are sound levels in the evening and throughout the night that they are considered more Significant than those during the day.

The sound pressure level is measured on a logarithmic scale with the dB level based on the lowest detectable sound pressure level that people could perceive (an audible sound that is not zero sound pressure level). Decibels could not be added arithmetically, but rather are added on a logarithmic basis. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB. So if a sound measurement was taken 10 feet from an operating lawnmower and registered 75 dB(A), then an identical mower

was started up and both measured for sound pressure, it would read 78 dB(A). Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud.

In general, a 3 dB difference in sound levels is detectable, while a 1 to 2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dB(A), while those along arterials streets are in the 50-60+ dB(A) range. Normal conversational levels are in the 60-65 dB(A) range and ambient noise levels greater than that could interrupt conversations.

Noise levels typically attenuate (drop off) at a rate of six dB(A) per doubling of distance from point sources (stationary). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dB(A) per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dB(A) per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dB(A), while a solid wall or berm reduces noise levels by 5 to 10 dB(A). The manner in which older homes in California were constructed (approximately 30 years old or older) generally provides a reduction of exterior-to-interior noise levels of about 20-25 dB(A) with closed windows. The exterior-to-interior reduction of new residential units and office buildings is generally 30 dB(A) or greater (Federal Transit Administration, Office of Planning and Environment, 2006).

Noise Standards

The City's General Plan Noise Element (2002) establishes noise standards for the range of uses present in and around Guadalupe. The existing noise standards for the City of Guadalupe are based upon the California Office of Planning and Research (OPR) Noise Element Guidelines. Land use categories where a quiet environment is particularly desirable include residences, hotels/motels, professional offices, hospitals, schools, churches, and libraries. Noise sensitive uses around the project's perimeter include an elementary school to the west and a single family residence on large acreage adjacent to the east. The school has a large athletic field adjacent to the project boundary. The closest portable classrooms are approximately 25 feet from Building 7, where three attached classrooms are located in the southwest corner of the property. There are another five classrooms along the project's western boundary, located closer to 11th Street. One of the five classrooms is used for a teacher resource area. All other apartment buildings on the western side of the property will be located about 80 feet from the school boundary. Existing residential units currently located adjacent to the school boundary will be replaced with carports and open parking. This will result in much less noise impacting the existing portable classrooms. The property is separated with a 4-6 foot cinderblock wall on the east and west sides. A cinder block wall of varying heights would remain on the eastern boundary of the site, adjacent to the home under renovation. The noise standards for a multi-family development is set at a Maximum of 65 dB (Ldn).

Noise Measurements

The most common sources of noise in the project site vicinity are transportation-related, such as automobiles, trucks, buses, farm vehicles and motorcycles. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a sustained noise level, and because of its proximity to areas sensitive to noise exposure. Noise levels from 11th Street are not expected to impact the new apartment buildings or the community center. Traffic levels are at about ten percent of capacity (ATE study). Given the increased distance to the community center and the apartments vs. the existing duplexes, and modern construction and insulation techniques, interior noise levels would remain below the state standard of 45 dB AACNEL (average annual community noise equivalent level).

a., d. The project is located in an urbanized area surrounded by residential development, an elementary school as well as active agricultural operations. The existing residence to the east, is currently under construction/renovation, and has been so for a number of years. This project site, which is over 100 feet from the uninhabited house has the potential to generate noise levels in excess of those that could be experienced on the project site when considering the distance from the construction equipment and the attenuation provided by the solid six foot block wall. Noise generated by the residents of the new apartments would not be any greater than that currently experienced by the existing developed neighborhood, including the multi-use play court at the eastern side of the current project.

Construction sound levels on the adjacent elementary school property are not anticipated to impact children as they play since their time on the playground is limited each day and most kids tend to move around and generate their own noise. Most play areas are over 250 feet away from the construction zone. However, the closest class rooms to the construction site are only 10 feet from the southwest corner of the project that would be redeveloped during Phase 2 of demo/construction. The standard noise measurements for construction equipment at 50 feet is as follows: Large grader – 85; Large truck – 88; Paver – 89; electric saw – 76, all recorded in dB(A). Therefore, it would be necessary to provide appropriate sound attenuation along portions of the western property line and portions of the southern line as well. Based on the approximate age of the portable classrooms, noise attenuation would be expected to be around 20 dB. Given the sound levels of the construction equipment, additional sound attenuation would be required. Several mitigation measures have been incorporated into the project description which would reduce noise impacts to **less than significant with mitigation**.

Mitigation Measures N-1 through N-5 are required to reduce impacts related to noise during construction to a less than significant level.

N-1 Temporary Sound Barriers and Sound Blankets. The construction contractor shall use temporary sound barriers rated to STC25 or higher and sound blankets to buffer construction sound along the portions the western and southern boundaries of the project site adjacent to existing sensitive uses. Temporary sound barriers shall be

placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked.

N-2 Equipment Mufflers. The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.

N-3 Stationary Equipment and Equipment Staging. All equipment staging and stationary construction equipment shall be located as far as practical from the adjacent occupied properties.

N-4 Electrically-Powered Tools and Facilities. To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.

N-5 Restricted Construction Hours. Construction activity shall be limited between the hours of 7:00 AM and 5:00 PM Monday through Friday and no work shall be permitted on Saturday, Sunday, or holidays.

b. The project does not propose pile driving or other high impact activities that would generate substantial groundborne noise or groundborne vibration during construction. Heavy equipment would generate groundborne noise and vibration during construction, but these activities would be limited in duration and consistent with other standard construction activities. Therefore, impacts related to exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels would be **less than significant**.

c. The project does not propose land uses that would generate excessive noise. While the project is going to contain more residential units than the original project, the actual living units are going to be located considerably farther from the eastern and western property lines than the current units and that will ensure that ambient noise levels will not increase over existing sound levels and therefore would be **less than significant**.

e. The project site is located almost nine miles from the end of the main runway at the Santa Maria Public Airport. This distance is well beyond anything that could possibly impact the future residents of this project through impacts of noise and therefore **no impacts would occur**.

f. The project site is not located near a private air strip so it would not be possible to create excessive noise levels and therefore **no impacts would occur**.

Mitigation Measure(s) incorporated into the project: N-1 through N-5

13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

Discussion:

a. The average number of persons per household in Guadalupe is 3.94. Therefore, the proposed project would be anticipated to house approximately 315 people in the 80 new apartment units. HACSB has requirements for the number of people that could live in the units based on bedroom size. The rule they use is two people per bedroom +1. With this calculation, HACSB would anticipate full buildout at 496 people. This is then subtracted from the existing 52 residential units (@3.94/unit = 197). Therefore, the net increase in population when built out would be 299. The City's projected population in the year 2020 is 7,501 (Santa Barbara County Association of Governments, 2012). The proposed project would not induce substantial population growth in an area. Further, the proposed project is served by existing roads and infrastructure, and would therefore not result in substantial indirect population growth. **Impacts would be less than Significant.**

b,c. In addition to building 80 new apartment units, the developer would be demolishing the existing 52 older units. HACSB has a plan to find alternate housing for displaced residents for the duration of construction and then off them first right of refusal to move back when the apartments have been finished. HACSB has indicated that they have sufficient housing stock to provide alternative housing, and provide sufficient funds to assist with moving expenses. To minimize the impact of relocation, the project would be completed in two phases so about half of the 52 units would be demolished at first. After the replacement units are completed for the first phase, those remaining residents in the older units would be offered to move into the new apartments. This would end up with less disruption for those residents remaining onsite through construction. **Impacts would be less than Significant.**

Mitigation Measure(s) incorporated into the project: None

14. PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause Significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?			X	
ii. Police protection?			X	
iii. Schools?			X	
iv. Parks?			X	
v. Other public facilities?			X	

Discussion:

a-i. The City of Guadalupe Fire Department provides fire protection services to areas within the City. The City's Fire Department responds to fire, rescue, medical, and hazardous material emergencies. The Fire Department is located at 918 Obispo Street, approximately 0.4 miles west of the project site, in the City Of Guadalupe. The project site would be served by existing facilities and would not cause the need for new or physically altered facilities (Alice Saucedo, Guadalupe Fire Department, personal communication, March 1, 2019). **Impacts would be less than Significant.**

a-ii. The Guadalupe Police Department provides police protection services to the City. The department consists of 10 sworn officers, one reserve officer, two professional staff and one volunteer (check with the Chief). The Police Department is located at 4490 10th Street, approximately 0.4 miles west of the project site. The City of Guadalupe Police Department would have sufficient capacity to provide police protection services to the proposed project and no new or expanded facilities would be required (Chief Michael Cash, personal communication March 1, 2019). **Impacts would be less than Significant.**

a-iii. The proposed project would be served by Mary Buren Elementary School and Kermit McKenzie Junior High School in the Guadalupe Union School District, and Righetti High School in the Santa Maria Joint Union High School District. The proposed project would involve the construction of 80 apartment units which would incrementally increase enrollment at existing school facilities. Assuming a conservative student generation rate of 1 student per unit, the proposed project would generate an estimated 80 new students. The net increase of students for the 80 new units minus 52 existing units would be 28 students which would not require the construction of new school facilities. In accordance

with State law, the applicant would be required to pay school impact fees. Pursuant to Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "... is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use or development of real property, or any change in governmental organization or reorganization." Thus, payment of the development fees is considered full mitigation for the proposed project's impacts under CEQA and **impacts would be less than Significant.**

a-iv, v. The proposed project would contribute incrementally toward impacts to City Public Services and facilities such as park facilities (discussed below in Section 15, Recreation), storm drain usage (discussed in Section 9, Hydrology and water Quality), solid waste disposal (discussed in Section 18, Utilities and Service systems), water usage and wastewater disposal (discussed in more detail in Section 18, Utilities and Service Systems). The project's contribution would be offset through payment of fees that are used to fund school facility expansions, etc., as well as by the project specific features described in the individual resource section analyses. **Impacts would be less than Significant.**

Mitigation Measure(s) incorporated into the project: None

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion:

a, b Guadalupe has 20.8 acres of parks and recreational facilities (Draft General Plan, August 2018). Based on the current population of 7,604 (California Department of Finance, Jan 2018), there are approximately 2.7 acres of parkland per 1,000 residents. The development has a large play area for the daycare program as well as play structures and recreational amenities for the residents. **No impacts would occur** as a result of this project.

Mitigation Measure(s) incorporated into the project: None

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?			X	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion:

A traffic and circulation study was prepared for the project by Associated Traffic Engineers (ATE) in July 2018 with a recent update in November 2019. The report is hereby incorporated by reference and is available at the Planning Department Office. The project has operated since the early 1950's, utilizing 11th Street as its two access points. From here the project distributes traffic to area roadways. The new project, while proposing 80 units does not take into account the 52 units that already exist nor the future trips for the daycare for residents within the new Community Center. The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions (including the City of

Guadalupe) on regional transportation facilities located within the Congestion Management Program (CMP) roadway system.

According to the CMP criteria, projects that generate less than 500 ADT and less than 50 peak hour trips do not have the potential to generate significant impacts and are therefore consistent with the CMP. As shown in the table below, the Project is forecast to generate 383 ADT, with 44 trips occurring during the AM peak hour and 48 trips during the PM peak hour. The Escalante Meadows Project is therefore considered to be consistent with CMP standards and would not significantly impact the CMP roadway system in Guadalupe since it would generate less than 500 ADT and less than 50 peak hour trips.

Project Trip Generation Estimates
(source: ATE)

Land Use	Size	ADT(a)		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Proposed Multi-Family	80 Units	7.32	600	0.46	37 (9/28)	0.56	45 (28/17)
Proposed Preschool(b)	40 Children	4.09	164	0.78	31(16/15)	0.79	32 (15/17)
Subtotal			764		68 (25/43)		77 (43/34)
Existing Multi-Family	52 Units	7.32	381	0.46	24 (6/18)	0.56	29 (19/10)
Net Trip Generation			383		44 (19/25)		48 (24/24)

(a) ADT = Average Daily Trips.

(b) Analysis assumes 35 children from on-site and 40 children from off-site.

a-b. The existing residential development utilizes three access points onto 11th Street, including two streets and one driveway that is used for the small existing Community Center. 11th Street has a current traffic volume of about 1,700 trips per day which is identified as Level of Service "A" (least amount of traffic). 11th Street has the ability to carry a capacity of 11,000 trips per day. According to congestion management program (CMP) criteria developed by the Santa Barbara County Association of Governments (SBCAG), projects that generate fewer than 500 ADT and fewer than 50 peak hour trips do not have the potential to generate significant impacts and are, therefore, consistent with the CMP. The incremental increase in vehicle trips to and from the site would not substantially adversely affect the local circulation system. The project would be consistent with population growth anticipated in the Santa Barbara County Association of Governments, Regional Growth Forecast 2010-2040, as discussed above in Subsection XIII, *Population and Housing*; therefore, the project would result in vehicle trips that are consistent with planned increases in trips in the area. This increase in vehicle trips would not exceed the City's level of service thresholds for area intersections. Therefore, the proposed project would not conflict with the City of Guadalupe's applicable plans, ordinances, or policies; or conflict with the Santa Barbara County Congestion Management Program. **Impacts would be less than significant.**

c. The proposed project would not result in an increase in air traffic levels or a change to air traffic patterns. **No impact would occur.**

d.,e.,f. The project does not include any design features that would increase hazards. Inbound and outbound vehicular access to the site is proposed via two driveways that would connect to 11 Street (See Figure 4, Project Site Plan). The City's Public Works Director/City Engineer has reviewed the proposed development plans and has determined that the proposed driveways are of a sufficient width to accommodate the relatively low volume of traffic forecast for the two driveways. Furthermore, the proposed multi-family project would be compatible with surrounding existing single-family residential use to the east as well as the elementary school to the west. The project would have no impact on the existing agricultural operations located north and south of the project.

ATE conducted a field review to determine if sight distances at the Project driveways that connect to 11th Street meet standards. The segment of 11th Street east of the Project site is posted with 35 MPH speed limit signs and the segment west of the site is posted with 25 MPH School speed limit signs (applicable when children are present). Floating car surveys found that vehicles travel in the 25-35 MPH range adjacent to the driveways. Based on Caltrans criteria, the minimum required corner sight distance for a 35 MPH design speed is 385 feet.

The segment of 11th Street west of the Project driveways is relatively flat and straight. The sight distance to the west extends to Peralta Street (and beyond). Figure 4 shows the line of sight looking west along 11th Street from the Project site. The sight distance to the west is about 545 feet from the western driveway to Peralta Street and about 780 feet from the eastern driveway to Peralta Street. These sight lines are well in excess of the 385-foot minimum standard. The segment of 11th Street east of the Project driveways is also relatively flat and straight. The sight distance to the east extends to the horizontal curve in 11th Street, which is more than 2,000 feet east of both Project driveways. These sight lines are well in excess of the 385-foot minimum standard.

To help ensure safe pedestrian passage of future school age residents to nearby schools and to promote adequate pedestrian access to other nearby neighborhood services, the project applicant proposes to retain the existing sidewalk along the south side of 11th Street as well as provide an access point into the school property at the northwest corner of the site. This will help improve the Safe Routes to School program which is a part of the City's Draft Mobility Study.

The proposed project would not interfere with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. **Impacts would be less than significant.**

Mitigation Measure(s) incorporated into the project: None

17. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion:

a.i, ii The proposed Project is on a vacant site which has been graded, has been used for agriculture. The potential for the existence of buried archaeological materials within the project area is considered low based on the historic physical setting, the previous grading, the long ago use of the site for agriculture, the regular clearing of vegetation off the site, and extent of those previous disturbances. The project site does not contain any known tribal cultural resources that have been listed, or are eligible for listing, in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). The Lead Agency has not identified any significant resource as defined in Public Resources Code section 5024.1, on the site. The Project would not cause an adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. The Project would have no significant impact to historical resources and no mitigation is required.

The City has notified California Native American tribes who have formally requested notification on CEQA projects under Assembly Bill 52. This notification affords California Native American tribes the opportunity for consultation pursuant to Public Resources Code § 21080.3.1. The Santa Ynez Tribal Elders Council is the only area tribe to contact the project planner. After a brief phone conversation, it was determined that no further contact was required for the project. **No impacts** were found as a result of this environmental analysis, however, staff will include the discovery clause as a standard condition in the staff report.

Mitigation Measure(s) incorporated into the project: None

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause Significant environmental effects?			X	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause Significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion:

a, b, e. The City of Guadalupe would provide wastewater treatment services to the project site. The City owns and operates the Guadalupe Wastewater Treatment Plant (WWTP). The plant has a treatment and effluent disposal capacity of 0.96 million gallons per day (mgd) and treats an average of 0.70 mgd. This leaves approximately 0.26 mgd of remaining wastewater treatment capacity (Personal communication with Mike Pena, Public Works and Utilities Manager, 01-31-19)). Assuming wastewater generation is 80% of water use, the proposed project is estimated to generate

approximately 43,648 gpd of wastewater (0.043648 mgd), which would be within the available excess wastewater capacity. The Gularte Lift Station has sufficient pumping capacity and wet well volume to serve the proposed development. The existing lift station pumps are slightly undersized to meet recommended pipeline cleaning velocities, but the lift station has operated reliably for many years. There is adequate capacity in existing wastewater conveyance infrastructure to serve the proposed project. Notwithstanding the above, preliminary engineering proposes to serve the development with gravity flow sewer lines to the main in 11th Street. In addition, the WWTP is expected to meet Regional Water Quality Control Board effluent standards. **Impacts would be less than Significant.**

c) The proposed project would increase the amount of impermeable surfaces on-site by approximately 35,204 square feet. Stormwater runoff from the site currently drains via surface flow towards the southwest and into the riparian corridor south of the property. The proposed project would increase the amount of impermeable surfaces onsite by approximately 35,204 square feet (refer to Page 3 of the Tier 4 Stormwater Control Plan prepared by Ashley & Vance Engineering, dated April 12, 2019). Metered discharge from the basin would be released in a non-erosive manner at the south and southwest corners of the project site, in order to mimic historic flow patterns. As discussed in the project description, the proposed project would include drainage/bio swales that would convey and filter project-generated stormwater to detain and filter stormwater onsite. According to the Tier 4 Stormwater Control Plan, the proposed storm water conveyance system is designed to handle peak flows resulting from a 100-year storm. The proposed basin is designed to handle volumes required by the City of Santa Maria Grading and Drainage Plan Standards (as adopted by reference by the City of Guadalupe). Metered discharge from the basin would be released in a non-erosive manner, at the southern end of the project site, in order to mimic historic flow patterns. **Impacts would be less than Significant.**

d. The proposed 80-unit apartment complex would utilize City water supplies and incrementally increase water demand as compared to existing conditions. Citywide water sources include Twitchell Yield delivered via groundwater, the Santa Maria Valley Groundwater Basin and supplies from the State Water Project (SWP). Currently, the City is allocated 1,300 AFY from Twitchell Yield, additional unquantified groundwater basin rights, and 550 AFY from the SWP (when available), for a minimum total of 1,850 AFY. These supplies currently meet the water needs of the City's approximately 1,900 customers. The City's SWP supplies are subject to change based on annual rainfall and Sierra Nevada snow pack and drought conditions. Since the inception of State Water Project to Santa Barbara County, actual allocations of State Water have ranged from 5 to 100%. The City's groundwater well pumps at a rate of 2,250 gallons per minute and are set to draw only the amount of water sufficient to serve customers. The City currently blends SWP with groundwater to make up the municipal water supply.

An increase of 28 net new water service customers (80 new units – 52 demolished units) would result in an incremental increase in water usage and would not result in Significant impacts to the City's water supplies or water infrastructure. In addition, there is adequate capacity in existing water conveyance infrastructure to serve the proposed

project. Therefore, the existing water conveyance and treatment facilities would be adequate to serve anticipated demands from the proposed project and sufficient water supplies are available to meet new demand associated with the proposed project. **Impacts would be less than Significant.**

f, g. The proposed project would have a net increased generation of solid waste by approximately 28.5 tons/year (28 net additional units x 0.95 tons/year = 26.6) or 0.07 tons per day. The solid waste generation factor of 0.95 tons/unit is recommended by the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008). Weekly garbage collection and disposal for the City is currently provided by Health Sanitation Services of Santa Maria. Waste is ultimately disposed at Tajiguas Sanitary Landfill, which serves waste disposal needs for the unincorporated areas of the south coast of Santa Barbara County, the City of Santa Barbara, Santa Ynez Valley, and the Cuyama Valley. The landfill has a permitted design capacity of 23,300,000 cubic yards, with a remaining capacity of 6,660,000 cubic yards, as of April 30, 2009 (CalRecycle, 2012). The facility has a permitted maximum daily tonnage of 1,500 tons per day and currently processes approximately 990 tons per day of solid waste (County of Santa Barbara Public Health Department, July 2012). Therefore, the Tajiguas Sanitary Landfill has a surplus capacity of approximately 510 tons per day. The California Integrated Waste Management Act of 1989 requires cities to achieve a minimum 50% solid waste diversion rate. Therefore, the project would be anticipated to similarly divert a minimum of 50% of project-generated solid waste. Assuming a 50% diversion rate, the proposed project would generate approximately 12 tons per year or 0.03 tons per day, which is well within the landfill's daily surplus capacity. As such, the increase in solid waste generated by the project would be minimal in relation to the capacity levels of the County's solid waste collection system. **Impacts would be less than Significant.**

New: $80 \text{ units} \times 0.95 \text{ tons/yr} = 76 \text{ tons}/365 = 0.21 \text{ tons/day}$

Existing: $52 \times 0.95 \text{ tons/yr} = 49.4 \text{ tons}/365 = 0.13 \text{ tons/day}$

Net Increase: $26.6 \text{ tons/yr} = 0.07 \text{ tons/day}$

Mitigation Measure(s) incorporated into the project: None

19. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones,

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion:

- a. ~~The City of Guadalupe does not have an adopted Emergency Response Plan.~~ The proposed project would not result in the closure of any roads. All access and circulation routes to and from the project site are already developed in compliance with local and state safety regulations and any improvements would be required to comply with applicable California Fire and Building Code requirements pertaining to emergency access; therefore, the project would not impact an adopted emergency response plan or evacuation plan. **No impact**
- b. The project site is surrounded by urban development on the east and west, and is not located adjacent to a wildland area or a state responsibility area. The Cal Fire, Fire Hazard Severity Map, dated November 7, 2007 (CalFire 2007) indicates that the project site is not located within any Hazard Severity Zone. The proposed project is not located in or near a state responsibility area or lands classified as very high hazard severity zones; therefore, the project would not be exposed to risks from wildland fires. **No impact**
- c. The site is in an urban area, with adjacent urban development and intensive farming operations. The Project is adjacent to 11th Street which is used as one of the major circulation links within the City. Existing utilities will be sized to adequately serve the proposed project. These improvements will not exacerbate fire risk therefore the project would have **No impact**.
- d. The Project Site is relatively flat and has not been identified by the State of California as being potentially susceptible to seismically induced landslides; nor is the site within a flooding hazard zone. The Proposed Project would not expose people or structure to downstream flooding impacts as a result of runoff or drainage

changes. Implementation of the Proposed Project would not exacerbate the existing downslope or downstream flooding or landslides. **No impact**

Mitigation Measure(s) incorporated into the project: None

CONSULTATION AND DATA SOURCES

CONSULTATION SOURCES

City Departments Consulted

<input type="checkbox"/>	Administrative Services
<input type="checkbox"/>	Attorney
<input checked="" type="checkbox"/>	Fire
<input type="checkbox"/>	Library
<input type="checkbox"/>	City Manager
<input checked="" type="checkbox"/>	Police
<input checked="" type="checkbox"/>	Public Works
<input checked="" type="checkbox"/>	Utilities
<input checked="" type="checkbox"/>	Recreation and Parks

County Agencies/Departments Consulted

<input checked="" type="checkbox"/>	Air Pollution Control District
<input type="checkbox"/>	Association of Governments
<input checked="" type="checkbox"/>	Flood Control District
<input checked="" type="checkbox"/>	Environmental Health
<input type="checkbox"/>	Fire (Hazardous Materials)
<input type="checkbox"/>	LAFCO
<input type="checkbox"/>	Public Works
<input type="checkbox"/>	Planning and Development
<input type="checkbox"/>	Other (list)

Special Districts Consulted

<input type="checkbox"/>	Santa Maria Public Airport
<input type="checkbox"/>	Airport Land Use Commission
<input type="checkbox"/>	Cemetery
<input type="checkbox"/>	Santa-Maria Bonita School District
<input type="checkbox"/>	Santa Maria Joint Union High School
<input type="checkbox"/>	Laguna County Sanitation District
<input type="checkbox"/>	Cal Cities Water Company

State/Federal Agencies Consulted

<input type="checkbox"/>	Army Corps of Engineers
<input checked="" type="checkbox"/>	Caltrans
<input checked="" type="checkbox"/>	CA Fish and Game
<input checked="" type="checkbox"/>	Federal Fish and Wildlife
<input type="checkbox"/>	FAA
<input type="checkbox"/>	Regional Water Quality Control Bd.
<input type="checkbox"/>	Integrated Waste Management Bd.
<input type="checkbox"/>	Other (list)

DATA SOURCES

General Plan

<input checked="" type="checkbox"/>	Land Use Element
<input checked="" type="checkbox"/>	Circulation Element
<input checked="" type="checkbox"/>	Safety Element
<input checked="" type="checkbox"/>	Noise Element
<input checked="" type="checkbox"/>	Housing Element
<input checked="" type="checkbox"/>	Resources Management Element

Other

<input type="checkbox"/>	Agricultural Preserve Maps
<input checked="" type="checkbox"/>	Archaeological Maps/Reports
<input checked="" type="checkbox"/>	Architectural Elevations
<input checked="" type="checkbox"/>	Biology Reports
<input checked="" type="checkbox"/>	CA Oil and Gas Maps
<input checked="" type="checkbox"/>	FEMA Maps (Flood)
<input checked="" type="checkbox"/>	Grading Plans
<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Topographic Maps
<input checked="" type="checkbox"/>	Aerial Photos
<input checked="" type="checkbox"/>	Traffic Studies
<input checked="" type="checkbox"/>	Trip Generation Manual (ITE)
<input checked="" type="checkbox"/>	URBEMIS Air Quality Model
<input checked="" type="checkbox"/>	Zoning Maps
<input type="checkbox"/>	Other (list)

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?		X		

SUMMARY OF POTENTIALLY SIGNIFICANT IMPACTS

<input type="checkbox"/>	Aesthetics/Visual Resources	<input type="checkbox"/>	Land Use and Planning
<input type="checkbox"/>	Agriculture and Forest Resources	<input type="checkbox"/>	Mineral Resources
X	Air Quality	X	Noise
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Population and Housing
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Public Services
X	Geology and Soils	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Hazards and Hazardous Materials	<input type="checkbox"/>	Utilities and Service Systems

DETERMINATION

On the basis of the initial Study, the staff of the Community Development Department:

- ___ Finds that the proposed project is a Class ___ **CATEGORICAL EXEMPTION** and no further environmental review is required.
- ___ Finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** would be prepared.
- X Finds that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** would be prepared.
- ___ Finds that the proposed project **MAY** have a Significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ___ Finds that the proposed project **MAY** have a "potentially Significant impact" or "potentially Significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to acceptable standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT (EIR)/SUBSEQUENT EIR/SUPPLEMENTAL EIR/ADDENDUM** is required, but it must analyze only the effects that remain to be addressed.
- ___ Finds that although the proposed project could have a Significant effect on the environment, because all Significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to acceptable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Lawrence W. Appel
Environmental Analyst

2-18-20
Date


Lawrence W. Appel
Contract Planning Director

2-18-20
Date

Mitigation Monitoring and Reporting Program

Overview

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Initial Study-Mitigated Negative Declaration, specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

Roles and Responsibilities

The following table summarizes the mitigation measures for each issue area identified in the Initial Study-Mitigated Negative Declaration (MND) for the Escalante Meadows apartment development. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification.

The following table will be used as a checklist to determine compliance with each required mitigation measure.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification	
					Initial	Date Comments
Air Quality						
AQ-1: Dust Mitigation						
During demolition, grading, and construction, the project contractor shall implement the following Santa Barbara County Air Pollution Control District (SBCAPCD) standard dust control measures:	<p>During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.</p> <p>Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.</p> <p>If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.</p> <p>Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.</p> <p>After clearing, grading, earth moving or excavation is completed, treat the</p>	Monitoring to occur during demolition, grading and construction.	Ongoing during construction, with focus on initial demolition and grading.	County APCD		

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Initial	Date	Compliance Verification Comments
	<p>disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.</p> <p>The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.</p>						

Geology and Soils

Geo 1 – Liquefaction and Differential Dynamic Settlement

<p>Geo-1 would reduce the potential impacts resulting from liquefaction. Special grading techniques and rigid mat foundations designed per the recommendations of the Soils Engineering Report would reduce the potential effects of liquefaction and dynamic settlement to a level of risk that would be considered acceptable per the California Code of Regulations, Title 14, Section 3721(a).</p>	<p>Special grading techniques in the form of deeper over-excavation and re-compaction of the soils, and the use of a geogrid at the bottom of the over excavation shall be required as discussed in the applicant's geotechnical study. In addition, the foundation utilized to support the apartment buildings shall be rigid mat foundation systems. Conventional continuous and spread (pad) footings shall not be used. The final design of all geotechnical remediation techniques shall be subject to review and approval by the City Engineer and</p>	<p>Foundation plans shall be reviewed and approved by the Building Department prior to issuance of the first building permit.</p>	<p>Field inspections shall occur for each building's foundation</p>	<p>Guadalupe Building Department</p>			
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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification	
					Initial	Date

the City's Building and Safety Department, prior to the issuance of grading or building permits.

Noise

N-1 thru N-5: Construction Noise

Depending on the time of year that construction will occur, some students in portable classrooms on the western property line of the project could be impacted. Appropriate sound attenuation shall be required to protect the school from excessive noise.

N-1 Temporary Sound Barriers and Sound Blankets. The construction contractor shall use temporary sound barriers rated to STC25 or higher and sound blankets to buffer construction sound along the portions the western and southern boundaries of the project site adjacent to existing sensitive uses. Temporary sound barriers shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked.

Design of barriers and/or blankets shall be reviewed by and approved by the Building Department prior to issuance of the first building permit.

Ongoing during construction, with focus on initial demolition and grading.

Guadalupe Building Department

N-2 Equipment Mufflers. The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.

N-3 Stationary Equipment and Equipment Staging. All equipment staging and stationary construction equipment shall be located as far as practical from the adjacent occupied properties.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Frequency	Responsible Agency	Compliance Verification	
				Initial	Date
					Comments
	<p>N-4 Electrically-Powered Tools and Facilities. To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.</p>				
	<p>N-5 Restricted Construction Hours. Construction activity shall be limited between the hours of 7:00 AM and 5:00 PM Monday through Friday and no noise-generating work shall be permitted on Saturday, Sunday, or holidays.</p>				

MMRP – City of Guadalupe
Escalante Meadows
2019-063-DR / 2019-064-CUP
[xxxxx]

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RESOLUTION NO. 2020-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, APPROVING THE DESIGN REVIEW AND CONDITIONAL USE PERMIT FOR THE ESCLANTE MEADOWS MULTI-FAMILY HOUSING PROJECT (2019-063-DR and 2019-064-CUP)

WHEREAS, the Housing Authority of the County of Santa Barbara, HACSB, (the “Applicant”) has submitted applications to the City of Guadalupe for a design review permit (2019-063-DR) and conditional use permit (2019-064-CUP), to construct 80 apartment units and a community center on an approximately 8.95-acre site at Eleventh Street and Escalante Street within the City of Guadalupe (APN 115-230-003 and -004) commonly known as the Escalante Meadows Multi-Family Housing project; and

WHEREAS, the City Council held a duly-noticed public hearing on February 25, 2020, at which all interested persons were given the opportunity to be heard, and notice of said hearing was published in the Santa Maria Times at least 10 days prior to the public hearing. Said public hearing notice was also mailed to the State Clearing House (SCH) and was reviewed by state agencies, with all property owners within 300 feet of said property also receiving notice; and

WHEREAS, after taking public testimony and hearing evidence from City staff, the City Council finds, pursuant to the Findings attached to this resolution as Exhibit 1 and subject to the project’s Conditions of Approval attached to this resolution as Exhibit 2, that the approval of the Design Review Permit and Conditional Use Permit, is consistent with the City’s General Plan, applicable Articles of the City’s Municipal Code, and including findings pursuant to the California Environmental Quality Act; and

WHEREAS, the City Council has considered the entire administrative record, including application materials, staff report, the California Environmental Quality Act determination, and oral and written testimony from interested persons; and

WHEREAS, the City Council finds that through feasible conditions placed upon the project, the potentially significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record there is no substantial evidence supporting a fair argument that the project will have a significant effect on the environment pursuant to Sections 15070 and 15074;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Guadalupe does hereby find and determine as follows:

- Section 1. The Findings set forth in Exhibit 1 to this Resolution are true and correct and reflects the independent judgement of the City Council in regards to

the Design Review Permit and Conditional Use Permit, which are hereby adopted and incorporated herein by this reference.

Section 2. The Design Review Permit and Conditional Use Permit is approved, subject to the Conditions of Approval set forth in Exhibit 2 of this Resolution.

Section 3. The City Clerk shall certify as to the adoption of this Resolution.

PASSED AND ADOPTED at a regular meeting on the 25th day of February 25, 2020 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I Joice Earleen Raguz, City Clerk of the City of Guadalupe, DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2020-14** has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held February 25, 2020 and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip F. Sinco, City Attorney

**FINDINGS FOR APPROVAL
DESIGN REVIEW PERMIT (2019-063-DR)
CONDITIONAL USE PERMIT (2019-064-CUP)
ESCALANTE MEADOWS MULTI-FAMILY HOUSING PROJECT**

1.0 CEQA Findings

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The City Council has considered the Initial Study – Mitigated Negative Declaration together with the comments received and considered during the public review process for the project. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the Mitigated Negative Declaration and any comments received on the project, the City Council finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record there is no substantial evidence that the project will have a significant effect on the environment.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City of Guadalupe, 918 Obispo Street, Guadalupe, CA 93434.

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the City to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects to the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby made as the reporting and monitoring program for this project. The monitoring program is designed to ensure permit compliance during project implementation.

2.0 Administrative Findings

2.1 DESIGN REVIEW FINDINGS

Pursuant to City of Guadalupe Municipal Code, Section 18.73.100, a Design Review Permit shall be approved only if all of the following findings can be made:

- A. *The buildings, structures, and landscaping are appropriate and of good design in relation to other buildings, structures, and landscaping on-site or in the immediate vicinity of the project.*

The project site is in a suburban area characterized primarily by residential and agricultural, uses. The site is currently designated and developed for residential uses. The project, would not exceed two stories and would not exceed the height limitations as established by the zoning code. As such, the proposed project would be consistent with the existing visual character and scale of the residential dwellings in the general vicinity. Under the current zoning designation of R-2, Medium Density Residential, the developer could have requested 130 units without bonus density. The proposed project would increase the total number of residential units on the project site by 28 and the overall density of residential dwellings when compared to existing nearby residential dwellings (52 units to 80 units). However, the project would be considered an extension of the surrounding urban landscape. Moreover, the project site contains cinder block homes, some over 60 years old, and therefore the construction of new residential dwellings and the associated 34+% landscaping would be an improvement to the site's visual character when compared to existing conditions.

- B. *That the development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

The proposed project would increase the total number of residential units on the project site and the overall density of residential dwellings when compared to existing nearby residential dwellings. However, the project would not exceed two stories and would not exceed the height limitations as established by the zoning code, consistent with the existing visual character and scale of the residential dwellings in the immediate vicinity. Additionally, the proposed project includes landscaping treatments within and surrounding the perimeter of the project site, including but not limited to evergreens, perennials, screening shrubs, and parking lot shade trees. The landscaping treatment and solid block wall would serve to screen the single residential home adjacent to the eastern property line.

- C. *There is harmony of material, color, and composition of all sides of a structure or buildings as well as consistency and unity of composition and treatment of exterior elevation.*

The proposed units are divided among 10 separate two-story buildings that total 98,095 square feet and a large community building totaling 19,646 square feet, surrounded by parking areas and an access road that has two separate driveway entrances onto Eleventh Street. The buildings would not exceed two stories, consistent with the existing visual character and scale of the residential dwellings in the vicinity. All buildings would include symmetrical window patterns and balconies utilizing natural earth tone colors and materials that would blend with the surrounding area and the proposed landscaping.

- D. *Any mechanical or electrical equipment is well integrated into the total design concept and screened from public view to the maximum extent practicable.*

The water, drainage, and electrical improvements will be underground and thus will not be visible from the adjacent public roadways or adjacent residential neighborhood. Additionally, the proposed project includes landscaping treatments within and surrounding the perimeter of the project site, including but not limited to evergreens, perennials, screening shrubs, and parking lot shade trees. These landscaping treatments would serve to screen the sole adjacent unoccupied residence to the east and the elementary school to the west.

- E. *All visible on-site utility services are appropriate in size and location.*

The water, drainage, and electrical improvements will be underground and thus will not be visible from the adjacent public roadways or adjacent residential neighborhood.

- F. *The grading will be appropriate to the site.*

There is very minor grading required to properly redevelop the property. Only 300 cubic yards would be exported from the site. Therefore, all grading will be appropriate for the site.

- G. *Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of existing trees, and existing native vegetation, and adequate provision will be made for the long-term maintenance of such landscaping.*

A professional landscape architect has prepared the landscape plan for this project. It includes adequate trees, shrubs and groundcover and encompasses over 34% of the total property. As such, the project is consistent with this finding.

- H. *The development will not adversely affect significant public scenic views.*

This project site does not contain any significant public scenic views.

- I. *All exterior site, structure and building lighting is well-designed and appropriate in size and location.*

The proposed buildings will have downward lighting adjacent to doors, and lighting will be provided in the parking lot utilizing downward diffusers so as not to impact surrounding properties.

- J. *The proposed development is consistent with any additional design standards as expressly adopted by the City Council.*

No additional design standards were required by the City Council.

- K. *The project architecture will respect the privacy of neighbors and is considerate of solar access.*

The project's 10 residential buildings only cover 15.7 percent of the parcel. The adjacent school and unoccupied residence would not be impacted by the development. As such, the project respects the privacy of neighboring properties.

- L. *The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.*

The project proposed roadway is consistent with the roadway designs contained in the Guadalupe Municipal Code, and the parking lot is well designed as it contains accessible spaces per code requirements. There is sufficient parking for residents as well as those who will be utilizing the Community Center.

- M. *The proposed development as shown on the project plans is in conformance with all applicable policies of the General Plan and the requirements of this title.*

The staff report provides evidence that the project is consistent with applicable goals and policies of the General Plan and is consistent with the zoning ordinance.

2.2 CONDITIONAL USE PERMIT FINDINGS

Pursuant to City of Guadalupe Municipal Code, Section 18.72.050, a Conditional Use Permit shall be approved only if all of the following findings can be made:

- A. *The project is consistent with the General Plan*

The project has been shown to be consistent with the General Plan as discussed on Page 3 of the staff report.

B. The project is not detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

Due to the location of the project, adjacent to an elementary school and an unoccupied residence, the current 52-unit project would not impact surrounding properties. Further, the new design locates the ten apartment buildings further from the property lines thus having less impact on the surrounding properties than the existing development. Uses of the property would be similar to those currently onsite therefore the project would not be detrimental to the health, safety, morals, comfort or general welfare of the neighborhood.

**CONDITIONS OF APPROVAL
DESIGN REVIEW AND CONDITIONAL USE PERMIT
(2019-063-DR and 2019-064-CUP)**

GENERAL CONDITIONS

1. **Project Description:** Subject to the conditions set forth below, this permit authorizes the improvements and uses requested by Application No. 2019-063-DR and 2019-064-CUP, shown in the project plans on file with the City of Guadalupe. The project includes demolitions of 52 old duplexes and construction of an 80-unit apartment complex in ten buildings (98,095 square feet) along with a 19,646 square foot Community Center for childcare services on the first floor and wellness/educational uses on the second floor. The 80 units consist of 12 one bedroom units, 24 two bedroom units, 28 three bedroom units, and 16 four bedroom units. Each unit will have a private patio or balcony depending on whether they are first or second floor units. Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Guadalupe for conformity with this approval. The project shall be constructed as shown on **Sheet A2.2, February 12, 2020**. Deviations may require amendments to the permit, including additional CEQA review. Deviations without the above-described approval will constitute a violation of the permit approval.
2. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attach hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligation of this condition. Applicant's acceptance of this permit approval or commencement of construction or operations under the approval shall be deemed to be acceptance of all conditions of approval.
3. In the event that any condition imposing a fee, exaction, or dedication is challenged by the project sponsors in an action filed in a court of law or threaten to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.

4. In accordance with Sections 18.73.120 and 18.72.130 of the City Municipal Code, this Design Review and Conditional Use Permit approval shall expire two (2) years from the date of final approval, unless a building permit for the proposed improvements has been obtained prior to expiration. Up to two one-year time extensions may be granted for good cause. An extension must be filed with the City prior to the permit's expiration date.

CITY ENGINEER CONDITIONS

5. All engineering submittals prepared by the applicant's engineer shall be signed and sealed by a California licensed civil engineer.
6. All of the following conditions shall be completed to the satisfaction of the City Engineer prior to issuance of certificate of occupancy for the project, unless otherwise stated herein or as agreed by the City Engineer.
7. Consistency with the Mitigated Negative Declaration is mandatory for approval.
8. The applicant shall provide an engineer's estimate for all work included on the public improvement plans, and enter into an agreement with the City, subject to the City's approval. If approved by the City, bonds or other forms of securities shall be submitted as a guarantee for the construction of infrastructure improvements before the approval of building permits.
9. Public infrastructure improvements shall be designed and constructed per the City of Santa Maria standards (adopted by the City of Guadalupe), and the City of Guadalupe standard drawings when available. The decision of the City Engineer shall be final regarding the specific standards that shall apply.
10. The applicant shall submit drainage calculations or an updated drainage report with the public improvement plans.
11. A geotechnical report, providing technical specifications for grading of the site, shall be prepared by a Geotechnical Engineer and submitted to the City Engineer with the grading and drainage plans for review.
12. Submit an Erosion and Drainage Control Plan to the City Engineer for review. The plan shall reflect "Best Management Practices" as proposed in the California Regional Water Quality Control Board Erosion and Sediment Control Field Manual and shall include both temporary measures (to be used during construction, and until permanent measures are completed/established) and permanent measures. Erosion control measures shall be in place and approved by the City before the start of construction. The plan shall include both source control and perimeter containment

measures. All Drainage and Erosion Control Measures shall be designed and sized by a qualified professional.

13. In conformance with the Post-Construction Requirements (PCRs) adopted by the California Regional Water Quality Control Board for the Central Coast Region (Water Board), the applicant shall adhere to an approved Storm Water Control Plan. The plan shall be reviewed by the City and approved prior to issuance of the first building permit.
14. Install Storm Drain Markers on all drainage inlets prior to issuance of the first occupancy clearance.
15. Install Bioretention Signage on all bioretention areas prior to issuance of the first occupancy clearance.
16. Submit the grading and drainage plans to the Santa Barbara County Flood Control District for plan checking and comment. Before building permits are issued, address all comments by the Santa Barbara County Flood Control District to the satisfaction of the City Engineer.
17. The Stormwater Prevention Plan shall be reviewed and approved by the City Engineer prior to issuance of the first building permit.
18. The applicant will be responsible for obtaining an encroachment permit for all work within a public right of way.
19. Upon approval of the improvement plans, the applicant shall provide a scanned pdf of the signed plans and three sets of prints of the signed improvement plans for inspection purposes.
20. Before final inspections and acceptance of the public improvements, the applicant shall provide to the City Engineer record as-built drawings, signed by the engineer of record in the following method: one set of scanned pdfs, one set of reproducible mylars, and an electronic AutoCAD drawing file.
21. The project shall comply with all Municipal Separate Storm Sewer System (MS4) requirements. Low impact development, best management practices and similar regulations and guidelines shall be met. The design shall be in compliance with The Santa Barbara County Post Construction Requirements, Stormwater Technical Guide, and all future updates.
22. The developer shall submit a drainage study prepared by a registered civil engineer addressing pre and post-development storm water run-off. Post-development storm water management shall be addressed and shall be consistent with the State and County requirements.

23. Prior to final occupancy, an "Owner's Agreement to Construct and Maintain Private Drainage Improvements for Water Quality" on all private lots where LID measures are required must be approved, signed by the owner and City, and recorded. A template is available from the City Engineer.
24. Prior to final occupancy, a "Storm Water Control Measures Certification of Approval" must be signed and stamped by a California Registered Engineer, Architect, Geologist and/or Landscape Architect and submitted to the City Engineer. A template is available from the City Engineer.
25. Prior to construction, the developer shall provide a copy of a preliminary Title Report, no more than 6 months old to the City Engineer.
26. The owner shall pay for meter and all connection fees prior to issuance of the Building Permit.
27. The Applicant will construct a new Escalante Street pursuant to the project plans (**Sheet A2.2, February 12, 2020**) that will be a private street maintained by the Applicant after the City has summarily vacated the existing Escalante Street.

PLANNING DEPARTMENT CONDITIONS

28. Commencement of work. The applicant shall notify City Planning Department and City Building Department staff of the start date for construction at least 5 working days in advance of the start of work. This notification shall also include an estimated construction schedule and a truck haul route for demolished and recycled materials. The applicant shall also notify City staff of the completion of construction and demolition work no more than one working day upon completion.
29. Recycling. Excess construction materials and demolition materials shall be recycled to the extent feasible and proof of recycling in the form of a receipt from the recycling facility noting recycled materials and amounts shall be provided to City staff.
30. Fees. Prior to Zoning Clearance, the applicant shall pay all applicable permit processing fees in full, including but not limited to building permit fees.
31. Hours of Operation: The Community Center shall adhere to the following hours for formal events, Sunday - Thursday, 8 a.m. - 9 p.m. and Friday-Saturday 8 a.m. - 10 p.m. Operation of the child care center may have more flexible morning hours as necessary to meet the needs of working parents but shall otherwise keep the same hours as for formal events.
32. Landscape plan. Prior to issuance of Zoning Clearance, the applicant shall submit a Final Landscape Plan for review and approval by the Planning Director. Prior to the

first occupancy clearance, the project shall have all landscaping planted for that phase of development according to the approved plan.

33. **Zoning Clearance.** No Building Permit shall be issued until a Zoning Clearance has first been issued by the Planning Department.
34. **Agreement to Comply.** Approval of this Design Review and Conditional Use Permit is not valid until the property owner or authorized agent signs and returns the Agreement to Comply form, agreeing to the terms and Conditions of Approval. The signed form must be submitted to Planning Department prior to issuance of the Zoning Clearance.
35. **Compliance with Conditions.** The applicant shall be in compliance at all times with these conditions. If complaints are filed with the City, staff will review the complaints and determine if a meeting with the applicant and complainants can resolve the issue(s). If no resolution is reached, a hearing will be scheduled before the City Council for staff to present a recommendation to resolve the issue(s). The applicant shall be responsible for the fees to cover staff's time.
36. **Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 5:00 p.m. Monday through Friday. No noise-generating construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. The applicant is advised that building inspectors and planning staff will spot check and respond to complaints.
37. **Landscaping.** Landscaping shall be installed and maintained per the City-approved landscape and irrigation plan and maintained for the life of the project. The type, size, density and configuration of new plants shall be selected to maximize successful establishment and growth to achieve this landscaping objective within a reasonable period of time after installation. Final landscape and irrigation plans shall be submitted by the Applicant to the City for review and approval prior to Issuance of Zoning Clearance. All landscaping and irrigation shall be completed and installed prior to the first Occupancy Clearance of that particular phase of development. Plant locations may be adjusted in the field (as directed by Planning staff) to achieve landscaping objectives. The applicant shall contact City Planning staff at least 48 hours prior to request for occupancy clearance in order to verify that landscaping and irrigation has been installed according to the approved plans. Failure to comply with the requirement could jeopardize issuance of the occupancy clearance.
38. **Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until all necessary

planning and building permits are obtained. Before any Permit will be issued by the Building Department, the Owner/Applicant must obtain written clearance from all departments having conditions. Such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions.

39. Design Review Expiration. The Owner/Applicant shall obtain the required Zoning Clearance within the 24 months following the effective date of this Design Review Permit. If the required Zoning Clearance is not issued within the 24 months following the effective date of this Design Review Permit, or within such extended period of time as may be authorized in compliance with Section 18.73.120.B of the Guadalupe Municipal Code, and an application for an extension has not been submitted to the Planning Department, then the Design Review permit shall be considered void and of no further effect.
40. Design Review-Void. This Design Review Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Design Review Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 18.73.120.B of the Guadalupe Municipal Code. Any use authorized by this Design Review Permit shall immediately cease upon expiration or revocation of this Design Review Permit. Any Zoning Clearance approved or issued pursuant to this Design Review Permit shall expire upon expiration or revocation of the Design Review Permit. Design Review Permit renewals must be applied for prior to expiration of the Design Review Permit.
41. Plans Requirements. The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to the Building Department.
42. Contractor and Subcontractor Notification. The Owner/Applicant shall ensure that potential contractors are aware of City conditions and requirements. Owner/Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to Planning staff.
43. Time Extensions-All Projects. The Owner/Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with City rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner/Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

44. Prior to issuance of the Zoning Clearance for Planning, the applicant shall submit a sign plan that identifies locations, sizes, materials, and sign copy for each sign proposed for the project, consistent with requirements in Section 18. 52.140 – 160 and approvals through 2019-064-CUP.
45. All newly planted landscaping shall be maintained for the life of the project.
46. In accordance with Section 18.72.130 of the Guadalupe Municipal Code, this CUP approval shall be null and void if not used within one year from the date of the approval thereof, or within any shorter or longer period of time if so designated by the City Council.
47. In accordance with Section 18.72.140 of the Guadalupe Municipal Code, this CUP may be revoked by the City Council if any of the conditions or terms of such permits are violated.
48. In the unexpected event archaeological or paleontological resources are unearthed during project construction, all earth disturbing work within the project area of potential effect (APE) must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative should monitor any archaeological field work associated with Native American materials.

CONDITIONS FROM MITIGATION MEASURES

49. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
50. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
51. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
52. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

53. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
54. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.
55. Special grading techniques in the form of deeper over-excavation and re-compaction of the soils, and the use of a geogrid at the bottom of the over excavation shall be required as discussed in the applicant's geotechnical study. In addition, the foundation utilized to support the apartment buildings shall be rigid mat foundation systems. Conventional continuous and spread (pad) footings shall not be used. The final design of all geotechnical remediation techniques shall be subject to review and approval by the City Engineer and the City's Building and Safety Department, prior to the issuance of grading or building permits.
56. **Temporary Sound Barriers and Sound Blankets.** The construction contractor shall use temporary sound barriers rated to STC25 or higher and sound blankets to buffer construction sound along the portions the western and southern boundaries of the project site adjacent to existing sensitive uses. Temporary sound barriers shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked.
57. **Equipment Mufflers.** The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.
58. **Stationary Equipment and Equipment Staging.** All equipment staging and stationary construction equipment shall be located as far as practical from the adjacent occupied properties.
59. **Electrically-Powered Tools and Facilities.** To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
60. **Restricted Construction Hours.** Construction activity shall be limited between the hours of 7:00 AM and 5:00 PM Monday through Friday and no work shall be permitted on Saturday, Sunday, or holidays.

FIRE DEPARTMENT CONDITIONS

61. Any hazardous materials or spills encountered during the process of demolition shall be handled in accordance with all applicable state and federal regulations and disposed of at an appropriately designed hazardous materials site in accordance with existing regulations. Staff from the Santa Barbara County Fire Department's Hazardous Materials Unit (HMU) and City Fire Department staff shall be notified in the event of any such encounter of hazardous materials.

62. Prior to issuance of a building permit, the applicant shall contact staff from the Santa Barbara County Fire Department's Hazardous Materials Unit (HMU) to determine if a Hazardous Materials Business Plan is required for any equipment or components for the facility. If such a plan is required, the applicant shall prepare and submit the plan to County HMU staff for review and approval. The applicant shall submit documentation of compliance with this requirement to City Fire Department staff.

63. The project applicant shall comply with all adopted California Fire Codes requirement as well as all adopted code amendment under Guadalupe Municipal Code section 15.08.020 and 15.08.030 at the time of plan review.

End of Conditions

MARY BUREN
ELEMENTARY SCHOOL
APN: 115-230-023

AGRICULTURE
APN: 115-020-039

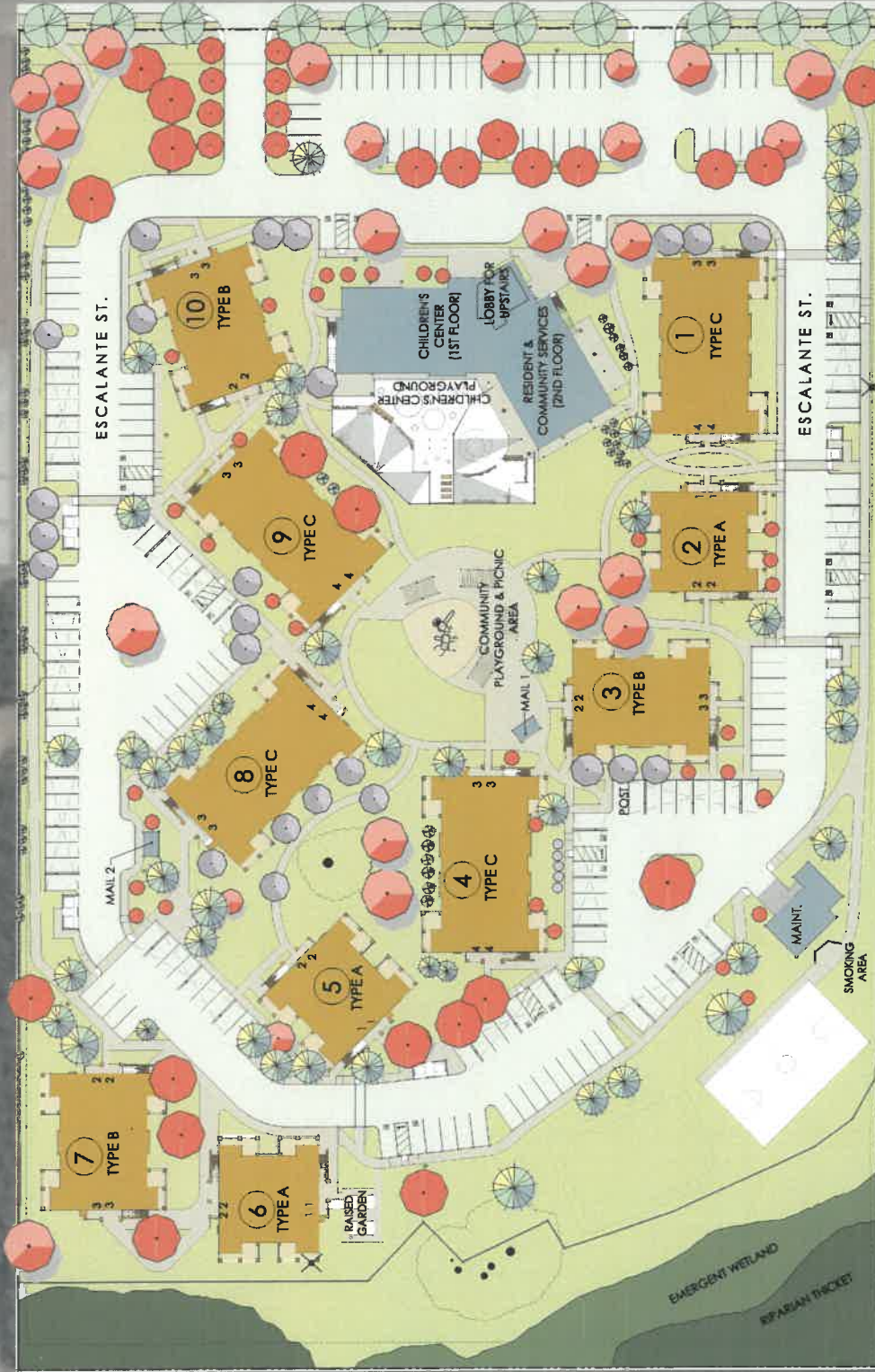


Image © 2017 DigitalGlobe

SINGLE FAMILY RESIDENTIAL
APN: 115-230-005

PROJECT TRUE
NORTH, NORTH



PROPOSED SITE PLAN

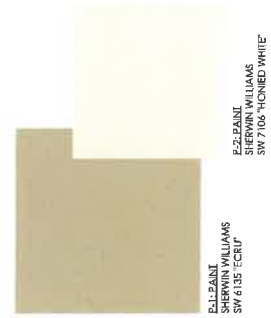


Escalante Meadows
for:
Housing Authority of the
County of Santa Barbara

Date: FEB. 12, 2020
Scale: 1" = 100' @ 8.5x11
Sheet: **A2.2**



CEMENT PLASTER STUCCO, SMOOTH TROWELED:



ROOFING:



DOOR AND WINDOWS:



MISCELLANEOUS:



1 REAR ELEVATION - COLORS & MATERIALS



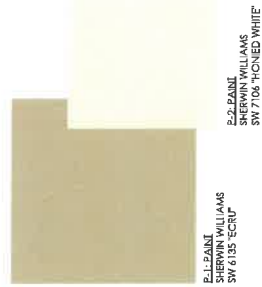
ESCALANTE MEADOWS
GUADALUPE CA

APARTMENT COLOR & MATERIAL BOARD

DATE: JAN. 10, 2019
 DRAWN BY: NTS
 PROJECT: CB-1



CEMENT PLASTER STUCCO, SMOOTH TROWELED:



E-1-PAINT
SHERWIN WILLIAMS
SW 6125 'EGG' CUP

E-2-PAINT
SHERWIN WILLIAMS
SW 7104 'TORNED WHITE'

ROOFING:



R-1-CONCRETE SILES
BOKAL ROOFING
'OLD WORLD Z BLEND'



R-2-GUTTERS & DOWNSPOUTS
PAINTED
'DARK BRONZE'

DOOR AND WINDOWS:



TYPICAL 17"
COMMON AREA
PATIO/DECK
FIXTURE



TYPICAL 17"
PATIO/DECK
FIXTURE



A-1-ALUMINUM STOREFRONT
& WINDOWS
ANODIZED
'CLASSIC BRONZE'

MISCELLANEOUS:



S-1-NATURAL STONE
'DOLARADO PADOVA'



A-1-WELOUGHT IRON
'CLASSIC BLACK'



A-1-WELOUGHT IRON
'CLASSIC BLACK'

DATE: JAN 10, 2011
DRAWN BY: NTS
PROJECT: CB-2

**COMMUNITY
BUILDING COLOR &
MATERIAL BOARD**

**ESCALANTE
MEADOWS**
4374-4398 ELEVENTH ST.,
GUADALUPE, CA 93434



ARTIS ARCHITECTS
ARCHITECTS
1000 UNIVERSITY AVENUE
SUITE 1000
SAN FRANCISCO, CA 94103
(415) 774-1100

1 NORTH EAST ELEVATION - COLORS & MATERIALS



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of February 25, 2020

Prepared by:
Shannon Sweeney
Public Works Director / City Engineer

Approved by:
Todd Bodem, City Administrator

SUBJECT: Measure A Local Program of Projects

RECOMMENDATION:

It is recommended that the City Council adopts Resolution No. 2020-15 approving the 2020/21 through 2024/25 Measure A Local Program of Projects for the City of Guadalupe.

DISCUSSION:

Measure A Overview

Voter passage in November 2008 of the Road Repair, Traffic Relief and Transportation Safety Measure (Measure A), provided approximately \$1.0 billion for transportation needs over 30 years within Santa Barbara County, from 2010-2040. The City of Guadalupe, and all other cities in the County, must submit an annual Measure A Local Program of Projects (POP) to the SBCAG Board to detail how the Measure A funds will be spent.

In adopting the POP, the City Council “certifies that it will include in its budget an amount of local discretionary funding for local streets and roads sufficient to comply with the Maintenance of Effort [MOE] requirements contained in Section 27 of the [Measure A] Ordinance...” The City met its MOE requirements over the last five-year window and will meet its MOE requirements of about \$175,000 over the next five-year window.

Measure A Revenues

The two carry-over columns under Measure A Revenues represent the \$830,934 Measure A fund balance on 06/30/19 plus anticipated additional carry-over from 2019/20 of \$231,000. Gas Tax, Local Transit Fund (LTF), and Measure A fund balances will be used to pay for the City’s Street Paving Plan going forward. That plan calls for the City to spend about \$400,000 annually in street paving. For 2020, the street program will include slurry seals of various streets anticipated to be parts of 5th, 9th, 10th, and 11th streets.

Projects

The POP includes \$100,000 for construction of a steel garage at the Corporation Yard. The total cost of the garage plus site work with concrete is expected to be \$140,000. The Streets portion of the cost would be \$100,000, the Water Department portion would be \$30,000, and the General Fund portion \$10,000 (The use of Public Works equipment for Building and Parks maintenance is a General Fund expense).

The City is also expecting a distribution of Alternative Transportation Project (ATP) Cycle 3A funds of \$401,000 for the construction phase of the Guadalupe Street/Hwy 1 Pedestrian Improvement Project. The Project is currently using Measure A funds as matching funds to supplement project costs outside of construction. SBCAG has committed to contribute a \$32,000 match towards the Project design costs.

Alternative Transportation

Measure A also requires the City to spend at least 5% of Measure A money on “Alternative Transportation Expenditures” – bicycle, pedestrian and transit projects. The City has had no difficulty in meeting this requirement in the past and will likely spend 7.0% of Measure A money during the five-year window on bike and pedestrian projects, including sidewalk maintenance and upgrade work done by our Street crew and required ADA sidewalk work made during street paving projects.

ATTACHMENTS:

1. Resolution No. 2020-15
2. Measure A POP Spreadsheet

RESOLUTION NO. 2020-15

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE
ADOPTING THE MEASURE A FIVE-YEAR LOCAL PROGRAM OF PROJECTS
FOR FISCAL YEARS 2020-21 THROUGH 2024-25**

WHEREAS, on November 4, 2008, the voters of Santa Barbara County approved the Santa Barbara Transportation Improvement Program Ordinance and Expenditure Plan known as Measure A; and

WHEREAS, The Ordinance provides that the Santa Barbara County Local Transportation Authority shall annually approve a program of projects submitted by local jurisdictions identifying those transportation projects eligible to use Measure A funds during the succeeding five-year period; and,

WHEREAS, the City of Guadalupe was provided with an estimate of annual Measure A local revenues for fiscal years 2020-21 through 2024-25; and,

WHEREAS, the City of Guadalupe has held a public hearing in accordance with Section 18 of the Ordinance;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

SECTION 1. The City of Guadalupe does hereby adopt the attached Five Year Program of Project to funded in part with Measure A revenues; and,

SECTION 2. The City of Guadalupe certifies that it will include in its budget an amount of local discretionary funding for local streets and roads sufficient to comply with the Maintenance of Effort requirements contained in Section 27 of the Ordinance; and,

SECTION 3. The City of Guadalupe will not use Measure A revenue to replace private developer funding that has been committed to a transportation project or would otherwise be required under current City policies; and,

SECTION 3. The City of Guadalupe has complied with all other applicable provisions.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 25th day of February, 2020 by the following vote:

Motion:
AYES:
NOES:
ABSENT:
ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **C.C. Resolution No. 2020-15**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held February 25, 2020, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip Sinco, City Attorney



**City of Guadalupe
Five Year Measure A Program of Projects (FYs 2020/21 to 2024/25)
Measure A Local Street and Transportation Improvements Submittal Form
(Figures in \$000)**

Local Street & Transportation Improvements	Measure A Revenues										Non-Measure A Revenues				Total Project Cost					
	FY 2018/19 Actual Expenditures	Carry-over from FY 18/19	Carry-over from FY 19/20	FY 2021	FY 21/22	FY 22/23	FY 23/24	FY 24/25	TOTAL Measure A Revenues	Local	State	Federal	TOTAL Non-Measure A Revenues							
Project Descriptions																				
Maintenance, Improvement or Construction of Roadways & Bridges	\$373	\$0	\$0	\$240	\$249	\$258	\$266	\$276	\$1,789	\$0	\$800	\$0	\$800	\$2,089						
Maintenance of streets, curbs, gutters, sidewalks, & storm drains	\$1,021	\$750	\$231	\$189	\$229	\$218	\$209	\$162	\$1,078	\$0	\$1,039	\$0	\$1,039	\$3,017						
Contract paving		\$60		\$20	\$0	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$100						
Public Works garage (portion attributable to Streets)																				
Roadway Drainage Facilities																				
11th & Obispo Drainage Improvements																				
Transit																				
Transit Administration, Operations, and Maintenance				\$27					\$27					\$27						
Short Range Transit Plan														\$50						
Matching Funds for State and Regional Programs and Projects																				
Guadalupe Street/Hwy. 1 Pedestrian Improvement (ATP Cycle 3A) Project				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$401	\$0	\$401	\$401						
TOTAL	\$1,394	\$920	\$231	\$476	\$478	\$476	\$475	\$428	\$3,394	\$0	\$2,240	\$0	\$2,240	\$5,684						
Alternative Transportation Expenditures																				
Project Descriptions																				
Maintenance, Repair, Construction & Improvement of Bike & Ped Facilities	\$0	\$54	\$19	\$20	\$21	\$22	\$23	\$23	\$162					\$0						
Bike & Ped maintenance projects	\$0	\$45	\$12	\$12	\$13	\$14	\$15	\$15	\$128					\$0						
ADA sidewalk work	\$0	\$79	\$11	\$32	\$34	\$36	\$38	\$38	\$289					\$0						
TOTAL ALTERNATIVE TRANSPORTATION EXPENDITURES	\$0	\$179	\$11	\$32	\$34	\$36	\$38	\$38	\$289	\$0	\$0	\$0	\$0	\$289						
TOTAL EXPENDITURES	\$1,394	\$909	\$262	\$508	\$512	\$512	\$513	\$466	\$3,682	\$0	\$2,240	\$0	\$2,240	\$5,972						
Alternative Transportation Summary																				
TOTAL MEASURE A ALLOCATION (FY 2020/21 TO 2024/25)																				
MINIMUM ALTERNATIVE PERCENTAGE PRESCRIBED BY INVESTMENT PLAN TO BE MET BY FY 2020/21 FOR FISCAL YEARS 2018/17 THROUGH 2020/21																				
TOTAL MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION																				
PERCENTAGE OF MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION																				

Alternative Transportation Summary	
TOTAL MEASURE A ALLOCATION (FY 2020/21 TO 2024/25)	\$2,511
MINIMUM ALTERNATIVE PERCENTAGE PRESCRIBED BY INVESTMENT PLAN TO BE MET BY FY 2020/21 FOR FISCAL YEARS 2018/17 THROUGH 2020/21	5%
TOTAL MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION	\$178
PERCENTAGE OF MEASURE A ALLOCATION TO ALTERNATIVE TRANSPORTATION	7%



Agenda Item No. 7.

REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of February 25, 2020

Presented by:
Shannon Sweeney
Public Works Director / City Engineer

Approved by:
Todd Bodem, City Administrator

SUBJECT: 2019 Pasadera Annual Review

RECOMMENDATION:

It is recommended that the City Council receive the 2019 Annual Review for the Pasadera Development.

BACKGROUND:

On October 9, 2012, the City of Guadalupe and RCT 2003 LLC (Pasadera) entered a Development Agreement for the Pasadera project. Section 11 of the Development Agreement stipulates that an Annual Review is to be completed each year to ensure that the developer is demonstrating good faith compliance with the provisions of the Agreement.

DISCUSSION:

The City Engineer has determined that the property owner has complied in good faith with the provisions of the Development Agreement. It is recommended that the City Council adopt findings of compliance with the Development Agreement.

The next Annual Review will be completed in November 2020.

FISCAL IMPACT: None

ATTACHMENTS:

1. 2019 Pasadera Annual Review
2. Resolution No. 2020-16, adopting findings of compliance with the Development Agreement



City of Guadalupe
Jeff van den Eikhof, PE
Contract City Engineer

918 Obispo Street
P.O. Box 908
Guadalupe, CA 93434
805-470-1910 x101

Date: February 10, 2020

RE: 2019 Annual Review for the Pasadera Development

Pursuant to Section 11 of the Development Agreement between the City of Guadalupe and RCT 2003, LLC (Pasadera), dated October 9, 2012, the City Engineer is responsible to prepare an Annual Review of the development. The purpose of the Annual Review is to ensure that the developer is demonstrating good faith compliance with the provisions of the Agreement. The Annual Review date for the agreement was set as November 13, 2013 and each twelve months thereafter.

BACKGROUND

In 1993, the City of Guadalupe received an application for the DJ Farms Specific Plan. The application request included annexation of the 209-acre project site into the south-eastern part of the City of Guadalupe, and adoption of a Specific Plan for this area. In 1995, the City of Guadalupe certified the associated EIR, adopted the Specific Plan and approved the associated annexation. The Santa Barbara Local Agency Formation Committee (LAFCO) also approved the requested annexation.

After several revisions to the DJ Farms Specific Plan, the Revised Specific Plan and revised EIR were approved by the City Council through Resolution 2012-27 on November 13, 2012. At this same meeting the City Council approved the Development Agreement between the City of Guadalupe and RTC 2003, LLC. The Specific Plan allows 802 residential units, plus up to 48 mixed use units in Neighborhood Commercial land use designation.

Amendment #1 to the Development Agreement was approved by the City Council on November 25, 2014. The amendment approved the construction of two 350,000-gallon water tanks on City property located at 303 Obispo Street. The amendment also included payments for the modernization of the existing City Hall and directions concerning the completion of wells.

On June 23, 2015, the City and the Developer entered Operating Memorandum #1 to the Development Agreement. Under Operating Memorandum #1, the developer was entitled to construct 5 model homes and up to 20 production homes prior to the completion of the onsite improvements. The document also required the developer to provide adequate fire prevention and protection during construction and at all times prior to occupancy.

On July 14, 2015, the City Council approved an ordinance approving Amendment #2 to the Development Agreement. The Agreement approved the construction of a single 700,000-gallon water tank at the 303 Obispo Street site. The agreement also removed the requirement to construct a parking lot at the Jack O'Connell Park and replaced it with the reconstruction of a significant portion of West Main Street adjacent to the new sewer main.

TRACT NO. 29,060

On May 9, 2014, Tract No. 29,060 was recorded by County of Santa Barbara. The Tract Map subdivided a portion of Lot 10 of the subdivision of the Rancho Guadalupe per Book "B", Page 442 of Miscellaneous Maps. Tract No. 29,060 subdivided the lot into ten (10) lots and an offer of dedication for streets, parks, and a public school.

TRACT NO. 29,061 – Lot 5 (Phase 1)

In early 2015, the City Engineer approved grading permits for Lot 5 (Phase 1) of the Pasadera development (formerly known as DJ Farms). On March 4, 2015, a groundbreaking ceremony was held at the construction site. Grading of the site proceeded in mid-March.

In March 2015, a well was drilled in the approved location. At about 800 foot of depth the drill head broke. Hydrogeologists were brought in to evaluate the soils and location, and it was determined that the proximity to the railroad was causing vibrations which were causing the well to cave in. Plans were prepared, and approval given to relocate the well near the northeast boundary of the project.

In April 2015, the off-site public improvement plans for the sanitary sewer main in West Main Street were approved, and construction of the sewer main commenced in May 2015, while the developer continued to negotiate with Caltrans and Union Pacific Railroad to allow boring under the railroad and construction in Highway 166.

In June 2015, construction of the onsite improvements (sewer, water, and underground utilities) began. Construction inspection of water, sewer, and storm drain facilities were performed by MKN and Associates. Construction inspection of all the concrete work and buildings was performed by JAS Pacific. Building permits for five model homes and 20 production homes were issued and foundation construction began. Well testing was performed in accordance with state, county, and local regulations.

In September 2015, Caltrans required the developer to analyze the construction of a roundabout at the intersection of Highway 166 and Obispo Street. Caltrans had recently adopted a policy that requires a study of a roundabout for all new intersections of State Highways. Staff did not support the installation of a roundabout at this location. It would significantly impact surrounding properties and hinder the safe passage of children on the Safe Routes to School path. The following month the developer indicated that Caltrans was no longer pursuing a roundabout at this intersection.

In October 2015, the final map for Lot 5 was submitted for review. Prior to recording the final map, the developer had to enter a subdivision improvement agreement with the City and provide a security for construction and monumentation.

In November 2015, plans for the offsite water system were prepared and submitted for review. Work continued on the sewer main in West Main Street.

In April 2016, the plans were approved and permits issued by Caltrans for the construction of underground utilities within the Caltrans right-of-way.

During a Special Meeting in August 2016, the City approved the Final Map for Lot 5 (Tract No. 29061). However, due to some errors found on the map, it could not be recorded until corrections were submitted and approved by the County Surveyor. The Final Map for Tract No. 29061 was recorded October 18, 2016 in Book 207 of Maps, Records of Santa Barbara County, at pages 85-95.

In September 2016, Caltrans approved construction of the "Phase I" surface improvements at the intersection of Highway 166 and Obispo Street.

Plans prepared by the developer for the construction of a 700,000-gallon water tank at the Obispo Street site were approved. Plans for the removal of an existing 8" asbestos-cement waterline and replacement with a 12" PVC waterline in Obispo were approved on December 22, 2016. Construction of the tank and waterline was completed in November 2017.

With the recording of the Final Map for Tract No. 29,061, the developer entered a Subdivision Improvement Agreement to complete all the public improvements within Lot 5. To ensure that the work would be completed, a Cash Deposit Security Agreement between the City and the developer was entered. A cash bond for \$2,708,475.66 was issued by the Developer for the uncompleted work and is held by First American Title. In order for funds to be released, the Cash Deposit Security Agreement requires the Developer to submit to the City Engineer a disbursement request. The City Engineer either approves or disapproves the request.

On September 7, 2016, the developer submitted their first disbursement request for \$303,674.50. This represented 14.27 percent completed of the entire amount of work. The disbursement request was approved by the City Engineer.

On November 16, 2016, the developer submitted their second disbursement request for \$879,670.31. This represents 46.7 percent completed of the entire amount of work. The disbursement request was approved by the City Engineer.

On October 2, 2017, the developer submitted their third disbursement request for \$690,333.88. This represents 69.2 percent completed of the entire amount of work. The disbursement request was approved by the City Engineer.

On June 5, 2018 the developer submitted their fourth disbursement request for \$850,456.66. An authorization form for the release was approved on June 29, 2018 by the City Engineer for \$765,411.00 (request minus retention).

WORK COMPLETED TO DATE - TRACT NO. 29,061 (LOT 5)

The work includes the construction of the following:

- All onsite utilities
- Sewer main in West Main Street
- Sewer Lift Station
- Detention Pond
- Streets (Curb, Gutter, Sidewalk, and Pavement)
 - Obispo Street – Highway 166 to Manzanita Drive
 - Buena Vista Road – Obispo Street to Las Flores Drive
 - Las Flores Drive – Buena Vista Road to Castillo Drive
 - Castillo Drive – Las Flores Drive to Fuente Drive
 - Fuente Drive – Castillo Drive to Manzanita Drive
 - Del Mar Drive – Fuente Drive to east of Las Flores Drive intersection
 - Fuente Drive – Manzanita Street to Las Flores Drive
 - Esparanza Drive - Las Flores Drive to Fuente Drive
 - Gusto Court
- Park at Fuente Drive

Work is completed up to October 31, 2019 on surface and underground improvements for Tract No. 29,061 (Lot 5).

TRACT No. 29,061 (LOT 5) HOME CONSTRUCTION INFORMATION

On June 23, 2015, construction started on 16 production homes.

Information to up to October 31, 2019:

- 15 homes this year (Nov. 1, 2018-Oct. 31, 2019) have been completed and received certificates of occupancy
- 142 homes completed and occupied total in Lot 5
- 8 homes are under review for building permit issuance

TRACT NO. 29,062 – LOT 4 (Phases 1 & 2)

In April 2015, the Tentative Tract Map for Lot 4 was submitted for review.

In June 2015, an application completeness determination letter was sent to the developer from the City Planning department.

At the February 9, 2016 City Council Meeting, Vesting Tentative Tract Map 29,062 (Lot 4) was approved per Ordinance No. 2016-03.

The Final Map for TRACT 29,062 went to council on August 28, 2018 and was recorded by the County on September 14, 2018.

With the recording of the Final Map for Tract No. 29,062, the developer entered a Subdivision Improvement Agreement to complete all the public improvements within Lot 4 in two Phases 1 and 2. To ensure that the work would be completed, a Cash Deposit Security Agreement between the City and the developer was entered. For Phase 1, a cash bond for \$3,006,546.84 was issued by the Developer for the uncompleted work and is held by First American Title. For Phase 2, a cash bond for \$2,399,739.65 was issued by the Developer for the uncompleted work and is held by First American Title. In order for funds to be released, the Cash Deposit Security Agreement requires the Developer to submit to the City Engineer a disbursement request. The City Engineer either approves or disapproves the request.

On September 19, 2018 the developer submitted their first disbursement request for Phase 1 for \$1,689,392.36 for 56.2% completed for the entire amount of work. The disbursement request was approved by the City Engineer on September 28, 2018 for \$1,604,922.75 (request minus 5% retention).

On January 30, 2019 the developer submitted their second disbursement request for Phase 1 for \$190,204.96 for 6.34% completed for the entire amount of work. The disbursement request was approved by the City Engineer on March 20, 2019 for \$180,694.71 (request minus 5% retention).

On September 17, 2019 the developer submitted their third disbursement request for

- Phase 1 for \$313,628.99 for 10.43% completed for the entire amount of work. The disbursement request approved by the City Engineer on October 10, 2019 for \$297,947.54 (request minus 5% retention).
- Phase 2 for \$971,635.50 for 40.49% completed for the entire amount of work. The disbursement request approved by the City Engineer on October 10, 2019 for \$923,053.73 (request minus 5% retention).
- Therefore, Total payment of \$1,221,001.27 approved by the City Engineer on October 10, 2019.

WORK COMPLETED TO DATE - TRACT NO. 29,062 (LOT 4)

The Public Improvement Plans were approved and signed by the City Engineer on August 15, 2018.

The developer applied for a Rough Grading Permit for Lot 4, which was issued on August 3, 2017 and work commenced soon thereafter. The Onsite Grading Plans for Tract 29,062 are currently in the development review process with the City. To allow the developer to continue

progress on the project, he was allowed to proceed with construction and his own risk, without final approval of the onsite grading plans.

The work underway or completed to October 31, 2019 date includes the construction of the following:

- Rough Grading of the entire Lot 4 site.
- Public Improvements: Utility and surface improvements are underway per plans for Phase I, which includes Buena Vista, Hacienda, La Joya, Jalama, Ninos, half of Arroyo Seco and half of Carrasco.

TRACT No. 29,062 (LOT 4) HOME CONSTRUCTION INFORMATION

Information to up to October 31, 2019:

- 31 homes have been completed and received certificates of occupancy this year (Nov. 1, 2018-Oct. 31, 2019)
- 90 homes completed and occupied total in Lot 4
- 34 permits have been issued

CALTRANS IMPROVEMENTS

Phase II (Buildout) frontage improvements along Highway 166 (Caltrans ROW) were submitted to Caltrans in January 2018. A kick-off meeting was held with Caltrans staff and the Development Team in April 2018. The discussion at the meeting, included a request for an update to the Traffic Impact Analysis. A Traffic Impact Analysis was completed by Rick Engineering, including new traffic counts dated September 2018, and submitted to Caltrans for review in February 2019. Comments were received from Caltrans in April 2019 and a revised report was resubmitted in May 2019. Another meeting with Caltrans staff and the Development Team, as well as the City of Guadalupe Public Works Director was held on August 28, 2019 to discuss the approval of the Traffic Impact Analysis and specific questions and comments. Coordination has been on-going with Caltrans to make these final adjustments to the report, which is set for resubmittal by the end of 2019. Once Caltrans has approved the Traffic Impact Analysis, this information will be the basis for the require Intersection Control Evaluation (ICE). The ICE is required to establish the method to control the intersections (Obispo Street/Highway 166 and Flower Avenue/Highway 166). It is still underdetermined if Caltrans will require a roundabout or traffic signal at these intersections. After approval of the ICE by Caltrans, Bethel Engineering will proceed with the frontage improvement plans for the encroachment permit and complete the improvements along Highway 166.

LOT 9 of TRACT 29060 - TENTATIVE TRACT MAP

The City received the applicant submittal for Lot 9 Tentative Tract Map (2019-067-TTM-Lot 9) in May 2019. After review by the City Engineer, Engineering Conditions and Application Completeness Determination were issued August 12, 2019.

At the October 8, 2019 City Council Meeting, Vesting Tentative Tract Map 29,064 (Lot 9) was conditionally approved per Resolution No. 2019-62.

DJ FARMS SOUTH 2017-130-VTPM – MASTER VESTING TENTATIVE PARCEL MAP 29,063

The Developer submitted the Master Vesting Tentative Parcel Map for proposed four Master Parcels and a remainder of the DJ Farms Specific Plan site south of the Santa Maria Valley Railroad (85+/- acres) in November 2017. The submittal was considered incomplete and resubmitted in August 2019. Revisions requested by City staff are currently underway for resubmittal and completeness determination.

LANDSCAPE AND LIGHTING DISTRICT

At the October 10, 2017 City Council Meeting, the City Council held a Public Hearing for the establishment of the Pasadera Landscaping and Lighting District in accordance with the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500. Immediately following the hearing ballots were counted for the landowners of record cast, in which they voted to establish the Pasadera Landscaping and Lighting District (“District”). Following the owner approval, the City Council adopted a Resolution approving the formation of the Guadalupe Pasadera Landscaping and Lighting District, confirmed the Engineer’s Report, the Assessment Diagram and related assessments.

The formation of the District allows for the levy and collection of annual assessments on the County tax rolls commencing in fiscal year 2018/2019. The annual assessments which are more fully described in the Willdan Financial Services Engineer’s Report provide funding for the net special benefit costs and expenses that are necessary to service and maintain the local parks, landscaping, and lighting improvements associated with and resulting from the development of properties within the District.

At the June 12, 2018 the City Council was asked to approve Willdan Financial Services’ contract to perform administrative services for the District, which authorizes them to prepare the Engineer’s Annual Levy Report and other documents related to the administration of the District and the annual levy of assessments. The Applied Report for Fiscal Year 2018/19 dated October 2018 showing an APN total of 159 and Charge Total of \$74,225.48. The report for FY 2019/20 shows an APN total of 375 and charge total of \$95,466.86. City Staff has coordinated with the County Tax Assessor to provide this information for new Fund 0643 added to the Special Assessments and Service Charges (Fixed Charges).

PASADERA ANNUAL IMPACT FEES REPORT

See the following attached report, provided by the Finance Department. The Report includes an Attachment 1 regarding Amendment #2 to Agreement 2012-001.

CONCLUSION

Pursuant to Government Code section 65865.1, the developer has complied in good faith with the terms or conditions of the agreement, and the City sees no basis on which to modify the agreement.

Pasadera Annual Impact Fees Report (Information Provided by the Finance Department)

Development Agreement No. 2012-001

On 11/18/13, the Developer made the first of five Advance Payments of \$150,000 per Section 5.3.7 of the Agreement.

At June 30, 2014 the remaining balance of Advance Payments was \$150,000.

On 12/16/14, the Developer made the second annual Advance Payment of \$150,000.

In February of 2015 the Developer commenced grading on the site and no further Advance Payments were due or received per Section 5.3.7 of the Agreement. Thereafter, five (5) building permits were issued on 5/12/15.

The amount of the per unit fee for the "Fire/Police/City Hall Facilities" is determined by the total obligation of \$2,250,000 divided by 800 lots or \$2,812.50 per building permit due 140 days after the permit issued or at Certificate of Occupancy whichever is sooner.

The following credits were used against the Advance in FY 14-15:

<u># of Permits issued</u>	<u>Per unit</u>	<u>Description</u>	<u>Total</u>
5	\$2,812.50	Impact fees	\$14,062.50
5	\$ 200.00	Library fees	<u>\$ 1,000.00</u>
			\$15,062.50

At June 30, 2015 the remaining balance of Advance Payments was \$284,937.50.

During FY 15-16 sixteen (16) units were permitted. The following credits were used against the Advance Payments in FY 15-16:

<u># of Permits issued</u>	<u>Per unit</u>	<u>Description</u>	<u>Total</u>
16	\$2,812.50	Impact fees	\$45,000.00
16	\$ 200.00	Library fees	<u>\$ 3,200.00</u>
			\$48,200.00

At June 30, 2016 the remaining balance of Advance Payments was \$236,737.50.

During FY 16-17 fifty (50) units were permitted. The following credits were used against the Advance Payments in FY 16-17:

<u># of Permits issued</u>	<u>Per unit</u>	<u>Description</u>	<u>Total</u>
50	\$2,812.50	Impact fees	\$140,625.00
50	\$ 200.00	Library fees	<u>\$ 10,000.00</u>
			\$150,625.00

At June 30, 2017 the remaining balance of Advance Payments was \$86,112.50.

During FY 17-18 Ninety nine (99) units were permitted. Of the 99 permits issued, only two groups of permits issued 8/3/2017 and 10/10/17 for a total of 28 permits were credited and used against the Advance Payments in FY 17-18:

<u># of Permits issued</u>	<u>Per unit</u>	<u>Description</u>	<u>Total</u>
28	\$2,812.50	Impact fees	\$ 78,750.00
28	\$ 200.00	Library fees	<u>\$ 5,600.00</u>
			\$ 84,350.00

Note from Finance: Library & Impact fees total \$24,100 less credits of \$6,025.00 less balance of advance payments of \$1,762.50 = \$16,312.5 plus \$41,248 for other development fees = \$57,560.50 to be billed 2/27/18. There is no record of payment from developer.

At June 30, 2018 the remaining balance of Advance Payments was \$0.

Up through October 31, 2018 in FY 18-19, on 08/14/2018 twenty (20) units were permitted. Since there was no remaining balance of Advanced payments, no credits were used against the Advance Payments in FY 18-19.

At October 31, 2018 the remaining balance of Advance Payments was \$0.

Going forward the Impact Fees and Library Fees will be included in the developer fees billing due 140 days after the Building Permit or Certificate of Occupancy is issued whichever is sooner.

At October 31, 2019 the remaining balance of Advance Payments was \$0.

As of October 31, 2019, records show home permits were issued as follows:

Tract 29061:

- 5 permits – 5/12/2015
- 16 permits – 12/28/2015
- 8 permits – 10/14/2016
- 9 permits – 12/16/2016
- 9 permits – 3/29/2017
- 24 permits – 4/27/2017
- 26 permits – 8/3/2017
- 8 permits – 10/10/17
- 22 permits – 3/5/2018
- 15 permits – 3/18/2019
- 142 permits total

Tract 29062:

26 permits – 12/20/17
17 permits – 2/12/18
20 permits – 8/14/2018
16 permits – 6/17/2019
16 permits – 7/02/2019
10 permits – 8/12/2019
16 permits – 10/2/2019
121 permits total

For total of 263 permits for both Tracts 29061 and 29062

Amendment #2 to Development Agreement no. 2012-001

Per Section 1 of Amendment #2, "DEVELOPER shall be entitled to 234 residential unit credits against the Water Department Building and Equipment impact fees in Section 3 of Exhibit B" of Development Agreement no. 2012-001.

The total credit amount is two hundred thirty four (234) units times \$427 which equals \$99,918.

Attachment 1 is the summary of credits used and remaining credits available at 10/31/18 of \$0 for the Water Department Building and Equipment impact fees.

**City of Guadalupe
Pasadera Homes
Advance Payment Summary**

Fiscal Year	LOTS	TRACT #	# of Homes	Impact Fees Credited	Library Fees Credited
14-15	57, 58, 59, 60, 61	29061	5	14,062.50	1,000.00

Fiscal Year	LOTS	TRACT #	# of Homes	Impact Fees Credited	Library Fees Credited
15-16	86-93,97-104	29061	16	45,000.00	3,200.00

Fiscal Year	LOTS	TRACT #	# of Homes	Impact Fees Credited	Library Fees Credited
16-17	67-70, 77-80	29061	8	22,500.00	1,600.00
	71-76, 94-96	29061	9	25,312.50	1,800.00
	46-54	29061	9	25,312.50	1,800.00
	105-128	29061	24	67,500.00	4,800.00
Total 16-17			50	140,625.00	10,000.00

Fiscal Year	LOTS	TRACT #	# of Homes	Impact Fees Credited	Library Fees Credited
17-18	129-154	29061	26	73,125.00	5,200.00
	38-45	29061	2	5,625.00	0.00
	38-45	29061	6	0.00	1,600.00
	38-45 remaining adv fee bal	29061		562.50	0.00
	1-23; 28-30	29062	26	0.00	0.00
	191-207	29062	17	0.00	0.00
	16-37	29061	22	0.00	0.00
Total 17-18			99	79,312.50	6,800.00

Fiscal Year	LOTS	TRACT #	# of Homes	Impact Fees Credited	Library Fees Credited
18-19	27, 181-190, 208-216	29062	20	0.00	0.00
	1-15	29061	15		
	156-171	29062	16		
	148-155 and 172-179	29062	16		
Total 18-19			67	0.00	0.00

Fiscal Year	LOTS		# of Homes	Impact Fees Credited	Library Fees Credited
19-20	10, 15, 154	N/A	0	0.00	0.00
	34-43	29062	10		
	112-119, 141-147	29062	16		
Total 19-20			26	0.00	0.00

Cumulative Total			263	279,000.00	21,000.00
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Total Library & Impact Fees	300,000.00
11/08/13 Advance Payment	150,000.00
12/16/14 Advance Payment	150,000.00
Remaining balance	<u>0.00</u>

RESOLUTION NO. 2020-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE ADOPTING FINDINGS OF COMPLIANCE WITH DEVELOPMENT AGREEMENT NO. 2012-001 FOR THE PASADERA DEVELOPMENT

WHEREAS, the City of Guadalupe and RCT 2003 LLC (Pasadera) entered a Development Agreement on October 9, 2012; and,

WHEREAS, the Development Agreement requires an Annual Review to ensure that the developer is demonstrating good faith compliance with the provisions of the Agreement; and,

WHEREAS, the City Engineer completed an 2019 Annual Review, and determined that the Developer has complied in good faith with the Development Agreement; and,

WHEREAS, the City Engineer recommends that the City Council adopt findings of compliance with the Development Agreement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

SECTION 1. Adopts findings of compliance with the Development Agreement.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 25th day of February 2020 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2020-16**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held February 25, 2020, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip Sinco, City Attorney



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of February 25, 2020

Prepared by:
Shannon Sweeney
Public Works Director / City Engineer

Approved by:
Todd Bodem, City Administrator

SUBJECT: Information regarding PG&E Rule 20A

RECOMMENDATION:

That the City Council provide guidance on a course of action to address City of Guadalupe Rule 20A work credits.

BACKGROUND:

Through a program called Rule 20A, Pacific Gas & Electric (PG&E) allocated work credits to jurisdictions throughout California for the purpose of undergrounding utilities. Through this program, the City of Guadalupe has accrued 407,245 work credits as June 30, 2019, having earned 16,270 credits in 2019 (a work credit is equivalent to a dollar). These work credits are used to offset PG&E's charges for undergrounding its electrical power lines.

On April 25, 2019, the CPUC passed Resolution E-4971 which orders PG&E to reallocate 554,000 of unused work credits from communities that have not participated in the Rule 20A program over the past eight years to another jurisdiction. The City of Guadalupe has been identified as one whose work credits are subject to partial reallocation. 0.48% of the City's work credits or \$1,954 will be reallocated under this resolution if the City takes no action.

Resolution E-4971 allows communities to become active (and avoid transferring their Rule 20A work credits) by forming an underground district. The City of Guadalupe has until March 12, 2020 to form such an underground district to avoid such transference. Once a community has identified a project that is in the public interest and passed a municipal resolution forming an underground district, the community can initiate the project with the utility.

DISCUSSION:

City staff met with PG&E staff to discuss potential project alternatives. Rule 20A projects must include at least 600 feet of PG&E power lines, and meet other criteria such as be on an arterial street, scenic highway, or a heavily traveled location. Any costs in excess of the available work credits must be borne

by the City. After evaluating four different locations for an undergrounding project, a project on the south side of 11th St. from Peralta to Escalante Meadows was a project that staff believed would meet PG&E's criteria and that the City might be able to afford. The City requested an estimate for the work to be completed by PG&E, and the estimate was \$1,183,704.20, for 900 linear feet of conversion. At this cost estimate, a foot of conversion is about \$1,300. The smallest project that the City may complete under this program, 600 feet, will cost a minimum of \$789,136.

The City of Guadalupe has several options for addressing Rule 20A work credits. The options are:

- Do nothing. The work credits will likely be reallocated over time. If no action is taken before March 12, 2020, the City is at risk of losing 1,954 worth of credits in the initial reallocation.
- Establish an underground district by March 12, 2020. An underground district on the south side of 11th St. from Peralta to the east property edge of Escalante Meadows includes only two property owners, the school district and Housing Authority of Santa Barbara County. Neither are opposed conceptually to an underground project in this area. Escalante Meadows is already planning on undergrounding their electrical lines fronting 11th St. The City can bring forth a resolution forming an underground district at its March 10, 2020 City Council meeting. Forming the underground utility does not obligate the City to proceed with the project. This buys the city time to consider the following two options:
 - Proceed with the project with PG&E. Discussion with Housing Authority staff suggests that PG&E's costs are quite high and that the Housing Authority would like to proceed with undergrounding their utilities themselves. Therefore, this option is not recommended.
 - Investigate the opportunity of selling these work credits to another community. Rule 20A funds can be "sold" to interested communities in exchange for General Fund dollars. Examples include a sale from Rocklin to Tiburon in 2018 of \$438,080 worth of credits for \$109,520 (\$.25/\$1) and a sale from Trinity County to Pinole in 2018 of \$631,104 worth of credits for \$315,552 (\$.50/\$1).



**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of February 25, 2020**

Presented by:
Lorena Zarate, Finance Director

Approved by:
Todd Bodem, City Administrator

SUBJECT: Fiscal Year 2019-20 Second Quarter Finance Report and Midyear Budget Review

RECOMMENDATION:

That the City Council accept the Second Quarter Finance Report and Midyear Budget Review and adopt Resolution No. 2020-17 adopting budget amendments to the FY 2019-20 budget and approving an interfund loan.

DISCUSSION:

The Finance Department has prepared a Second Quarter Financial Report Midyear Budget Review (Report) for the Council's and the public's information. Attached hereto as Attachment No. 1 is the Report. Staff requests that the City Council accept this Report for its information.

As described in the Report, staff is recommending that several budget amendments be approved. These budget amendments are set forth in Resolution No. 2020-17, attached hereto as Attachment No. 2.

Staff is also requesting that the Council approve a new interfund loan between the Park Development Fund and the CDBG Grant Fund. The Park Development Fund currently has \$744,736 from the sale of a parcel to the Guadalupe Union School District that was given to the City by the developer in lieu of Quimby fees. This money will be used to fund new improvements to the City parks and/or other recreational facilities (to be decided by the City Council at a later time), but in the meantime, staff wishes to loan these funds to the CDBG Grant Fund to cover the costs for design and construction of the Leroy Park project. Although the City has been awarded CDBG grant funds for this purpose, they are provided to the City on a reimbursement basis, and there is considerable lag time between the City's request for reimbursement and receipt of payment. In order to minimize cash flow issues to the General Fund, staff previously advised the City Council of its desire to use the proceeds from the sale of the parcel to the school district to cover the costs of the Leroy Park project until completion at which time the Park Development Funds will be available for other uses (to be decided by the Council). However, the City Council has not authorized the interfund for this purpose, and staff is requesting that the City Council do so now. This request is included in Resolution No. 2020-xx, attached hereto.

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ATTACHMENTS:

1. Second Quarter Finance Report and Midyear Budget Review
2. Resolution No. 2020-17 Adopting Budget Amendments and approving an Interfund Loan



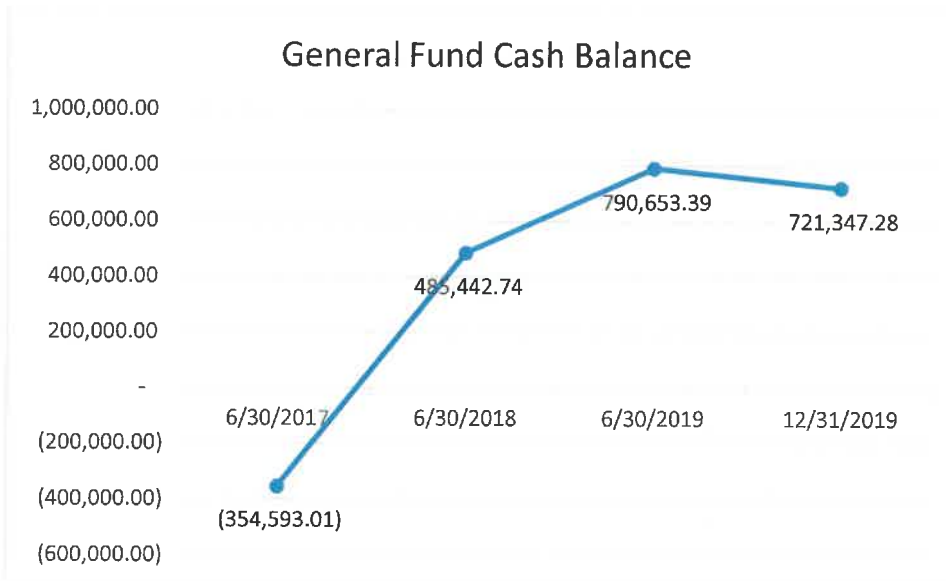
City of Guadalupe Financial Report Fiscal Year to Date through December 31, 2019

Overview

The fiscal year 2019-20 financial report concentrates on the General Fund, Water/Wastewater Enterprise Funds, and other funds as of December 31, 2019, or 50 percent of the year expended. The purpose of the report is to provide a status of cash, fund balance and budgeted Revenue and Expenditures versus actual at 50 percent of the fiscal year expended. The purpose of the report is also to propose any necessary budget amendments.

General Fund Cash

The annual cash balance below shows positive cash balances as compared to prior; total cash as of December 31st, 2019 was \$721,347.28. Since 2017, there has been a positive increase in cash balances. Interest income on our LAIF bank account has been increasing, and it has been approximately \$40,000 per quarter.



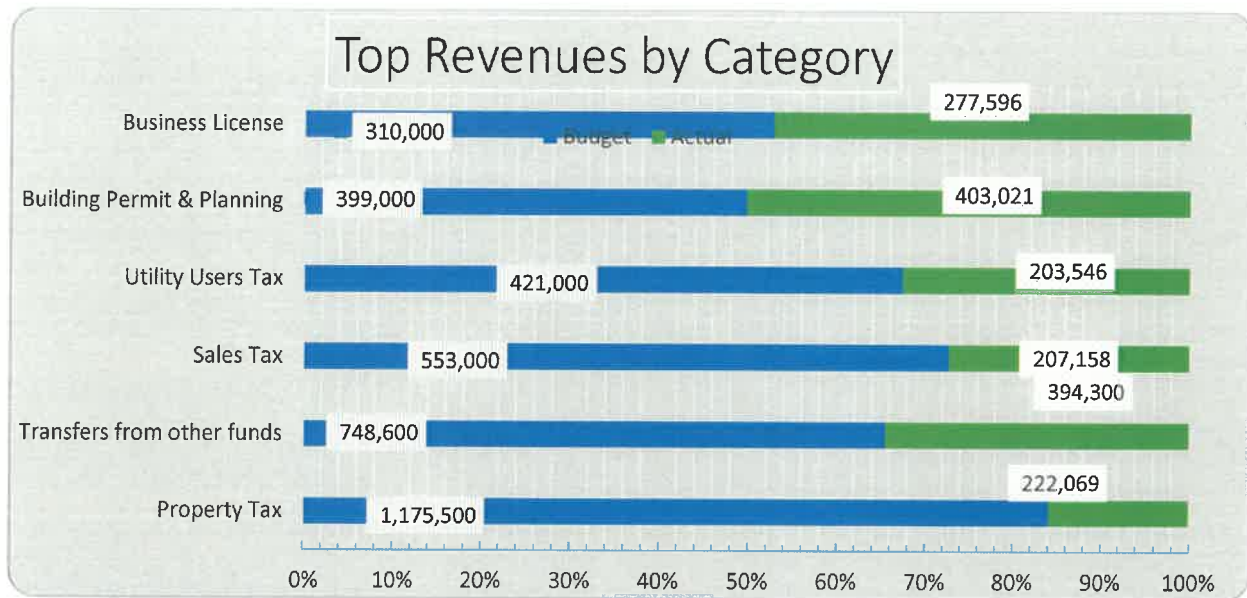
General Fund Revenue

Budgeted revenues versus actual revenue received through December 31, 2019 shows the General Fund within our target at 46.9% of expected revenues.

The table and graph below show General Fund revenue by category. Highlighted in yellow are specific revenue categories that have fallen short as compared to the budget. In regards to property and sales tax, which comprise our top revenue categories, timing delays in payments

cause the shortage. Building Permits and Business License revenues are currently exceeding the budget. All categories are expected to meet budget by year-end as revenue timing delays catch up. City Staff will continue to monitor closely.

Gen. Fund Revenue by Category			
Category	Budget	Actual	%
Property Tax	1,175,500	222,069	18.9%
Transfers from other funds	748,600	394,300	52.7%
Sales Tax	553,000	207,158	37.5%
Utility Users Tax	421,000	203,546	48.3%
Building Permit & Planning	399,000	403,021	101.0%
Business License	310,000	277,596	89.5%
Revenue from other agencies	195,000	65,789	33.7%
Franchise Fees	180,000	81,556	45.3%
Environment Review	161,000	-	0.0%
COPS Grant	100,000	34,291	34.3%
Rental of Property	100,000	62,405	62.4%
Administrative Overhead	100,000	51,345	51.3%
Other	318,122	227,770	71.6%
Total Revenue	4,761,222	2,230,846	46.9%

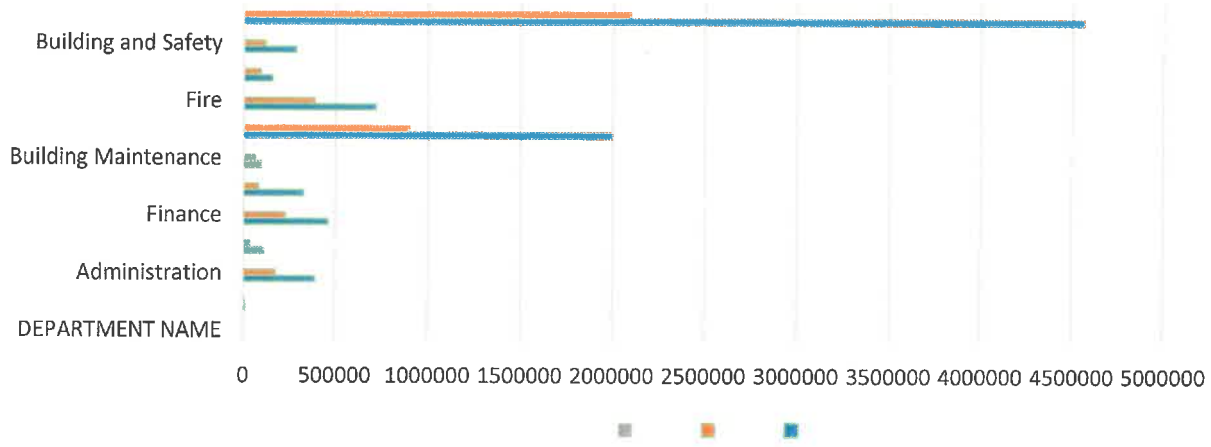


General Fund Expenditures

Expenditures are just under budget at 46 percent expended. The Table and Chart below shows all General Fund Departments and spending trends as of December 31, 2019. Highlighted in yellow are departments within the General Fund that individually exceed the departmental budget. The City Council department is exceeding the budget mostly because of training/travel expenses. The Building Maintenance department is exceeding the budget mostly because of operating expenses and vehicle maintenance, which may not be recurring. The Fire department is exceeding the budget mostly because of employee overtime. The Parks and Rec department is exceeding the budget mostly because of operating expenses. Overall, expenditures for the General Fund are under the revenues so far. City Staff will continue to monitor closely.

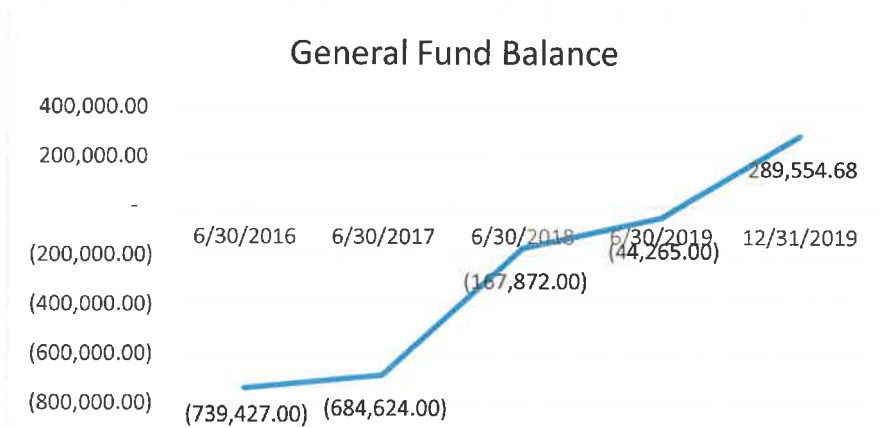
2019-20 GENERAL FUND EXPENDITURES			
DEPARTMENT NAME	Adopted Budget	Actual Spent as of 12/31/2019	
City Council	15,377	8,940	58%
Administration	391,608	175,367	45%
City Attorney	110,000	36,074	33%
Finance	463,310	230,269	50%
Non Departmental	330,663	82,889	25%
Building Maintenance	94,136	61,032	65%
Police	1,994,855	899,887	45%
Fire	719,072	387,369	54%
Parks & Rec	158,282	91,968	58%
Building and Safety	286,060	121,041	42%
TOTAL ALL DEPARTMENTS:	4,563,363	2,094,834	46%

GENERAL FUND EXPENDITURES



General Fund Balance

The term fund balance is used to describe the net position of governmental funds calculated in accordance with generally accepted accounting principles (GAAP). It is intended to serve as a measure of the financial resources available to the fund. There are constraints in spending fund balance depending on the type of resources (nonspendable, restricted, committed and assigned). Fund balance represents the total amount accumulated in the fund from prior years at a point in time. The fund balance in the General Fund as of December 31, 2019 is positive \$289,554.68. The fund balance is expected to increase and remain on an upward trend throughout the fiscal year. The graph below shows this upward trend through the past several years. A priority for City is to continue to increase the fund balance enough to establish a reserve of a minimum of 15% of the General Fund operating budget, which is \$684,504.

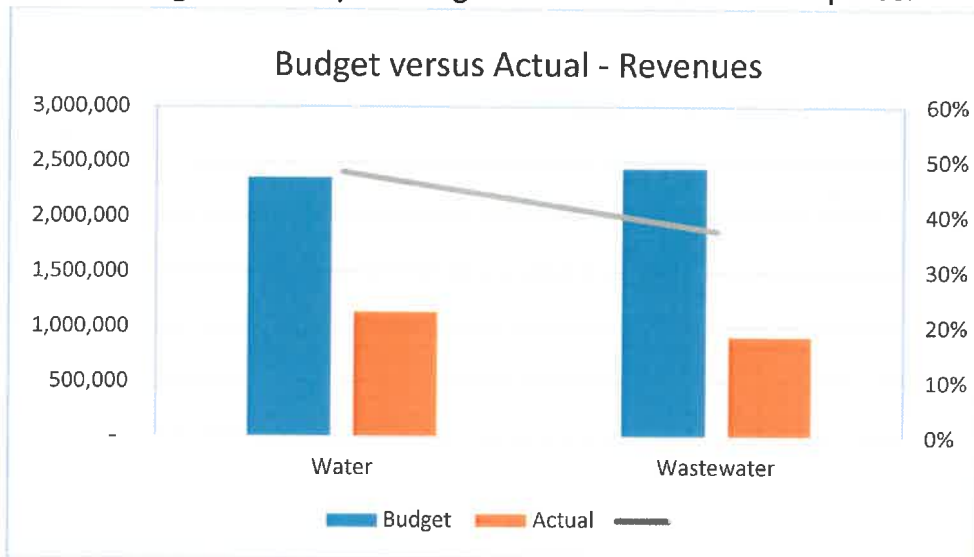


ENTERPRISE FUNDS – WATER AND WASTEWATER

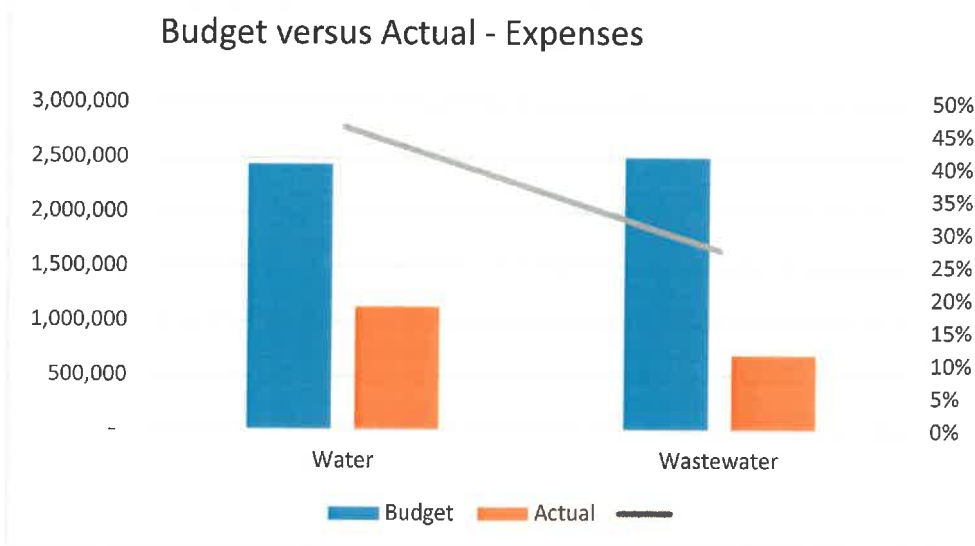
The Statement of Revenues and Expenditures for the first six months of fiscal year 2019-20 is shown in the Table below.

Actuals Through December 31, 2019	Water	Wastewater
<u>REVENUES</u>		
Charges for Services	1,066,714	833,489
Interest	17,507	7,593
Other	28,644	-
Connection Fees	4,551	11,606
Developer Fees	19,040	60,000
Total	1,136,456	912,689
<u>EXPENSES</u>		
Operating	496,033	524,697
Capital	16,454	164,512
Depreciation	-	-
State Water	527,933	-
Debt Service	92,136	-
Total	1,132,556	689,210

The following charts compare budget to actual Revenue and Expense:



The Enterprise funds experienced revenue at 48 percent of budget for Water. Wastewater was slightly below budget at 37 percent of revenue expected for the period.



Operating expenses for Water and Wastewater are below budget at 46 percent and 28 percent, respectively.

OTHER FUNDS

The table below summarizes all funds’ revenue, including other funds not described above. Overall, total revenue fell short of our target, at 42%. This is mostly due to the timing of receipt of various grants and payment of the Pasadera development impact fees. The Park Development fund 38 received \$744,736 for the sale of property to the school district. The property was originally part of the Pasadera project and was given to the City in lieu of Quimby Act fees. This revenue was not originally included in the budgeted revenue. City has used these funds to cover the costs associated with Leroy Park until receipt of CDBG grant funds.

Other Funds Revenue			
Category	Budget	Actual	%
General Fund	4,761,222	2,230,846	46.9%
Enterprise Funds:			
Water Operating	2,247,100	1,084,771	48.3%
Water Capital	110,975	51,684	46.6%
Wastewater Operating	1,760,356	852,689	48.4%
Wasterwater Capital	681,250	60,000	8.8%
Solid Waste	34,000	5,015	14.8%
Transit	417,000	277,891	66.6%
Public Safety Funds:			
Police Safety	16,500	6,014	36.4%
Fire Safety	8,500	4,697	55.3%
Street Funds:			
Measure A	1,974,833	202,131	10.2%
ATP Cycle 3	400,000	-	0.0%
Gas Tax	292,900	159,884	54.6%
LTF	7,150	2,821	39.5%
Lighting Funds:			
Lighting District	23,250	13,521	58.2%
Pasadera Landscape & Lighting	74,500	-	0.0%
Lighting & Landscape	84,000	38,696	46.1%
Miscellaneous Funds:			
Library Fund	21,187	9,420	44.5%
Public Facilities Fund	-	3,897	0.0%
Park Development Fund	200,000	751,827	375.9%
Capital Facilities Fund	213,438	5,755	2.7%
City Hall Equipment Fund	-	1,356	0.0%
Traffic Fund	-	5,396	0.0%
CDBG	1,000,000	92,379	9.2%
CalTrans Sustainability	117,029	11,419	9.8%
Successor Agency	768,500	538,995	70.1%
Total Revenue	15,213,690	6,411,105	42.1%

The table below summarizes all funds' expenditures, including other funds not described above. Overall, total expenditures fell short of our target, at 35.5%. This is mostly due to capital improvement projects awaiting funding.

Other Funds Expenditures			
Category	Budget	Actual	%
General Fund	4,563,363	2,094,834	45.9%
Enterprise Funds:			
Water Operating	1,902,178	1,116,102	58.7%
Water Capital	540,000	16,454	3.0%
Wastewater Operating	1,184,435	524,697	44.3%
Wasterwater Capital	1,320,000	164,512	12.5%
Solid Waste	-	-	0.0%
Transit	579,483	297,200	51.3%
Public Safety Funds:			
Police Safety	-	-	0.0%
Fire Safety	-	307	0.0%
Street Funds:			
Measure A	818,125	377,553	46.1%
ATP Cycle 3	400,000	-	0.0%
Gas Tax	219,200	109,879	50.1%
LTF	30,000	13,672	45.6%
Lighting Funds:			
Lighting District	20,005	9,913	49.6%
Pasadera Landscape & Lighting	63,470	4,242	6.7%
Lighting & Landscape	48,965	24,919	50.9%
Miscellaneous Funds:			
Library Fund	-	10,127	0.0%
Public Facilities Fund	-	-	0.0%
Park Development Fund	200,000	805	0.4%
Capital Facilities Fund	420,000	32,998	7.9%
City Hall Equipment Fund	-	-	0.0%
Traffic Fund	-	-	0.0%
CDBG	1,008,000	304,794	30.2%
CalTrans Sustainability	117,029	11,419	9.8%
Successor Agency	1,260,500	107,508	8.5%
Total Expenditures	14,694,753	5,221,934	35.5%

CAPITAL IMPROVEMENT PROJECTS

The table below summarized capital projects under way. Street maintenance, wastewater site cleanup and office improvement projects are complete and came under budget. The financial software agreement has been approved by council. Capital improvement projects will be continually reevaluated.

		CIP		
		Budget	Actual	
	Leroy Park	1,000,000.00	264,200.06	26%
COMPLETE	Street Maintenance	315,000.00	284,833.87	90%
	Mobility & Revitalization	117,029.00	11,419.14	10%
	Recoat Elevated Tank	50,000.00	16,454.25	33%
COMPLETE	WWTP Site Cleanup	50,000.00	40,402.11	81%
COMPLETE	WWTP Office Improvements	30,000.00	27,805.86	93%
		<u>1,562,029.00</u>	<u>645,115.29</u>	<u>41%</u>

LONG-TERM DEBT AND INTERFUND LOANS

The table below summarized the unaudited long-term debt balances. City staff will present audited balances at a future date. It is important to prioritize payment of City’s unfunded liability; City staff will propose payment amount for the 2020/2021 budget review.

	Unaudited 30-Jun-19	
Government Funds		
Compensated Absences	249,701.00	
OPEB	281,101.00	
Insurance Loan Payable	28,174.00	
Capital Leases	188,928.00	
	<u>747,904.00</u>	
Enterprise Funds		
Certificates of Participation USDA	852,682.00	Water
Certificates of Participation USDA	1,053,240.00	Water 22%, Wastewater 78%
Insurance Loan Payable	37,102.00	Water
Insurance Loan Payable	33,617.00	Wastewater
Capital Leases	31,745.00	Water
Capital Leases	66,982.00	Wastewater
	<u>2,075,368.00</u>	

Fiduciary Funds

Note Payable Henry Garcia	5,722.00
Bond US Bank, net of discount	4,546,533.00
	4,552,255.00

Below are the City interfund loans, for which annual payments have been setup. However, the Library fund does not appear to be on a payment schedule with the Capital Facilities fund currently; City staff will evaluate further and propose a payment schedule in the near future. The interfund loan between CDBG and Park Development fund is being proposed at the City Council meeting of February 25, 2020, and is contingent on Council approval. If approved, it is expected that CDBG will reimburse the Park Development fund as the grant funding becomes available, expected to be mid-2021.

Fund Due To:			Fund Due From:				
	Assets	Account		Liabilities	Account		
90	RDA affordable housing	422,634	90 1301	26	RDA operating	422,634	26 2018
10	Water Operating	433,830	10 1302	1	General Fund	433,830	01 2022
65	Guadalupe Lighting	282,500	65 1302	1	General Fund	282,500	01 2028
76	Cap Facilities	68,333	76 1311	28	Library	68,333	28 2079
38	Park Development	744,736	38 1312	100	CDBG	744,736	100 2277
TOTAL		<u>1,952,033</u>				<u>1,952,033</u>	

CONCLUSION

The funds analyzed in this report are generally in line with budget. Overall Revenue exceeded Expenditures in the Enterprise Funds and General Fund. City staff is seeking approval of interfund loan between CDBG and Park Development fund, as mentioned above. In addition, City staff is proposing the following budget amendments to be approved at the February 25, 2020 Council meeting.

BUDGET AMENDMENTS

1. The current fiscal year’s budget does not include an amount for Property Rental expenditure for the library rent payment, see excerpt below. City staff proposes a budget amendment to include an expenditure of \$10,127, which is what has been expended.

Fund: Library Fund - 28

Guadalupe Library Fund - 28		Actual	Actual	John	Budget	Budget	Budget
Acct.	2016/17	2017/18	Estimated	2018/19	2018/19	2019/20	2020/21
SUPPLIES & SERVICES:							
Utilities	1000						
Equipment Maintenance	1400			-			
Professional Services	2150			-			
Equipment Rental	2200			-			
Property Rental	2250	20,000	5,000	9,877	7,408	-	-
Liability Insurance	2300			-			
Service from Other Agencies	2350			-			
Sub-total		20,000	5,000	9,877	7,408	-	-
CAPITAL OUTLAY:							
Buildings	3100			-			
Improve. other than Buildings	3150			-			
Land	3170			-			
Equipment	3200			-			
Sub-total		-	-	-	-	-	-
OTHER FINANCING USES:							
InterFund Transfer	5010			-			
Sub-total		-	-	-	-	-	-
Fund Total		20,000	5,000	9,877	7,408	-	-

2. The current fiscal year’s budget includes SB1 Local Streets & Roads revenue in the amount of \$135,000 under Fund 20 Gas Tax, see excerpt below. However, a separate fund, Fund 86 RMRA SB1, was created in the prior fiscal year to track the use of this funding. City staff proposes the budgeted revenue of \$135,000 be moved from Fund 20 to Fund 86.

STREET FUND REVENUE

STREET FUND REVENUE	Actual 2016-17	Actual 2017-18	June 2019 YTD Actual	Budget 2018-19	Budget 2019/20	Budget 2020/21
MEASURE A - 71						
3470 Measure A Tax Revenue	462,594	480,581	457,500	457,500	468,333	477,700
3490 Other Government Grants	-	5,907	-	-	1,500,000	-
3605 Interest Income	3,075	10,771	10,833	6,500	6,500	6,630
3620 Miscellaneous Income	-	186	-	-	-	-
Total Measure A	465,669	497,445	468,333	464,000	1,974,833	484,330
ATP CYCLE 3 - 83						
3490 Other Government Grants	-	-	-	410,000	400,000	408,000
Total ATP Cycle 3	-	-	-	410,000	400,000	408,000
GAS TAX - 20						
3430 SB1 Local Streets & Roads	-	-	-	152,479	195,000	137,700
3455 Special Gas Tax - 2103	18,801	28,872	26,288	28,974	29,000	29,580
3465 Special Gas Tax - 2105	40,462	40,233	35,792	43,382	44,000	44,880
3466 Special Gas Tax - 2106	25,060	25,665	22,932	26,426	26,500	27,090
3467 Special Gas Tax - 2107	52,006	52,361	42,651	53,853	54,000	55,080
3468 Special Gas Tax - 2107.5	1,533	10,428	10,575	2,000	2,000	2,040
3469 Regional Surface Transp Prgrm	107,019	106,261	-	-	-	-
3605 Interest Income	1,879	2,825	2,400	2,400	2,400	2,448
3620 Miscellaneous Income	100	-	-	-	-	-
3,805 Transfer from General Fund	-	-	62,732	-	-	-
Total Gas Tax	246,861	266,646	203,570	288,914	292,900	298,758
LTF ROADS - 22						
3475 LTF 99234-Bike & Ped	5,654	5,879	6,032	6,032	6,050	6,171
3605 Interest Income	557	2,042	1,823	1,400	1,100	1,122
Total LTF Roads	6,211	7,921	7,855	7,432	7,150	7,293
TOTAL STREET REVENUE	718,741	772,012	679,538	1,179,946	2,074,833	1,198,581

- The current fiscal year's budget includes transfers to the General Fund totaling \$748,600, see excerpt below. This amount was used as a placeholder until the 2019-20 Cost Allocation Plan was completed and approved. The 2019-20 Cost Allocation Plan was approved by Council on August 27, 2019. As such, City staff proposes to amend the budgeted transfers to the General Fund to be consistent with the 2019-20 Cost Allocation Plan. Total transfers to the General Fund, per the 2019-20 Cost Allocation Plan, equal \$737,600, see excerpt of Table 7 of the plan below. This will result in \$11,000 less funding to the General Fund for FY19-20.

TRANSFERS TO GENERAL FUND

TRANSFERS TO GENERAL FUND	Actual	Actual	June 2019	Budget	Budget	Budget
	2016-17	2017-18	YTD Estimates	2018-19	2019/20	2020/21
Enterprise Funds						
3810 Water	251,600	281,900	280,596	280,600	280,600	286,212
3815 Wastewater	177,700	177,300	194,496	194,500	194,500	198,890
9831 Transit	35,000	35,000	34,992	19,200	35,000	35,700
Sub-Total Enterprise Funds	464,300	494,200	510,084	494,300	510,100	520,802
Street Funds						
71 Measure A	60,000	30,500	-	76,400	76,400	77,928
20 Gas Tax	37,100	42,900	-	19,200	19,200	19,584
22 LTF - Roads	700	8,600	-	-	-	-
Sub-Total Street Funds	97,800	82,000	-	95,600	95,600	97,512
Other Funds						
67 CDBG Micro	2,250	15,000	2,250	500	8,000	-
65 Lighting District	13,100	8,300	7,600	7,600	7,600	7,752
60 Lighting & Landscape District	3,000	2,400	2,300	2,300	2,300	2,346
Sub-Total Other Funds	18,350	25,700	12,150	10,400	17,900	10,098
26 Successor Agency Operating	59,770	80,000	125,000	125,000	125,000	125,000
Grand Total General Fund Transfers	640,220	681,900	647,234	725,300	748,600	752,912
	Transfers based on Cost Allocation Study	Transfers based on Cost Allocation Study	Transfers based on Cost Allocation Study	Transfers based on Cost Allocation Study	Transfers based on Cost Allocation Study	Transfers based on Cost Allocation Study

GENERAL FUND REIMBURSEMENT TRANSFERS

Table 7

	Per Estimate Table 2	2019-20 Per Cost Allocation Plan	Imposed Limitation*	Variance	Use
Special Revenue Funds					
Street & Roads Funds	95,600	82,600		(13,000)	82,600
Lighting and Landscape Maintenance	9,900	12,900		3,000	12,900
CDBG - Microenterprise	8,000	8,000		-	8,000
Enterprise Funds					
Water Fund Operating	280,600	279,200		(1,400)	279,200
Wastewater Fund Operating	194,500	194,900		400	194,900
Transit Fund	35,000	59,400	(24,400)	-	35,000
Successor Agency per 18-19 ROPS	125,000	125,000		-	125,000
Total	\$748,600	\$762,000	(\$24,400)	(\$11,000)	\$737,600

* Not currently allowed by funding sources need approval by the Department of Transportation

4. On April 3, 2019, the Department of Finance approved the 2019-20 Annual Recognized Obligation Payment Schedule (ROPS) for the Successor Agency. The authorized distribution for administrative costs totaled \$165,000, see excerpt of the attachment to the letter from the Department of Finance received. However, the approved budget and Cost Allocation Plan (described in item 3 above) for the current fiscal year shows an amount of \$125,000 going to the General Fund for the ROPS administrative costs; this was the amount for the 2018-19 fiscal year. As such, City staff proposes to amend the budget to increase the transfer to the General Fund from the Successor Agency to \$165,000 to be consistent with the approved ROPS. This will result in \$40,000 more funding to the General Fund for FY19-20.

Attachment

Approved RPTTF Distribution For the period of July 1, 2019 through June 30, 2020			
	ROPS A Period	ROPS B Period	ROPS 19-20 Total
RPTTF Requested	\$ 658,053	\$ 3,604	\$ 661,657
Administrative RPTTF Requested	82,500	82,500	165,000
Total RPTTF Requested	740,553	86,104	826,657
RPTTF Requested	658,053	3,604	661,657
Adjustment(s)			
Item No. 7	(225,558)	0	(225,558)
Item No. 8	(69,035)	0	(69,035)
	(294,593)	0	(294,593)
RPTTF Authorized	363,460	3,604	367,064
Administrative RPTTF Authorized	82,500	82,500	165,000
Total RPTTF Authorized for Obligations	445,960	86,104	532,064
Prior Period Adjustment	0	0	0
Total RPTTF Approved for Distribution	\$ 445,960	\$ 86,104	\$ 532,064

Information in this report is unaudited.

RESOLUTION NO. 2020-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, ADOPTING BUDGET AMENDMENTS TO THE 2019-20 BUDGET AND APPROVING AN INTERFUND LOAN

WHEREAS, the City Council adopted the Fiscal Year 2019-2020 budget; and

WHEREAS, City Staff did not include a budget for expenditures for Fund 28 Library Fund Property Rental; and

WHEREAS, City Staff included a budget of SB1 Local Streets & Roads revenue for Fund 20 Gas Tax Fund rather than for Fund 86 RMRA SB1 Fund; and

WHEREAS, City Council approved the 2019-2020 Cost Allocation Plan that determine transfers to General Fund that vary from the originally budgeted amounts; and

WHEREAS, the Department of Finance approved the 2019-2020 Annual Recognized Obligation Payment Schedule for the Successor Agency that authorizes \$165,000 administrative costs; and

WHEREAS, City received \$744,736 for the sale of property to the school district, which was given to the City in lieu of Quimby Act fees. City has used some of these funds to cover the costs associated with the Leroy Park project until receipt of CDBG grant funds.

WHEREAS, City Staff recorded an interfund loan between Fund 100 CDBG and Fund 38 Park Development Fund, expected to be reimbursed by Fund 100 CDBG grant funding in 2021.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:

That the following budget amendments for the Fiscal Year 2019-2020 budget are approved:

1. Property Rental expenditure for Fund 28 Library Fund in the amount of \$10,127.
2. Move revenue budgeted under Fund 20 Gas Tax to Fund 86 RMRA SB1 in the amount of \$135,000.
3. Reduce transfers to the General Fund in the amount of \$11,000 per the approved 2019-2020 Cost Allocation Plan.
4. Increase transfer to the General Fund from the Successor Agency in the amount of \$40,000 per the 2019-2020 Annual Recognized Obligation Payment Schedule approved by the Department of Finance.
5. Approve an interfund loan between Fund 100 CDBG and Fund 38 Park Development Fund in the amount of \$744,736 to cover the costs of the Leroy Park project until CDBG grant funds reimburse these costs.

PASSED AND ADOPTED at a regular meeting on the 25th of February 2020 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, **Joice Raguz**, City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2020-17** has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held February 25, 2020 and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Phillip Sinco, City Attorney



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of February 25, 2020

Prepared by:
Shannon Sweeney
Public Works Director / City Engineer

Approved by:
Todd Bodem, City Administrator

SUBJECT: Guadalupe Mobility and Revitalization Plan Finalization

RECOMMENDATION:

That City Council adopt the final Guadalupe Mobility and Revitalization Plan.

BACKGROUND:

The City of Guadalupe received a Sustainable Planning grant from the California Department of Transportation in the amount of \$206,450 to complete a Guadalupe Mobility and Revitalization Plan (Mobility Plan). City Council authorized the execution of this grant on January 9, 2018 through Resolution 2018 – 01. City staff received a draft of the document on September 18, 2019. A public workshop was held on January 12, 2020 to obtain input on the public input draft. Over twenty community members provided input at this workshop. In addition, the draft was posted on the City's website and four additional written comments were received. Grant funding for this project will discontinue as of February 28, 2020.

DISCUSSION:

The purpose of the Mobility Plan is to improve multi – modal mobility and accessibility for all people, to support economic vitality, to improve public safety, and to foster conditions of livability in the City. City staff is contributing to this grant with an approximate 11% match through staff time contribution. Comments to the public input draft are summarized in Figure 1. These comments were either incorporated into the final document or will be considered on future projects.

FISCAL IMPACT:

To date, the consultant team has stayed within the grant funding amount of \$206,450 and are expected to throughout the course of the grant agreement. An in-kind match of \$26,748 is being met through staff time contribution. The end of the grant agreement is February 28, 2020. No grant funds will be disbursed for work completed after this date.

ATTACHMENTS:

1. Resolution No. 2020-18

Figure 1: Comments Received

Comment	Comments received
General concern about roundabouts	9
Reroute commercial trucks off of Guadalupe Street	2
Add a sidewalk/fencing/landscaping on east side of Guadalupe Street north of Amtrak	3
Add a signal/improve navigation at 1 and 166	2
Improve lighting at Obispo at 166	1
Improve walking along 11 th	1
Improve walking from Obispo to Pasadera	2
Do not give up parking along West Main	1
Speed is too high on W. Main St. west of Highway 1	2
Address parking at Olivera and Highway 166 so it doesn't block lights	1
Roundabout design affect pedestrian/children safety	7
General interest in supporting industry	1
Another exit from Pasadera	2
Cars need to slow down coming into Guadalupe on 166 W.	2
Don't limit potential future widening of 166 with a single lane roundabout	1
Limited use of existing pedestrian bridge	1
Improve pedestrian safety/add crosswalks on Guadalupe	1
Dog Park at Jack O'Connell Park	1

RESOLUTION NO. 2020-18
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE ADOPTING THE "GUADALUPE
MOBILITY AND REVITALIZATION PLAN"

WHEREAS, the City Council contracted with Local Government Commission (LGC) to facilitate a consultant team to prepare a Guadalupe Mobility and Revitalization Plan; and

WHEREAS, Opticos Design, Inc., a member of the consultant team, presented the report to the City Council at the meeting of November 26, 2019; and,

WHEREAS, the consultant team held a public workshop on January 12, 2020 to solicit public input on the public review draft, and incorporated comments received into the final document as appropriate.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe as follows:
The City Council hereby adopts the report entitled, "Guadalupe Mobility and Revitalization Plan."

PASSED AND ADOPTED at a regular meeting on the 25th day of February 2020 by the following vote:

Motion:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Joice Earleen Raguz, City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2020-18**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held February 25, 2020, and that same was approved and adopted.

ATTEST:

Joice Earleen Raguz, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Phillip Sinco, City Attorney



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of February 25, 2020


Prepared by:
Todd Bodem, City Administrator

SUBJECT: Survey City Council to seek guidance for a tobacco ordinance to protect residents from tobacco.

RECOMMENDATION:

Seek guidance from the City Council to improve its health and raise its American Lung Association's (ALA) grade by reviewing the ALA's worksheet to include those outcomes into a possible future amended tobacco ordinance.

BACKGROUND:

California continues to be a nationwide leader in the fight for clean air and healthy lungs. Hundreds of millions of dollars each year are going to better the lives of Californians by funding strong tobacco control and prevention programs. The state's efforts are reflected in the American Lung Association State of Tobacco Control 2019 national report. The national report tracks progress on key tobacco control policies at the state and federal levels as of January 2, 2019. The report assigns grades to every state in five key areas. This year's report features California at the top of the pack, earning an "A" for Smoke free Air policies and "B's" for Tobacco Prevention and Control Funding, Tobacco Tax, Minimum Age, and Access to Cessation Services. These grades overall place us within the top 5 states in the country and reflect California's dedication to ending the tobacco epidemic. Despite the significant progress, our fight against the damage caused by tobacco remains monumental. Tobacco continues to be the number one cause of preventable death in California. Over one-quarter of all cancer deaths in California are attributable to smoking, and over 9,000 kids start smoking each year. The tobacco industry continues to find creative ways to hook new generations of smokers by marketing and selling new products. Local tobacco control efforts have remained diligent in taking common sense approaches and pushing necessary policies to address new challenges. Communities throughout California are taking strong stances to protect their youth and all residents from the harms of tobacco. To highlight these efforts, in coordination with the national report, the American Lung Association in California releases its State of Tobacco Control 2019 – California Local Grades report to track how well California municipalities protect their citizens from the burden of tobacco. The State of Tobacco Control 2019 – California Local Grades report is based on a review of county and municipal codes in four key areas for all 58 counties (which covers the unincorporated areas of each county) and 482

incorporated cities and towns in the state. Since the first such report in 2009, the number of communities with an overall “A” or “B” grade has increased dramatically.

The purpose of the State of Tobacco Control 2019 – California Local Grades report is to increase public knowledge about local laws that protect residents from the deadly toll of tobacco and to encourage local leadership to take action where improvement is needed. Grades are not intended to reflect the efforts of local tobacco control coalitions, the broader public health community or organizations working to advance local tobacco control policies.

DISCUSSION:

Mayor Julian brought to the attention of City Staff the ALA’s report showing an “F” Grade for Guadalupe’s undertaking in reducing the impact on tobacco on our local population (see attachment 1, Santa Barbara County agency grades).

Staff has reviewed the American Lung Association's (ALA's) report and website. The grades/scores for other nearby cities (for comparison purposes) obtained from the information on the ALA’s website is attached hereto as Attachment 1. Attachment 2 is a document from the ALA to help guide the City Council on what to include in a possible ordinance for the Council's consideration at a later date. Staff will ask Council to go down the list and see where they stand on each item. Enacting any ordinance that includes any items on this list will improve the City’s grade/score, which some items likely to raise the City’s grade/score higher than other items.

FISCAL IMPACT:

None at this time.



Santa Barbara County

Buellton
Carpinteria
Goleta
Guadalupe
Lompoc
Santa Barbara
Santa Maria
Solvang
Santa Barbara County Unincorporated

Overall Tobacco Control Grade	D	B	B	F	F	C	D	D	A
TOTAL POINTS	2	10	8	0	1	6	2	4	11
Smokefree Outdoor Air	C	A	C	F	D	B	C	A	A
Dining	2	4	2	0	0	2	0	4	2
Entryways	4	4	4	0	0	2	4	4	4
Public Events	0	3	0	0	0	4	0	4	4
Recreation Areas	4	4	3	0	3	4	4	4	3
Service Areas	2	4	4	0	0	4	0	4	4
Sidewalks	0	1	0	0	0	1	0	1	0
Worksites	0	1	0	0	0	0	0	0	0
TOTAL POINTS	12	21	13	0	3	17	8	21	17
Smokefree Housing	F	C	D	F	F	D	F	F	C
Nonsmoking Apartments	0	0	0	0	0	0	0	0	0
Nonsmoking Condominiums	0	0	0	0	0	0	0	0	0
Nonsmoking Common Areas	0	4	2	0	0	2	0	0	4
TOTAL POINTS	0	4	2	0	0	2	0	0	4
Reducing Sales of Tobacco Products	F	A	A	F	F	C	F	F	A
Tobacco Retailer Licensing	0	4	4	0	0	2	0	0	4
TOTAL POINTS	0	4	4	0	0	2	0	0	4
Emerging Issues Bonus Points									
Emerging Products Definition - Secondhand Smoke	1	0	1	0	1	1	1	1	1
Emerging Products Definition - Licensing	0	1	1	0	0	0	0	0	1
Retailer Location Restrictions	0	1	1	0	0	0	0	0	1
Sale of Tobacco Products in Pharmacies	0	0	0	0	0	0	0	0	0
Flavored Tobacco Products	0	0	0	0	0	0	0	0	0
Minimum Pack Size of Cigars	0	0	0	0	0	0	0	0	0
TOTAL POINTS	1	2	3	0	1	1	1	1	3

Overall Tobacco Control Grade
A: 11-12
B: 8-10
C: 5-7

Determined by grades and points from other three categories
A: 4 C: 2 F: 0
B: 3 D: 1

Smokefree Outdoor Air Grade
A: 18+
B: 13-17
C: 8-12

Smokefree Housing Grade
A: 10+
B: 7-9
C: 4-6

Reducing Sales of Tobacco Products Grade
A: 4
B: 3
C: 2

D: 1
D: 1
F: 0



APPENDIX D

APPENDIX D: Raise Your Grade

As is evidenced by the 39 cities and counties that have overall "A" grades, strong tobacco control policies can work in any community. So how can your community improve its health and raise its grade? Below is a worksheet that can be used to determine what types of policies could improve the health of your city or county and help raise its grade. Just fill in the points for the policies your community already has in the right-hand column, and see how many more points you will need to increase your grade. These policies will improve the health of your communities and ensure that tobacco is kept out of the hands of children.

Smokefree Outdoor Air

	1 Point	2 Points	3 Points	4 Points	Total Points
Dining		Allows designated smoking areas or includes exceptions		100% smokefree	
Entryways		Less than 15 feet of all entryways or within an unspecified distance	Within 15-19 feet of all entryways	20 or more feet from all entryways	
Public Events		Some types of public events but not all	Allows designated smoking areas	100% smokefree	
Recreation Areas		Some parks, beaches and trails	Allows designated smoking areas	100% smokefree	
Service Areas		Some types of service areas but not all		All service areas	
Sidewalks	Some or all sidewalks or other pedestrian walkways				
Worksites	Some or all outdoor worksites				
18+ Points: A 13-17 Points: B 8-12 Points: C 3-7 Points: D 0-2 Points: F					Total:



Smokefree Housing

	1 Point	2 Points	3 Points	4 Points	Total Points
Nonsmoking Units in Apartments	Prohibits smoking in 75% or more of new apartment units	75% or more of new and existing apartment units		75-100% of units for both new and existing apartments	
Nonsmoking Units in Condominiums	Prohibits smoking in 75% or more of new condos units	75% or more of new and existing condos units		75-100% of units for both new and existing condos	
Nonsmoking Common Areas		Indoor common areas		Indoor and outdoor common areas	

10+ Points: **A** 7-9 Points: **B** 4-6 Points: **C** 1-3 Points: **D** 0 Points: **F**

Reducing Sales of Tobacco Products

Policy Provisions:

- (1) Require tobacco retailers to pay an annual fee that sufficiently covers administration and enforcement efforts, including compliance checks;
- (2) Requirement that all retailers obtain a license to sell tobacco and renew it annually;
- (3) Provision that any violation of a local, state or federal tobacco law is considered a violation of the license; and
- (4) Financial deterrent through fines and penalties for violations that includes suspension and revocation of the license.

	1 Point	2 Points	3 Points	4 Points	Total Points
Tobacco Retailer Licensing	A sufficient annual fee and 0 of the other 3 provisions outlined above or licensing ordinance with insufficient annual fee and any of the other 3 provisions outlined above	A sufficient annual fee and 1 of the other 3 provisions outlined above	A sufficient annual fee and 2 of the other 3 provisions outlined above	A sufficient annual fee and the other 3 provisions outlined above	

4+ Points: **A** 3 Points: **B** 2 Points: **C** 1 Points: **D** 0 Points: **F** Total:

Emerging Issues Bonus Points

Bonus Point	
Secondhand Smoke (Bonus Point)	There is a strong definition of smoke, smoking or tobacco product that would include electronic cigarettes or other new and emerging tobacco products in a jurisdiction's secondhand smoke laws and the jurisdiction's secondhand smoke laws extend further than the state laws.
Tobacco Retailer License (Bonus Point)	There is a strong definition of smoke, smoking or tobacco product that would include electronic cigarettes or other new and emerging tobacco products in a jurisdiction's tobacco retailer licensing ordinance.
Tobacco Retailer Location Restrictions (Bonus Point)	Restricts businesses that sell tobacco from being located within certain distance of schools and/or parks. Or the policy prohibits a tobacco retailer from being located within a certain distance of other retailers to avoid high concentration in certain areas. Or there is a limit to the number of tobacco retailer licenses that can be issued.
Sales in Pharmacies	Prohibit sales all or some pharmacies .
Flavored Tobacco Products (Bonus Point)	The sale of flavored tobacco products, including cigars, little cigars, pipe tobacco and electronic cigarettes is prohibited.
Minimum Pack Size of Cigars (Bonus Point)	Prohibit the sale of cigars in individual or small packages, which increases the price and makes them less attractive to youth.
Total:	

Each of the six Emerging Issues can receive 1 bonus point. Receiving a total of 3 or more of these bonus points adds one point to the Overall Tobacco Control points.