



**MAYOR:** JOHN LIZALDE  
**MAYOR PRO TEM:** ARISTON JULIAN  
**COUNCIL MEMBER:** GINA RUBALCABA  
**COUNCIL MEMBER:** JERRY BEATTY  
**COUNCIL MEMBER:** VIRGINIA PONCE

**CITY ADMINISTRATOR:** ANDREW CARTER  
**CITY ATTORNEY:** DAVID FLEISHMAN  
**CITY CLERK:** JOICE EARLEEN RAGUZ  
**CITY TREASURER:** PETRONA AMIDO

## AGENDA

### GUADALUPE CITY COUNCIL

**Regular Meeting**  
**Tuesday, February 9, 2016**

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

**City Hall, Council Chambers**  
**918 Obispo Street, Guadalupe, California 93434**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers prior to the completion of the staff report and hand the form to the City Clerk. **Note:** Staff Reports for this agenda, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 4:30 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **MOMENT OF SILENCE.**
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL.** Council Members Jerry Beatty, Virginia Ponce, Gina Rubalcaba, Ariston Julian and Mayor John Lizalde.

4. **COMMUNITY PARTICIPATION FORUM.**

*Each person will be limited to a discussion of 3 minutes or as directed by the Mayor. This time is reserved to accept comments from the public on Consent Agenda items, Closed Session items, or matters not otherwise scheduled on this agenda. Pursuant to provisions of the Brown Act, no action may be taken on these matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. City Council may direct Staff to investigate and/or schedule certain matters for consideration at a future City Council meeting.*

5. **CONSENT CALENDAR.** The following items are presented for Council approval without discussion as a single agenda item in order to expedite the meeting. Should a Council Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.

- a. Payment of Warrants for the period ending February 4, 2016 to be approved for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Director.
  - b. Minutes of the City Council Regular Meeting of January 26, 2016 to be ordered filed.
  - c. Second Reading of Ordinance No. 2016-441, an Ordinance of the City Council of the City of Guadalupe, California affirming, revising and setting fees and rates for water service.
  - d. Second Reading of Ordinance No. 2016-442, an Ordinance of the City Council of the City of Guadalupe, California affirming, revising and setting fees and rates for wastewater service.
  - e. Mold Abatement in Police Department.
6. **PUBLIC HEARING TO CONSIDER SUBDIVISION OF LOT 4 OF THE DJ FARMS MASTER TENTATIVE TRACT MAP (VESTING TENTATIVE TRACT MAP NO. 29062).**  
That the City Council:
1. Receive a presentation from staff;
  2. Conduct a public hearing on the proposed Vesting Tentative Tract Map 29062; and
  3. Adopt Resolution No. 2016-03 approving Vesting Tentative Tract Map No. 29062 (Planning Application #2015-051-TTM) subject to the attachment findings and conditions of approval.
- a. Written Staff Report (Lilly Rudolph, Contract City Planner)
  - b. Written Communications.
  - c. Public Hearing.
  - d. City Council discussion and consideration.
  - e. It is recommended that the City Council concludes the public hearing and adopt Resolution No. 2016-03.
7. **DISCUSSION OF ZONING ORDINANCE AMENDMENT OPTIONS FOR REGULATING WINDOW SIGNS.**
- a. Written Staff Report (Lilly Rudolph, Contract City Planner)
  - b. City Council discussion and consideration.
  - c. It is recommended that the City Council provide direction to staff regarding amendments to the Zoning Ordinance to update current standards and add provisions regarding window signs.
8. **OVERNIGHT PARKING IN THE CITY PARKING LOT AT 884 GUADALUPE STREET.**
- a. Written Staff Report (Andrew Carter, City Administrator)
  - b. City Council discussion and consideration.
  - c. It is recommended that the City Council provide direction to staff on whether to prohibit overnight parking in the City Parking Lot.
9. **FIRST HALF FINANCIAL REVIEW.** That the City Council adopt Resolution No. 2016-04 making adjustments to the 2015/2016 budget.
- a. Written Staff Report (Andrew Carter, City Administrator)
  - b. City Council discussion and consideration.
  - c. It is recommended that the City Council adopt Resolution No. 2016-04.

10. CITY MANAGER REPORT/ FUTURE AGENDA ITEMS.

11. ANNOUNCEMENTS / COUNCIL ACTIVITY REPORTS.


12. CLOSED SESSION.

- a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:  
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (two potential cases)


CLOSED SESSION ANNOUNCEMENT.

13. ADJOURNMENT.

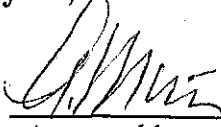
*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department and the City Clerk's office not less than 72 hours prior to the meeting. Dated this 5<sup>th</sup> day of February 2016.*

By:   
Andrew Carter, City Administrator

**REPORT TO THE CITY COUNCIL**  
**Council Agenda of February 09, 2016**

  
\_\_\_\_\_  
Prepared by  
Esther Britt

  
\_\_\_\_\_  
Reviewed by  
Andrew Carter

  
\_\_\_\_\_  
Approved by  
Annette Munoz

**SUBJECT:** Payment of warrants for the period ending February 04, 2016 to be approved for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Department staff.

**RECOMMENDATION:** That the City Council review and approve the listing of hand checks and warrants to be paid on February 10, 2016

**BACKGROUND:** Submittal of the listing of warrants issued by the City to vendors for the period and explanations for disbursement of these warrants. An exception, such as an emergency hand check may be required to be issued and paid prior to submittal of the warrant listing, however, this warrant will be identified as "Ratify" on the warrant listing.

141 SUBURBAN ROAD STE C-1 \*\*\* VENDOR.: ABA01 (ABALONE COAST ANALYTICAL,INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
15-7399	WATER SAMPLES	02-16	12/09/15 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 1550	1	70.00	70.00
		( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )				
		Invoice Extension ---->				70.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
15-7655	WATER SAMPLE	02-16	12/22/15 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLE	12	4425 1550	1	70.00	70.00
		( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )				
		Invoice Extension ---->				70.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
16-0094	WATER SAMPLES	02-16	01/06/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 1550	1	140.00	140.00
		( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )				
		Invoice Extension ---->				140.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
16-0253	WATER SAMPLES	02-16	01/13/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 1550	1	70.00	70.00
		( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )				
		Invoice Extension ---->				70.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
16-0413	WATER SAMPLES	02-16	01/21/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 1550	1	70.00	70.00
		( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )				
		Invoice Extension ---->				70.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
16-0516	WATER SAMPLES	02-16	01/27/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	WATER SAMPLES	12	4425 1550	1	82.00	82.00
		( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )				
		Invoice Extension ---->				82.00

Vendor Total -----> 502.00  
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P.O. BOX 7423 \*\*\* VENDOR.: AIR02 (AIRGAS USA LLC)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
904757999	OXYGEN	02-16	01/22/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	OXYGEN	01	4220 1550	1	234.09	234.09
		( General Fund Fire Op Supp/Expense )				
		Invoice Extension ---->				234.09

Vendor Total -----> 234.09  
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HEALTH SERVICE  
 429 N. SAN ANTONIO ROAD  
 INVOICE-TYPE DESCRIPTION

\*\*\* VENDOR.: ALC02 (ALCOHOL, DRUG AND MENTAL)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
FY2015-16 PROFESSIONAL SERVICES	02-16	01/11/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PROFESSIONAL SERVICES	01 4200 2350	1	77.00	77.00
		( General Fund Police Svcs.Other Agen )			
				Invoice Extension ---->	77.00
				Vendor Total ----->	77.00

304 E. OAK STREET  
 INVOICE-TYPE DESCRIPTION

\*\*\* VENDOR.: ALL02 (ALL AMERICAN SCREEN PRINT INC,)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
12492 14 NAVY POLO SHIRT FOR EXPLORERS	02-16	01/12/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	14 NAVY POLO SHIRT FOR EXPLORERS	01 4200 3210	1	370.84	370.84
		( General Fund Police Police Explorer )			
				Invoice Extension ---->	370.84
				Vendor Total ----->	370.84

P.O. BOX 6734  
 INVOICE-TYPE DESCRIPTION

\*\*\* VENDOR.: ALL08 (ALLWEATHER LANDSCAPE MAINTENANCE, INC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
26394 MAINTENANCE FOR 01/2016	02-16	01/15/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	MAINTENANCE FOR 01/2016	01 4300 2150	1	1677.00	1677.00
		( General Fund Parks & Rec Prof Services )			
0002	MAINTENANCE FOR 01/2016	71 4454 2150	1	349.38	349.38
		( MEASURE A MEASURE A Prof Services )			
0003	MAINTENANCE FOR 01/2016	01 4145 2150	1	349.37	349.37
		( General Fund Building Mtce Prof Services )			
0004	MAINTENANCE FOR 01/2016	60 4490 2150	1	419.25	419.25
		( Quad.Assmt.Dist Quad.Assmt Dist Prof Services )			
				Invoice Extension ---->	2795.00

INVOICE-TYPE DESCRIPTION

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
26491 GLYPHOSATE PRO-WEED CONTROL	02-16	12/31/15 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	GLYPHOSATE PRO-WEED CONTROL	01 4300 2150	1	75.00	75.00
		( General Fund Parks & Rec Prof Services )			
0002	GLYPHOSATE PRO-WEED CONTROL	71 4454 2150	1	15.63	15.63
		( MEASURE A MEASURE A Prof Services )			
0003	GLYPHOSATE PRO-WEED CONTROL	01 4145 2150	1	15.62	15.62
		( General Fund Building Mtce Prof Services )			
0004	GLYPHOSATE PRO-WEED CONTROL	60 4490 2150	1	18.75	18.75
		( Quad.Assmt.Dist Quad.Assmt Dist Prof Services )			
				Invoice Extension ---->	125.00
				Vendor Total ----->	2920.00

ONE HANCOCK DRIVE  
 INVOICE-TYPE DESCRIPTION

\*\*\* VENDOR.: ALL09 (ALLAN HANCOCK COLLEGE)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316 ENROLLMENT & MATERIALS-POST PLAN/40 HRS COURSE	02-16	02/03/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	POST CONTROL # 3010-21705-15-002	01 4200 1300	1	84.00	84.00
		( General Fund Police Bus Exp/Train )			
				Invoice Extension ---->	84.00

ONE HANCOCK DRIVE \*\*\* VENDOR.: ALL09 (ALLAN HANCOCK COLLEGE)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
				Vendor Total ----->
				84.00
				=====

543-C W. BETTERAVIA ROAD \*\*\* VENDOR.: AME04 (AMERICAN INDUSTRIAL SUPPLY INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
0289173IN ALCOHOL AND LENS WIPES,TRIPLE ANTIBIOTIC, TABLETS	02-16	01/12/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 ALCOHOL AND LENS WIPES,TRIPLE ANTIBIOTIC, TABLETS	12 4425 1550		1	31.15	31.15
				( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )	
				Invoice Extension ----->	
				31.15	
				Vendor Total ----->	
				31.15	
				=====	

AUS WEST LOCKBOX \*\*\* VENDOR.: ARA01 (ARAMARK UNIFORM SERVICES)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
531254378 WET AND DUST MOPS	02-16	01/19/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 WET AND DUST MOPS	01 4145 2150		1	27.24	27.24
				( General Fund Building Mtce Prof'l Services )	
				Invoice Extension ----->	
				27.24	

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
531254379 UNIFORMS	02-16	01/19/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 UNIFORMS	10 4420 2150		1	4.83	4.83
				( Wtr. Oper. Fund Water Operating Prof'l Services )	
0002 UNIFORMS	01 4145 2150		1	.86	.86
				( General Fund Building Mtce Prof'l Services )	
0003 UNIFORMS	01 4300 2150		1	.86	.86
				( General Fund Parks & Rec Prof'l Services )	
0004 UNIFORMS	10 4420 2150		1	1.29	1.29
				( Wtr. Oper. Fund Water Operating Prof'l Services )	
0005 UNIFORMS	71 4454 2150		1	1.29	1.29
				( MEASURE A MEASURE A Prof'l Services )	
				Invoice Extension ----->	
				9.13	

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
531254381 UNIFORMS	02-16	01/19/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 UNIFORMS	12 4425 2150		1	16.70	16.70
				( Wst.Wtr.Op.Fund Wastewater Prof'l Services )	
				Invoice Extension ----->	
				16.70	

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
531254382 UNIFORM	02-16	01/19/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 UNIFORM	01 4145 2150		1	.69	.69
				( General Fund Building Mtce Prof'l Services )	
0002 UNIFORM	01 4300 2150		1	.68	.68
				( General Fund Parks & Rec Prof'l Services )	
0003 UNIFORM	71 4454 2150		1	5.49	5.49
				( MEASURE A MEASURE A Prof'l Services )	
				Invoice Extension ----->	
				6.86	

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
531271738 MAT,WET AND DUST MOPS	02-16	01/26/16 N N N	A-NET30 FROM INVOICE	2010

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AUS WEST LOCKBOX  
 P.O. BOX 101179  
 INVOICE-TYPE DESCRIPTION

\*\*\* VENDOR.: ARA01 (ARAMARK UNIFORM SERVICES)

Line	Description	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
0001	MAT,WET AND DUST MOPS	01	4145 2150	1	27.24
			( General Fund Building Mtce Profl Services )		27.24
			Invoice Extension ---->		27.24

INVOICE-TYPE DESCRIPTION

531271739 UNIFORM

Line	Description	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
		02-16	01/26/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORM	10 4420 2150	1	4.83	4.83
		( Wtr. Oper. Fund Water Operating Profl Services )			
0002	UNIFORM	01 4145 2150	1	.86	.86
		( General Fund Building Mtce Profl Services )			
0003	UNIFORM	01 4300 2150	1	.86	.86
		( General Fund Parks & Rec Profl Services )			
0004	UNIFORM	10 4420 2150	1	1.29	1.29
		( Wtr. Oper. Fund Water Operating Profl Services )			
0005	UNIFORM	71 4454 2150	1	1.29	1.29
		( MEASURE A MEASURE A Profl Services )			
			Invoice Extension ---->		9.13

INVOICE-TYPE DESCRIPTION

531271741 TOWELS,WET AND DUST MOPS

Line	Description	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
		02-16	01/26/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	TOWELS,WET AND DUST MOPS	12 4425 2150	1	97.61	97.61
		( Wst.Wtr.Op.Fund Wastewater Profl Services )			
			Invoice Extension ---->		97.61

INVOICE-TYPE DESCRIPTION

531271742 UNIFORM

Line	Description	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
		02-16	01/26/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORM	01 4145 2150	1	.69	.69
		( General Fund Building Mtce Profl Services )			
0002	UNIFORM	01 4300 2150	1	.68	.68
		( General Fund Parks & Rec Profl Services )			
0003	UNIFORM	71 4454 2150	1	5.49	5.49
		( MEASURE A MEASURE A Profl Services )			
			Invoice Extension ---->		6.86

INVOICE-TYPE DESCRIPTION

531289140 WET AND DUST MOPS

Line	Description	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
		02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	WET AND DUST MOPS	01 4145 2150	1	27.24	27.24
		( General Fund Building Mtce Profl Services )			
			Invoice Extension ---->		27.24

INVOICE-TYPE DESCRIPTION

531289141 UNIFORM

Line	Description	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
		02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORM	01 4145 2150	1	.86	.86
		( General Fund Building Mtce Profl Services )			
0002	UNIFORM	01 4300 2150	1	.86	.86
		( General Fund Parks & Rec Profl Services )			
0003	UNIFORM	10 4420 2150	1	1.29	1.29
		( Wtr. Oper. Fund Water Operating Profl Services )			
0004	UNIFORM	71 4454 2150	1	1.29	1.29
		( MEASURE A MEASURE A Profl Services )			
0005	UNIFORM	10 4420 2150	1	4.83	4.83
		( Wtr. Oper. Fund Water Operating Profl Services )			
			Invoice Extension ---->		9.13

INVOICE-TYPE DESCRIPTION

531289143 TOWELS, SOAP, UNIFORMS

Line	Description	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
		02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010



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AUS WEST LOCKBOX  
 P.O. BOX 101179  
 INVOICE-TYPE DESCRIPTION

\*\*\* VENDOR.: ARA01 (ARAMARK UNIFORM SERVICES)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 TOWELS, SOAP, UNIFORMS	12 4425 2150	1	81.43	81.43
		( Wst.Wtr.Op.Fund Wastewater Profl Services )		
		Invoice Extension ---->		81.43

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INVOICE-TYPE DESCRIPTION

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
531289144 UNIFORM	02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010

Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 UNIFORM	01 4145 2150	1	.69	.69
	( General Fund Building Mtce Profl Services )			
0002 UNIFORM	01 4300 2150	1	.68	.68
	( General Fund Parks & Rec Profl Services )			
0003 UNIFORM	71 4454 2150	1	5.49	5.49
	( MEASURE A MEASURE A Profl Services )			
		Invoice Extension ---->		6.86
		Vendor Total ----->		325.43

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P.O. BOX 3092

\*\*\* VENDOR.: AUT01 (AUTOSYS, INC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
868 TROUBLESHOOT WWPT PLC AFTER POWER OUTAGE	02-16	01/18/16 N N N	A-NET30 FROM INVOICE	2010

Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 TROUBLESHOOT WWPT PLC AFTER POWER OUTAGE	12 4425 2150	1	270.00	270.00
	( Wst.Wtr.Op.Fund Wastewater Profl Services )			
		Invoice Extension ---->		270.00
		Vendor Total ----->		270.00

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750 GUADALUPE ST  
 BRIAN H. & SALLY S. KUROKAWA  
 INVOICE-TYPE DESCRIPTION

\*\*\* VENDOR.: BRI01 (BRIAN'S AUTO BODY)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
6887 VEHICLE REPAIRS 2015 FORD EXPLORER	02-16	01/22/16 N N N	A-NET30 FROM INVOICE	2010

Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 VEHICLE REPAIRS 2015 FORD EXPLORER	01 4200 1460	1	2528.87	2528.87
	( General Fund Police Vehicle Maintnc )			
		Invoice Extension ---->		2528.87
		Vendor Total ----->		2528.87

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\*\*\* VENDOR.: BRI02 (NORMA BRIBIESCA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316 REIMBURSEMENT FOR MEALS & MILEAGE-RECORDS COURSE	02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010

Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 REIMBURSEMENT FOR MEALS & MILEAGE-RECORDS COURSE	01 4200 1300	1	474.00	474.00
	( General Fund Police Bus Exp/Train )			
		Invoice Extension ---->		474.00
		Vendor Total ----->		474.00

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1631 CARLOTTI DR.

\*\*\* VENDOR.: BRU02 (BRUMIT DIESEL, INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
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1631 CARLOTTI DR. \*\*\* VENDOR.: BRU02 (BRUMIT DIESEL, INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
21066	VEHICLE MAINTENANCE	02-16	01/13/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	VEHICLE MAINTENANCE	01	4220 1460	1	3141.52	3141.52
		( General Fund Fire Vehicle Maintnc )				
				Invoice Extension ---->		3141.52
				Vendor Total ----->		3141.52

2525 NATOMAS PARK DRIVE STE130 \*\*\* VENDOR.: CAL10 (CALIFORNIA BUILDING STANDARDS COMMISSION)

ATTN: SB1473

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
020316	SB 1473 4TH QTR	02-16	02/03/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	SB 1473 4TH QTR	01	2042	1	58.00	58.00
		( General Fund SB 1473 Ca. Bdlg Stnds Comm )				
				Invoice Extension ---->		58.00
				Vendor Total ----->		58.00

\*\*\* VENDOR.: CAR01 (ANDREW CARTER)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
020116	CCWA BOARD MEETING IN BUELLTON (MILEAGE)	02-16	01/28/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	CCWA BOARD MEETING IN BUELLTON (MILEAGE)	01	4105 1300	1	44.28	44.28
		( General Fund Administration Bus Exp/Train )				
				Invoice Extension ---->		44.28

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
020216	REIMBURSEMENT FOR CELLPHONE	02-16	01/02/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	REIMBURSEMENT FOR CELLPHONE	01	4105 1300	1	75.00	75.00
		( General Fund Administration Bus Exp/Train )				
				Invoice Extension ---->		75.00
				Vendor Total ----->		119.28

P.O. BOX 790408 \*\*\* VENDOR.: CAR09 (CARDMEMBER SERVICE)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
0049	CLINICAL LAB-SAMPLING AND TESTING SEMINAR	02-16	01/30/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	CLINICAL LAB-SAMPLING AND TESTING SEMINAR	10	4420 1300	1	30.00	30.00
		( Wtr. Oper. Fund Water Operating Bus Exp/Train )				
				Invoice Extension ---->		30.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
0245	QUARTERLY CITY MANAGER'S MEETING	02-16	01/06/16 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	QUARTERLY CITY MANAGERS MEETING	01	4105 1300	1	20.74	20.74
		( General Fund Administration Bus Exp/Train )				
				Invoice Extension ---->		20.74

P.O. BOX 790408

\*\*\* VENDOR.: CAR09 (CARDMEMBER SERVICE)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1061	RUBBER BOOTS TO ASSIST WITH STORM CLEARANCE	02-16	01/11/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	RUBBER BOOTS TO ASSIST WITH STORM CLEARANCE	71 4454 1550	1	23.75	23.75
		( MEASURE A MEASURE A Op Supp/Expense )			
				Invoice Extension ---->	23.75

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1569	P.O.S.T. TRAINING (85102247)	02-16	01/30/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	P.O.S.T. TRAINING (85102247)	01 4200 1300	1	344.04	344.04
		( General Fund Police Bus Exp/Train )			
				Invoice Extension ---->	344.04

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
1577	P.O.S.T TRAINING	02-16	01/30/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	P.O.S.T. TRAINING	01 4200 1300	1	344.04	344.04
		( General Fund Police Bus Exp/Train )			
				Invoice Extension ---->	344.04

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
2778	TESTING SAMPLE FOR BREAKING	02-16	01/26/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	TESTING SAMPLE FOR BREAKING	01 4220 1400	1	711.20	711.20
		( General Fund Fire Equipment Maint )			
0002	TESTING SAMPLE FOR BREAKING	01 2265	-1	54.20	-54.20
		( General Fund USE TAX PAYABLE )			
				Invoice Extension ---->	657.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
3898	POSTAGE	02-16	01/13/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	POSTAGE	01 4220 1200	1	31.52	31.52
		( General Fund Fire Off Suppl/Postg )			
				Invoice Extension ---->	31.52

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
4218	THE PHILIPS HEARTSTART ONSITE AED COMPLETE PACKAGE	02-16	01/26/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	THE PHILIPS HEARTSTART ONSITE AED COMPLETE PACKAGE	01 4145 1550	1	1397.50	1397.50
		( General Fund Building Mtce Op Supp/Expense )			
0002	USE TAX	01 2265	-1	106.50	-106.50
		( General Fund USE TAX PAYABLE )			
				Invoice Extension ---->	1291.00

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
7057	PIPE WRENCH FOR STATE WATER LINE	02-16	01/14/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PIPE WRENCH FOR STATE WATER LINE	10 4420 1550	1	49.78	49.78
		( Wtr. Oper. Fund Water Operating Op Supp/Expense )			
				Invoice Extension ---->	49.78

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
8758	RECORDS TRAINING (86332101)	02-16	01/20/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
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P.O. BOX 790408

\*\*\* VENDOR.: CAR09 (CARDMEMBER SERVICE)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 RECORDS TRAINING (86332101)	01	4200 1300	1 703.13	703.13
		( General Fund Police Bus Exp/Train )		
		Invoice Extension ---->		703.13

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
41113 SCAN LOCK SELF CONTAINED SIREN/SWITCH	02-16	01/08/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 SCAN LOCK SELF CONTAINED SIREN/SWITCH	42	4210 3200	1 1163.93	1163.93
		( Pol.Saftey Fund Pol.Pub.Safety Equipment )		
0002 USE TAX	42	2265	-1 86.80	-86.80
		( Pol.Saftey Fund USE TAX PAYABLE )		
		Invoice Extension ---->		1077.13
		Vendor Total ----->		4572.13

P.O. BOX 60229

\*\*\* VENDOR.: CHA03 (CHARTER COMMUNICATIONS)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020116 CABLE	02-16	01/14/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 CABLE	01	2050	1 7.00	7.00
		( General Fund Employee Trust Fund )		
0002 CABLE	01	4145 1000	1 85.81	85.81
		( General Fund Building Mtce Utilities )		
0003 CABLE	57	4213 1000	1 7.00	7.00
		( Alcohol & Drug Drug & Alcohol Utilities )		
		Invoice Extension ---->		99.81
		Vendor Total ----->		99.81

512 SOUTH OAKLEY

\*\*\* VENDOR.: CIT01 (CITY MOTORS TOWING INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
94623 TRANSPORT FORD EXPLORER	02-16	01/12/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 TRANSPORT FORD EXPLORER	01	4200 1460	1 125.00	125.00
		( General Fund Police Vehicle Maintnc )		
		Invoice Extension ---->		125.00
		Vendor Total ----->		125.00

918 OBISPO ST

\*\*\* VENDOR.: CIT08 (CITY OF GUADALUPE (FINANC))

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316 1024-A,1025,330,884 GUAD,918 OBISPO,4550,4545 10TH	02-16	02/01/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 1024-A,1025,330,884 GUAD,918 OBISPO,4550,4545 10TH	01	4145 1000	1 370.97	370.97
		( General Fund Building Mtce Utilities )		
0002 4760 GARRETT ST,4800 3RD,180 PIONEER,5301 W.MAIN	01	4300 1000	1 747.58	747.58
		( General Fund Parks & Rec Utilities )		
0003 5125 W.MAIN ST	12	4425 1000	1 516.37	516.37
		( Wst.Wtr.Op.Fund Wastewater Utilities )		
0004 4689-A 11TH ST,406 TOGNAZZINI	01	4300 1000	1 46.24	46.24
		( General Fund Parks & Rec Utilities )		
0005 1075,949,873-A,110,912,1070,1188,GUAD,4402 AMBER	71	4454 1000	1 184.96	184.96
		( MEASURE A MEASURE A Utilities )		
0006 5001,5101,4913,5201 W. MAIN ST	60	4490 1000	1 69.36	69.36
		( Quad.Assmt.Dist Quad.Assmt Dist Utilities )		
		Invoice Extension ---->		1935.48

918 OBISPO ST \*\*\* VENDOR.: CIT08 (CITY OF GUADALUPE (FINANC))

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
				Vendor Total -----> 1935.48
				=====

4490 TENTH STREET \*\*\* VENDOR.: CIT10 (CITY OF GUADALUPE)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316 REIMBURSEMENT FOR PETTY CASH (GLADIATORS)	02-16	02/03/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 REIMBURSEMENT FOR PETTY CASH (GLADIATORS)	57	4213 1150	1 11.95	11.95
	( Alcohol & Drug Drug & Alcohol Communications )			
0002 REIMBURSEMENT FOR PETTY CASH (GLADIATORS)	57	4213 1550	1 130.87	130.87
	( Alcohol & Drug Drug & Alcohol Op Supp/Expense )			
Invoice Extension ---->				142.82
Vendor Total ----->				142.82
				=====

110 E. COOK STREBT \*\*\* VENDOR.: CIT12 (CITY OF SANTA MARIA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
68679 FUEL FOR 12/2015	02-16	01/20/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 FUEL FOR 12/2015	23	4461 1560	1 3749.87	3749.87
	( LTF - Transit LTF Transit Fuels/Lubricant )			
Invoice Extension ---->				3749.87
Vendor Total ----->				3749.87
				=====

867 GUADALUPE ST \*\*\* VENDOR.: CLA02 (CLAY'S SEPTIC & JETTING, INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
53612 PROFESSIONAL SERVICE-MANHOLE ON 8TH ST & GUADALUPE	02-16	12/24/15 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICE-MANHOLE ON 8TH ST & GUADALUPE	12	4425 2150	1 650.00	650.00
	( Wst.Wtr.Op.Fund Wastewater Prof Services )			
Invoice Extension ---->				650.00
Vendor Total ----->				650.00
				=====

3755 WASHINGTON BLVD \*\*\* VENDOR.: COR01 (CORBIN WILLITS SYSTEM INC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
00B601151 MONTHLY PAYMENT FOR 02/2016	02-16	01/15/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 MONTHLY PAYMENT FOR 02/2016	01	4120 2150	1 592.62	592.62
	( General Fund Finance Prof Services )			
Invoice Extension ---->				592.62
Vendor Total ----->				592.62
				=====

ANIMAL HEALTH & REGULATION \*\*\* VENDOR.: COU04 (COUNTY OF SANTA BARBARA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
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ANIMAL HEALTH & REGULATION \*\*\* VENDOR.: COU04 (COUNTY OF SANTA BARBARA)  
 300 N. SAN ANTONIO ROAD  
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
020116	QUARTERLY PAYMENT FOR 10/2015-12/31/15	02-16 01/21/16 N N N	A-NET30 FROM INVOICE	2010	
0001	QUARTERLY PAYMENT FOR 10/2015-12/31/15	01 4140 2350	1	12809.25	12809.25
		( General Fund Non-Departmentl Svcs.Other Agen )			
			Invoice Extension ---->		12809.25
			Vendor Total ----->		12809.25

P.O. BOX 2398 \*\*\* VENDOR.: CRA01 (CRANDALL CONSTRUCTION)  
 TREVOR A. CRANDALL  
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
1805	PROFESSIONAL SERVICES-WATER SERVICE REPLACEMENT	02-16 02/01/16 N N N	A-NET30 FROM INVOICE	2010	
0001	PROFESSIONAL SERVICES-WATER SERVICE REPLACEMENT	10 4420 2150	1	2550.00	2550.00
		( Wtr. Oper. Fund Water Operating Profl Services )			
			Invoice Extension ---->		2550.00
			Vendor Total ----->		2550.00

ASSESSMENT & INVESTIGATIONS \*\*\* VENDOR.: CUE01 (CUESTA POLYGRAPH FORENSIC)  
 3940-7 BROAD STREET #123  
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
15GPD12	PROFESSIONAL SERVICES-PRE-EMPLOYMENT	02-16 01/03/16 N N N	A-NET30 FROM INVOICE	2010	
0001	PROFESSIONAL SERVICES-PRE-EMPLOYMENT	01 4200 2150	1	250.00	250.00
		( General Fund Police Profl Services )			
			Invoice Extension ---->		250.00
			Vendor Total ----->		250.00

966 HUBER ST \*\*\* VENDOR.: CUL01 (CULLIGAN/CENTRAL COAST WATER)  
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
32193	TANK RENTAL	02-16 12/31/15 N N N	A-NET30 FROM INVOICE	2010	
0001	TANK RENTAL	01 4200 1550	1	35.00	35.00
		( General Fund Police Op Supp/Expense )			
			Invoice Extension ---->		35.00

INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
32459	STRONGBASE EXCHANGE (WATER)	02-16 01/08/16 N N N	A-NET30 FROM INVOICE	2010	
0001	STRONGBASE EXCHANGE (WATER)	01 4200 1550	1	80.00	80.00
		( General Fund Police Op Supp/Expense )			
			Invoice Extension ---->		80.00
			Vendor Total ----->		115.00

4490 10TH STREET \*\*\* VENDOR.: CUR01 (SALVADOR CURIEL)  
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

4490 10TH STREET \*\*\* VENDOR.: CUR01 (SALVADOR CURIEL)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316	REIMBURSEMENT FOR MEALS	02-16	02/03/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	REIMBURSEMENT FOR MEALS	01 4200 1300	1	40.00	40.00
		( General Fund Police Bus Exp/Train )			
				Invoice Extension ---->	40.00
				Vendor Total ----->	40.00

ACCOUNT SERVICES \*\*\* VENDOR.: DEP09 (DEPARTMENT OF JUSTICE)

P.O. BOX 944255

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
142774	FINGERPRINT APPLICATION, PEACE OFFICER-BILLED	02-16	12/30/15 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	FINGERPRINT APPLICATION, PEACE OFFICER-BILLED	01 4200 2150	1	51.00	51.00
		( General Fund Police Profl Services )			
				Invoice Extension ---->	51.00
				Vendor Total ----->	51.00

1102 Q STREET \*\*\* VENDOR.: DIV01 (DIVISION OF THE STATE ARCHITECT)

ATTN: SB 1186

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316	DISABILITY ACCESS & EDUCATION FEE REPORT	02-16	02/03/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	DISABILITY ACCESS & EDUCATION FEE REPORT	01 2042 01	1	118.00	118.00
		( General Fund SB 1186 DISABILITY ACCESS LAW )			
				Invoice Extension ---->	118.00
				Vendor Total ----->	118.00

1198 N. GROVE STREET \*\*\* VENDOR.: DOO01 (DOOLEY ENTERPRISES, INC. DISTRIBUTOR)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
52178	9MM 147GR, JACKETED HOL, FULL METAL JACKETED	02-16	01/04/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	9MM 147GR, JACKETED HOL, FULL METAL JACKETED	01 4200 1550	1	1218.08	1218.08
		( General Fund Police Op Supp/Expense )			
				Invoice Extension ---->	1218.08
				Vendor Total ----->	1218.08

5130 SAN JACINTO AVENUE \*\*\* VENDOR.: EIK01 (EIKHOF DESIGN GROUP INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
2016-010	PROFESSIONAL SERVICES-STREET AND STORM DRAINAGE	02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PROFESSIONAL SERVICES-STREET AND STORM DRAINAGE	20 4430 2150	1	2475.00	2475.00
		( Gas Tax Fund Gas Tax-Streets Profl Services )			
0002	PROFESSIONAL SERVICES-WATER PROJECTS	10 4420 2150	1	225.00	225.00
		( Wtr. Oper. Fund Water Operating Profl Services )			
0003	PROFESSIONAL SERVICES-PASADERA	01 2004	1	1875.00	1875.00
		( General Fund D.J. FARMS )			
0004	PROFESSIONAL SERVICES-TOGNAZZINI WELL	30 4465 3150	1	750.00	750.00
		( Wtr. Cap. Fund Water Capital Imp.Other/Build )			

5130 SAN JACINTO AVENUE \*\*\* VENDOR.: EIK01 (EIKHOF DESIGN GROUP INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
Line Description		G/L Account No	Unit(s)	Unit Cost	Amount
0005 PROFESSIONAL SERVICES-SIMPLOT MONUMENT	01	2080	1	75.00	75.00
		( General Fund Simplot Monument )			
0006 PROFESSIONAL SERVICES-STREET AND STORM DRAINAGE	20	4430 2150	1	6187.50	6187.50
		( Gas Tax Fund Gas Tax-Streets Profl Services )			
0007 PROFESSIONAL SERVICES-WATER PROJECTS	10	4420 2150	1	330.00	330.00
		( Wtr. Oper. Fund Water Operating Profl Services )			
		Invoice Extension ---->			11917.50
		Vendor Total ----->			11917.50

233 GRANADA DRIVE SUITE D \*\*\* VENDOR.: EXE01 (EXECUTIVE JANITORIAL INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
63495 PROFESSIONAL SERVICES	02-16	01/20/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001 PROFESSIONAL SERVICES	01	4145 2150	1	775.00	775.00
		( General Fund Building Mtce Profl Services )			
		Invoice Extension ---->			775.00
		Vendor Total ----->			775.00

P.O. BOX 740827 \*\*\* VENDOR.: FER02 (FERGUSON ENTERPRISES, INC. #1350)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
2882708 WATER HEATER FOR KITCHEN	02-16	01/20/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001 WATER HEATER FOR KITCHEN	01	4145 1550	1	638.52	638.52
		( General Fund Building Mtce Op Supp/Expense )			
		Invoice Extension ---->			638.52
		Vendor Total ----->			638.52

P.O. BOX 51488 \*\*\* VENDOR.: GAR08 (HENRY GARCIA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
020216 02/2016 DEED OF TRUST	02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001 02/2016 DEED OF TRUST	26	2300	1	404.88	404.88
		( RDA-Op.Fund Loan Payable )			
		Invoice Extension ---->			404.88
		Vendor Total ----->			404.88

P.O. BOX 337 \*\*\* VENDOR.: GUA02 (GUADALUPE HARDWARE COMPANY INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
94750 CARWASH SOAP	02-16	12/29/15 N N N	A-NET30 FROM INVOICE	2010	
Line Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001 CARWASH SOAP	01	4200 1550	1	4.75	4.75
		( General Fund Police Op Supp/Expense )			
		Invoice Extension ---->			4.75



\*\*\* VENDOR.: GUA02 (GUADALUPE HARDWARE COMPANY INC.)

P.O. BOX 337

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
94812	GARDEN HOSE RINGS,TIRE SHINE	02-16	01/21/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	GARDEN HOSE RINGS,TIRE SHINE	01 4200 1550	1	10.05	10.05
( General Fund Police Op Supp/Expense )					
Invoice Extension ---->					10.05

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
95058	PINE SOL, LYSOL	02-16	01/23/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PINE SOL, LYSOL	01 4220 1400	1	6.58	6.58
( General Fund Fire Equipment Maint )					
Invoice Extension ---->					6.58

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
95188	CAR WASH BUCKET	02-16	01/08/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	CAR WASH BUCKET	01 4200 1550	1	5.39	5.39
( General Fund Police Op Supp/Expense )					
Invoice Extension ---->					5.39

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
95812	OIL	02-16	01/09/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	OIL	01 4220 1400	1	10.25	10.25
( General Fund Fire Equipment Maint )					
Invoice Extension ---->					10.25

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
96036	10 1/2 LOCKWASHERS	02-16	01/13/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	10 1/2 LOCKWASHERS	12 4425 1550	1	12.83	12.83
( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )					
Invoice Extension ---->					12.83

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
96068	BULBS,O RINGS,BB SCREWS,FAUCET HANDLE	02-16	01/15/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	BULBS,O RINGS,BB SCREWS,FAUCET HANDLE	12 4425 1550	1	19.52	19.52
( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )					
Invoice Extension ---->					19.52

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
96098	TRASH BAGS,SEAT WRENCH	02-16	01/15/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	TRASH BAGS,SEAT WRENCH	12 4425 1550	1	50.74	50.74
( Wst.Wtr.Op.Fund Wastewater Op Supp/Expense )					
Invoice Extension ---->					50.74

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
96202	LOCKSET FOR LANTERN HOTEL	02-16	01/25/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	LOCKSET FOR LANTERN HOTEL	26 4500 1550	1	86.58	86.58
( RDA-Op.Fund Redevelopment Op Supp/Expense )					
Invoice Extension ---->					86.58

\*\*\* VENDOR.: GUA02 (GUADALUPE HARDWARE COMPANY INC.)

P.O. BOX 337

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Vendor Total ----->				206.69 =====

621 GUADALUPE STREET

\*\*\* VENDOR.: GUA03 (GUADALUPE LAUNDROMAT & DRY CLEANING)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
7691 TURNOUT	02-16	01/22/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 TURNOUT	01 4220 1400		1 5.00	5.00
( General Fund Fire Equipment Maint )				
Invoice Extension ----->				5.00
Vendor Total ----->				5.00 =====

1421 PARK STREET

\*\*\* VENDOR.: GWA01 (GREAT WESTERN ALARM & COMMUNICATION INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
101752101 PROFESSIONAL SERVICE 4 WATER STORAGE TANK 02/2016	02-16	02/01/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICE 4 WATER STORAGE TANK 02/2016	10 4420 2150		1 47.00	47.00
( Wtr. Oper. Fund Water Operating Prof'l Services )				
Invoice Extension ----->				47.00
Vendor Total ----->				47.00 =====

1319 MARSH STREET

ATTORNEYS AT LAW

\*\*\* VENDOR.: HAL02 (HALL,HIEATT & CONNELLY, LLP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
33025 PROFESSIONAL SERVICES	02-16	11/30/15 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICES	01 4110 2150		1 2987.56	2987.56
( General Fund City Attorney Prof'l Services )				
Invoice Extension ----->				2987.56

INVOICE-TYPE DESCRIPTION

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
33204 PROFESSIONAL SERVICES	02-16	12/31/15 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICES	01 4110 2150		1 4639.65	4639.65
( General Fund City Attorney Prof'l Services )				
Invoice Extension ----->				4639.65
Vendor Total ----->				7627.21 =====

8930 MORRO ROAD

\*\*\* VENDOR.: HAN04 (HANLEY & FLEISHMAN,LLP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
2674 PROFESSIONAL SERVICES	02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICES	01 4110 2150		1 2870.00	2870.00
( General Fund City Attorney Prof'l Services )				
0002 PROFESSIONAL SERVICES-RDA	26 4500 2150		1 180.00	180.00
( RDA-Op.Fund Redevelopment Prof'l Services )				
0003 PROFESSIONAL SERVICES-WATER	10 4420 2150		1 472.50	472.50
( Wtr. Oper. Fund Water Operating Prof'l Services )				

8930 MORRO ROAD \*\*\* VENDOR.: HAN04 (HANLEY & FLEISHMAN,LLP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0004 PROFESSIONAL SERVICES-WWTP	12	4425 2150	1 67.50	67.50
		( Wst.Wtr.Op.Fund Wastewater Profl Services )		
0005 PROFESSIONAL SERVICES-SOLID WASTE	15	4435 2150	1 210.00	210.00
		( Solid Waste Solid Waste Profl Services )		
		Invoice Extension ---->		3800.00
		Vendor Total ----->		3800.00

HARRY MASATANI \*\*\* VENDOR.: HAR05 (HARRY & KIMIKO MASATANI)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020216 PROPERTY LEASE PAYMENT FOR BANDSHELL 02/2016	02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 PROPERTY LEASE PAYMENT FOR BANDSHELL 02/2016	01	4300 2150	1 50.00	50.00
		( General Fund Parks & Rec Profl Services )		
		Invoice Extension ---->		50.00
		Vendor Total ----->		50.00

P.O. BOX 30193 \*\*\* VENDOR.: HAS01 (TOTALFUNDS BY HASLER)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316 POSTAAGE	02-16	01/12/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 POSTAGE	01	4120 1550	1 79.26	79.26
		( General Fund Finance Op Supp/Expense )		
		Invoice Extension ---->		79.26
		Vendor Total ----->		79.26

1850 W. BETTERAVIA ROAD \*\*\* VENDOR.: HEA01 (HEALTH SANITATION SERVICE INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
0291780 TRASH SERVICES FOR 11/10/15-12/10/15	02-16	01/01/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 TRASH SERVICES FOR 11/10/15-12/10/15	15	4435 2110	1 37974.74	37974.74
		( Solid Waste Solid Waste HSS SERVICES )		
		Invoice Extension ---->		37974.74
		Vendor Total ----->		37974.74

P.O. BOX 825 \*\*\* VENDOR.: HEN01 (HENDERSON PETROLEUM CORP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
146379 FUEL	02-16	01/31/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 FUEL	01	4220 1560	1 193.92	193.92
		( General Fund Fire Fuels/Lubricant )		
0002 FUEL	71	4454 1560	1 81.04	81.04
		( MEASURE A MEASURE A Fuels/Lubricant )		
0003 FUEL	12	4425 1560	1 227.06	227.06
		( Wst.Wtr.Op.Fund Wastewater Fuels/Lubricant )		
0004 FUEL	10	4420 1560	1 30.83	30.83
		( Wtr. Oper. Fund Water Operating Fuels/Lubricant )		
		Invoice Extension ---->		532.85

P.O. BOX 825

\*\*\* VENDOR.: HEN01 (HENDERSON PETROLEUM CORP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
146394 FUEL	02-16	01/31/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 FUEL	01	4200 1560	1 813.36	813.36
	( General Fund Police Fuels/Lubricant )			
	Invoice Extension ---->			813.36
	Vendor Total ----->			1346.21
				=====

DEPT 32-2502415643  
 P.O. BOX 9055

\*\*\* VENDOR.: HOM02 (HOME DEPOT CREDIT SERVICES)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
15969 FIRECODE DRYWALL,MASONRY 94LB MORTAR MIX	02-16	12/30/15 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 FIRECODE DRYWALL,MASONRY 94LB MORTAR MIX	01	4145 1550	1 42.44	42.44
	( General Fund Building Mtce Op Supp/Expense )			
	Invoice Extension ---->			42.44

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
3010448 JT COMPOUND,FLOAT,MOULDING	02-16	01/06/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 JT COMPOUND,FLOAT,MOULDING	01	4145 1550	1 57.67	57.67
	( General Fund Building Mtce Op Supp/Expense )			
	Invoice Extension ---->			57.67

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
9022244 DRAWSTRING BAGS ( 2 ) BOXES	02-16	12/21/15 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 DRAWSTRING BAGS ( 2 ) BOXES	01	4145 1550	1 41.79	41.79
	( General Fund Building Mtce Op Supp/Expense )			
	Invoice Extension ---->			41.79
	Vendor Total ----->			141.90
				=====

\*\*\* VENDOR.: HOV01 (GARY L. HOVING)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020116 ID CARDS FOR FIRE DEPARTMENT	02-16	01/11/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 ID CARDS FOR FIRE DEPARTMENT	01	4220 1550	1 84.34	84.34
	( General Fund Fire Op Supp/Expense )			
0002 USE TAX	01	2265	-1 6.42	-6.42
	( General Fund USE TAX PAYABLE )			
	Invoice Extension ---->			77.92

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020216 STORAGE CONTAINER FOR NEW UNIT	02-16	01/28/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 STORAGE CONTAINER FOR NEW UNIT	42	4210 3200	1 356.64	356.64
	( Pol.Saftey Fund Pol.Pub.Safety Equipment )			
0002 USE TAX	42	2265	-1 27.18	-27.18
	( Pol.Saftey Fund USE TAX PAYABLE )			
	Invoice Extension ---->			329.46
	Vendor Total ----->			407.38
				=====

6144 CALLE REAL SUITE 200 \*\*\* VENDOR.: IMP01 (IMPULSE INTERNET SERVICES)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
818709	COMMUNICATION	02-16	01/22/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	COMMUNICATION	01 4405 1150 ( General Fund Bldg and Safety Communications )	1	141.27	141.27
0002	COMMUNICATION	12 4425 1150 ( Wst.Wtr.Op.Fund Wastewater Communications )	1	141.27	141.27
0003	COMMUNICATION	01 4200 1150 ( General Fund Police Communications )	1	141.27	141.27
0004	COMMUNICATION	01 4120 1150 ( General Fund Finance Communications )	1	141.27	141.27
0005	COMMUNICATION	01 4220 1150 ( General Fund Fire Communications )	1	141.27	141.27
0006	COMMUNICATION	01 4105 1150 ( General Fund Administration Communications )	1	141.27	141.27
0007	COMMUNICATION	10 4420 1150 ( Wtr. Oper. Fund Water Operating Communications )	1	141.27	141.27
0008	COMMUNICATION	01 4300 1150 ( General Fund Parks & Rec Communications )	1	141.27	141.27
0009	COMMUNICATION	10 4420 1150 ( Wtr. Oper. Fund Water Operating Communications )	1	28.28	28.28
0010	COMMUNICATION	20 4430 1150 ( Gas Tax Fund Gas Tax-Streets Communications )	1	56.52	56.52
0011	COMMUNICATION	71 4454 1150 ( MEASURE A MEASURE A Communications )	1	56.52	56.52

Invoice Extension ----> 1271.48

Vendor Total -----> 1271.48  
 =====

10225 82ND AVENUE \*\*\* VENDOR.: INT02 (INTERSPIRO INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
144725	SPECTACLE KIT	02-16	01/05/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	SPECTACLE KIT	01 2265 ( General Fund USE TAX PAYABLE )	-1	9.32	-9.32
0002	SPECTACLE KIT	01 4220 1400 ( General Fund Fire Equipment Maint )	1	132.34	132.34

Invoice Extension ----> 123.02

Vendor Total -----> 123.02  
 =====

P.O. BOX 400 \*\*\* VENDOR.: LEE01 (LEE CENTRAL COAST NEWSPAPERS)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
74069	PUBLIC HEARING NOTICE-WATER & SEWER INCREASE	02-16	01/16/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PUBLIC HEARING NOTICE-WATER & SEWER INCREASE	10 4420 1250 ( Wtr. Oper. Fund Water Operating Advertisin/Pub. )	1	135.13	135.13
0002	PUBLIC HEARING NOTICE-WATER & SEWER INCREASE	12 4425 1250 ( Wst.Wtr.Op.Fund Wastewater Advertisin/Pub. )	1	135.12	135.12

Invoice Extension ----> 270.25

Vendor Total -----> 270.25  
 =====

P.O. BOX 39000 DEPT 34921 \*\*\* VENDOR.: LNC01 (L.N. CURTIS & SONS)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
138292200	FACTORY REPAIR NAFH-RECOUPLE HOSE W/ IPT CPLGS	02-16	01/21/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	FACTORY REPAIR NAFH-RECOUPLE HOSE W/ IPT CPLGS	01 4220 1400 ( General Fund Fire Equipment Maint )	1	211.09	211.09

Invoice Extension ----> 211.09

P.O. BOX 39000  
 DEPT 34921

\*\*\* VENDOR.: LNC01 (L.N. CURTIS & SONS)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Vendor Total ----->				211.09 =====

201 WEST MAIN STREET

\*\*\* VENDOR.: LOP01 (TOM LOPEZ)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316 DEPOSIT BALANCE FOR GULARTE DEVELOPMENT	02-16	02/03/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 DEPOSIT BALANCE FOR GULARTE DEVELOPMENT	01	2041	1 3926.28	3926.28
( General Fund Tom Lopez - Gularte Lane Dev. )				
Invoice Extension ---->				3926.28
Vendor Total ----->				3926.28 =====

P.O. BOX 742082  
 BANK OF AMERICA

\*\*\* VENDOR.: MAN01 (MANAGED HEALTH NETWORK COMPANY)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
200076125 PROFESSIONAL SERVICES	02-16	01/17/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICES	01	4140 0400	1 58.52	58.52
( General Fund Non-Departmentl Health Insuranc )				
Invoice Extension ---->				58.52
Vendor Total ----->				58.52 =====

DEPT. LA 23793

\*\*\* VENDOR.: MAT02 (MATHESON TRI-GAS, INC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
12774256 RENTAL	02-16	01/31/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 RENTAL	12	4425 2200	1 38.75	38.75
( Wst.Wtr.Op.Fund Wastewater Equip. Rental )				
Invoice Extension ---->				38.75
Vendor Total ----->				38.75 =====

P.O. BOX 4181

\*\*\* VENDOR.: NEX03 (NEXTEL COMMUNICATIONS)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
122816 COMMUNICATION	02-16	12/15/16 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 COMMUNICATION	10	4420 1150	1 116.15	116.15
( Wtr. Oper. Fund Water Operating Communications )				
0002 COMMUNICATION	12	4425 1150	1 34.70	34.70
( Wst.Wtr.Op.Fund Wastewater Communications )				
0003 COMMUNICATION	71	4454 1150	1 33.76	33.76
( MEASURE A MEASURE A Communications )				
0004 COMMUNICATION	01	4145 1150	1 4.22	4.22
( General Fund Building Mtce Communications )				
0005 COMMUNICATION	01	4300 1150	1 4.22	4.22
( General Fund Parks & Rec Communications )				
Invoice Extension ---->				193.05
Vendor Total ----->				193.05 =====

P.O. BOX 153

\*\*\* VENDOR.: NOL01 (NO LIMIT TIRE INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
6515 TIRE DISPOSAL	02-16	01/08/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 TIRE DISPOSAL	71 4454 1550		1	13.00	13.00
	( MEASURE A MEASURE A Op Supp/Expense )				
	Invoice Extension ---->				13.00
	Vendor Total ----->				13.00

DEPT 56-8510102155  
 P.O. BOX 78004

\*\*\* VENDOR.: OFF01 (OFFICE DEPOT CREDIT PLAN)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
1529322 STORAGE BOXES	02-16	01/05/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 STORAGE BOXES	01 4200 1550		1	23.75	23.75
	( General Fund Police Op Supp/Expense )				
	Invoice Extension ---->				23.75
	Vendor Total ----->				23.75

P.O. BOX 997300

\*\*\* VENDOR.: PAC01 (PACIFIC GAS & ELECTRIC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
020216 PIONEER ST 1/2 MI N/O	02-16	01/22/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 PIONEER ST 1/2 MI N/O	10 4420 1000		1	64.68	64.68
	( Wtr. Oper. Fund Water Operating Utilities )				
0002 4240 GULARTE LN	12 4425 1000		1	10.84	10.84
	( Wst.Wtr.Op.Fund Wastewater Utilities )				
0003 201 CALLE CESAR CHAVEZ	01 4300 1000		1	129.73	129.73
	( General Fund Parks & Rec Utilities )				
0004 1 MI W/O HWY 1 1/4	12 4425 1000		1	1236.64	1236.64
	( Wst.Wtr.Op.Fund Wastewater Utilities )				
0005 10TH ST 75FT W/O	10 4420 1000		1	313.76	313.76
	( Wtr. Oper. Fund Water Operating Utilities )				
0006 CRN OF PIONEER /8TH	12 4425 1000		1	52.38	52.38
	( Wst.Wtr.Op.Fund Wastewater Utilities )				
0007 GUADALUPE ST	65 4485 1000		1	148.85	148.85
	( Quad.Light Dist Gdlpe Light Dis Utilities )				
0008 N/E CORNER OF PARK	01 4300 1000		1	9.65	9.65
	( General Fund Parks & Rec Utilities )				
0009 GUAD DUNES WAY NE COR	71 4454 1000		1	8.82	8.82
	( MEASURE A MEASURE A Utilities )				
0010 W MAIN ST NE COR & PT	60 4490 1000		1	8.82	8.82
	( Quad.Assmt.Dist Quad.Assmt Dist Utilities )				
0011 1015 GUADALUPE ST	01 4145 1000		1	239.19	239.19
	( General Fund Building Mtce Utilities )				
0012 918 OBISPO ST	01 4145 1000		1	1206.65	1206.65
	( General Fund Building Mtce Utilities )				
0013 400 TOGNAZZINI	10 4420 1000		1	2853.89	2853.89
	( Wtr. Oper. Fund Water Operating Utilities )				
0014 638 GUADALUPE	12 4425 1000		1	149.31	149.31
	( Wst.Wtr.Op.Fund Wastewater Utilities )				
0015 4699 5TH ST	10 4420 1000		1	38.61	38.61
	( Wtr. Oper. Fund Water Operating Utilities )				
0016 W. MAIN SEWER PLANT	12 4425 1000		1	.00	.00
	( Wst.Wtr.Op.Fund Wastewater Utilities )				
0017 UTILITIES DIVISION	65 4485 1000		1	3265.38	3265.38
	( Quad.Light Dist Gdlpe Light Dis Utilities )				
0018 UTILITIES DIVISION	60 4490 1000		1	576.24	576.24
	( Quad.Assmt.Dist Quad.Assmt Dist Utilities )				
	Invoice Extension ---->				10313.44

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
020316 5125 W. MAIN ST	02-16	01/28/16 N N N	A-NET30 FROM INVOICE	2010	
Line Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001 5125 W. MAIN ST	12 4425 1000		1	9846.89	9846.89
	( Wst.Wtr.Op.Fund Wastewater Utilities )				
	Invoice Extension ---->				9846.89

P.O. BOX 997300 \*\*\* VENDOR.: PAC01 (PACIFIC GAS & ELECTRIC)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316-A	945 GUADALUPE ST (CLOCK TOWER)	02-16	01/27/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	945 GUADALUPE ST (CLOCK TOWER)	65 4485 1000	1	19.35	19.35
( Quad.Light Dist Gdlpe Light Dis Utilities )					
Invoice Extension ---->					19.35

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316-B	303 OBISPO ST WATER TANK	02-16	01/27/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	303 OBISPO ST WATER TANK	10 4420 1000	1	4545.57	4545.57
( Wtr. Oper. Fund Water Operating Utilities )					
Invoice Extension ---->					4545.57

Vendor Total -----> 24725.25  
 =====

ROBERT COBB \*\*\* VENDOR.: PER02 (PERRY'S ELECTRIC MOTORS)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
18934	DELIVER MOTOR	02-16	01/13/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	DELIVER MOTOR	12 4425 2150	1	247.50	247.50
( Wst.Wtr.Op.Fund Wastewater Profl Services )					
Invoice Extension ---->					247.50

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
18935	REPLACE MOTOR	02-16	01/13/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	REPLACE MOTOR	12 4425 2150	1	1043.70	1043.70
( Wst.Wtr.Op.Fund Wastewater Profl Services )					
Invoice Extension ---->					1043.70

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
18949	MOTOR HOOKUP-BLOWN FUSE	02-16	01/15/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	MOTOR HOOKUP-BLOWN FUSE	12 4425 2150	1	452.34	452.34
( Wst.Wtr.Op.Fund Wastewater Profl Services )					
Invoice Extension ---->					452.34

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
18966	DELIVERED MOTOR	02-16	01/21/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	DELIVERED MOTOR	12 4425 2150	1	237.50	237.50
( Wst.Wtr.Op.Fund Wastewater Profl Services )					
Invoice Extension ---->					237.50

Vendor Total -----> 1981.04  
 =====

P.O. BOX 1980 \*\*\* VENDOR.: POR02 (PORTNEY CONSTRUCTION, INC)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
15-239	PROFESSIONAL SERVICES-MOLD ABATEMENT @ PD	02-16	01/06/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
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P.O. BOX 1980

\*\*\* VENDOR.: POR02 (PORTNEY CONSTRUCTION, INC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICES-MOLD ABATEMENT @ PD	76 4320 2150		1 4025.00	4025.00
		( Cap Fac Fund Pub. Facilities Profl Services )		
		Invoice Extension ---->		4025.00
		Vendor Total ----->		4025.00

P.O. BOX 37600

\*\*\* VENDOR.: QUI01 (QUILL CORPORATION)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
2257386 RECYCLED PAPER	02-16	01/12/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 RECYCLED PAPER	01 4140 1200		1 123.08	123.08
		( General Fund Non-Departmentl Off Suppl/Postg )		
0002 BINDERS	12 4425 1200		1 28.21	28.21
		( Wst.Wtr.Op.Fund Wastewater Off Suppl/Postg )		
		Invoice Extension ---->		151.29
		Vendor Total ----->		151.29

585 CAMPODONICO

\*\*\* VENDOR.: ROD01 (JAIME RODRIGUEZ)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020216 ENCROACHMENT PERMIT DEPOSIT	02-16	02/02/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 ENCROACHMENT PERMIT DEPOSIT	01 2048		1 60.00	60.00
		( General Fund Building Permit Deposits )		
		Invoice Extension ---->		60.00
		Vendor Total ----->		60.00

P.O. BOX 1188

\*\*\* VENDOR.: SAN81 (SANTA MARIA FORD)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
138785 VEHICLE MAINTENANCE	02-16	12/30/15 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 VEHICLE MAINTENANCE	01 4200 1460		1 602.68	602.68
		( General Fund Police Vehicle Maintnc )		
		Invoice Extension ---->		602.68
		Vendor Total ----->		602.68

\*\*\* VENDOR.: SCH01 (PATRICK SCHMITZ)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
519 REIMBURSEMENT FOR OIL	02-16	01/18/16 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 REIMBURSEMENT FOR OIL	01 4220 1560		1 40.02	40.02
		( General Fund Fire Fuels/Lubricant )		
		Invoice Extension ---->		40.02
		Vendor Total ----->		40.02

.....  
 P.O. BOX C  
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

012216 REFUND ON ENCROACHMENT PERMIT 002-2015 02-16 01/21/16 N N N A-NET30 FROM INVOICE 2010

Line Description G/L Account No Unit(s) Unit Cost Amount

0001 REFUND ON ENCROACHMENT PERMIT 002-2015 01 2048 1 2560.00 2560.00  
 ( General Fund Building Permit Deposits )  
 Invoice Extension ----> 2560.00

INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

020316 918 OBISPO ST 02-16 02/01/16 N N N A-NET30 FROM INVOICE 2010

Line Description G/L Account No Unit(s) Unit Cost Amount

0001 918 OBISPO ST 01 4145 1000 1 890.36 890.36  
 ( General Fund Building Mtce Utilities )  
 Invoice Extension ----> 890.36

INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

020316-A VET'S HALL-1025 GUADALUPE 02-16 02/01/16 N N N A-NET30 FROM INVOICE 2010

Line Description G/L Account No Unit(s) Unit Cost Amount

0001 VET'S HALL-1025 GUADALUPE 01 4145 1000 1 167.49 167.49  
 ( General Fund Building Mtce Utilities )  
 Invoice Extension ----> 167.49

INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

020316-B 4545 10TH ST SENIOR CENTER 02-16 02/01/16 N N N A-NET30 FROM INVOICE 2010

Line Description G/L Account No Unit(s) Unit Cost Amount

0001 4545 10TH ST SENIOR CENTER 01 4145 1000 1 147.82 147.82  
 ( General Fund Building Mtce Utilities )  
 Invoice Extension ----> 147.82

Vendor Total -----> 3765.67  
 =====

DEPT, CH 10651  
 \*\*\* VENDOR.: STA08 (STANLEY CONVERGENT SECURITY SOLUTION IN.)

INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

13106977 PROFESSIONAL SERVICES WWTP 02-16 01/04/16 N N N A-NET30 FROM INVOICE 2010

Line Description G/L Account No Unit(s) Unit Cost Amount

0001 PROFESSIONAL SERVICES WWTP 12 4425 2150 1 44.10 44.10  
 ( Wst.Wtr.Op.Fund Wastewater Profl Services )  
 Invoice Extension ----> 44.10

INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

13110098 PROFESSIONAL SERVICES 02-16 01/04/16 N N N A-NET30 FROM INVOICE 2010

Line Description G/L Account No Unit(s) Unit Cost Amount

0001 PROFESSIONAL SERVICES 01 4120 2150 1 45.00 45.00  
 ( General Fund Finance Profl Services )  
 Invoice Extension ----> 45.00

Vendor Total -----> 89.10  
 =====

3474 EMPRESA DRIVE STE 140  
 \*\*\* VENDOR.: TEC01 (TECHXPRESS- CORP)

INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

1516 NETGUARD SERVICES PLANS FOR SERVER & WORKSTATIONS 02-16 02/01/16 N N N A-NET30 FROM INVOICE 2010

Line Description G/L Account No Unit(s) Unit Cost Amount

3474 EMPRESA DRIVE STE 140

\*\*\* VENDOR.: TEC01 (TECHXPRESS- CORP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description			Unit(s) Unit Cost	Amount
0001 NETGUARD SERVICES PLANS FOR SERVER & WORKSTATIONS	01	4140 2151	1 1950.00	1950.00
			( General Fund Non-Departmentl IT Services )	
			Invoice Extension ---->	1950.00
			Vendor Total ----->	1950.00

P.O. BOX 742592

\*\*\* VENDOR.: TER01 (TERMINIX PROCESSING CENTER)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
351816085 PROFESSIONAL SERVICE @ CITY HALL	02-16	01/19/16 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 PROFESSIONAL SERVICE @ CITY HALL	01	4145 2150	1 135.00	135.00
			( General Fund Building Mtce Profl Services )	
			Invoice Extension ---->	135.00
			Vendor Total ----->	135.00

INFORMATION

P.O. BOX 31001-0271

\*\*\* VENDOR.: TOS01 (TOSHIBA AMERICA INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
64191353 LEASE PAYMENT FOR 02/2016	02-16	01/20/16 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 LEASE PAYMENT FOR 02/2016	01	4140 4150	1 735.41	735.41
			( General Fund Non-Departmentl Lease-Purchase )	
			Invoice Extension ---->	735.41
			Vendor Total ----->	735.41

FILE 57202

\*\*\* VENDOR.: TOS02 (TBS CA/NV-FORMERLY WOLCO CORP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
12485192 COLOR COPIES	02-16	01/11/16 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 COLOR COPIES	01	4105 1550	1 125.64	125.64
			( General Fund Administration Op Supp/Expense )	
			Invoice Extension ---->	125.64
			Vendor Total ----->	125.64

P.O. BOX 9004-C#322222

\*\*\* VENDOR.: USA01 (U.S.A. BLUEBOOK INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
850514 CHLORINE	02-16	01/19/16 N N N	A-NET30 FROM INVOICE	2010
Line Description			Unit(s) Unit Cost	Amount
0001 CHLORINE	10	4420 1550	1 166.95	166.95
			( Wtr. Oper. Fund Water Operating Op Supp/Expense )	
			Invoice Extension ---->	166.95
			Vendor Total ----->	166.95

P.O. BOX 920041 \*\*\* VENDOR.: VER02 (VERIZON CALIFORNIA CORP.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020316	COMMUNICATION	02-16	01/16/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	COMMUNICATION	57 4213 1150	1	50.00	50.00
		( Alcohol & Drug & Alcohol Communications )			
				Invoice Extension ---->	50.00
				Vendor Total ----->	50.00

P.O. BOX 660108 \*\*\* VENDOR.: VER05 (VERIZON WIRELESS)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
012216	COMMUNICATION-(FIRE)	02-16	01/08/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	COMMUNICATION-(FIRE)	01 4220 1150	1	76.04	76.04
		( General Fund Fire Communications )			
				Invoice Extension ---->	76.04
				Vendor Total ----->	76.04

805 E.AIRPORT AVENUE \*\*\* VENDOR.: WAG01 (POORNIMA WAGH)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
020116	PROFESSIONAL SERVICES	02-16	02/01/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PROFESSIONAL SERVICES	01 4120 2150	1	735.00	735.00
		( General Fund Finance Profl Services )			
				Invoice Extension ---->	735.00
				Vendor Total ----->	735.00

990 OLYMPIC WAY \*\*\* VENDOR.: WHI05 (WHITTLE FIRE PROTECTION CORP.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
17302	SEMI ANNUAL SERVICE (KITCHEN)	02-16	01/21/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	SEMI ANNUAL SERVICE (KITCHEN)	01 4145 2150	1	150.00	150.00
		( General Fund Building Mtce Profl Services )			
				Invoice Extension ---->	150.00
				Vendor Total ----->	150.00

PO. BOX 668 \*\*\* VENDOR.: L006 (LUPE'S, COMPANY )

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000B60201	MQ CUSTOMER REFUND FOR LUP0054	02-16	01/04/16 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	MQ CUSTOMER REFUND FOR LUP0054	10 2049	1	21.78	21.78
		( Wtr. Oper. Fund Interim Refunds Payable - MQ )			
				Invoice Extension ---->	21.78
				Vendor Total ----->	21.78

2665 SHELL BEACH RD STEJ1 \*\*\* VENDOR.: \0002 (OUTLAND, INC. )

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000B60201	MQ CUSTOMER REFUND FOR OUT0029	02-16	01/04/16 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	MQ CUSTOMER REFUND FOR OUT0029	10 2049	1	3.97	3.97

( Wtr. Oper. Fund Interim Refunds Payable - MQ )  
 Invoice Extension ----> 3.97

Vendor Total -----> 3.97  
 =====

4,025.00 +  
 151.29 +  
 60.00 +  
 602.68 +  
 40.02 +  
 2,560.00 +  
 890.36 +  
 167.49 +  
 147.82 +  
 44.10 +  
 45.00 +  
 1,950.00 +  
 135.00 +  
 735.41 +  
 125.64 +  
 166.95 +  
 50.00 +  
 76.04 +  
 735.00 +  
 150.00 +  
 151,259.79 \*

\*\* Total Invoices -----> 151295.56  
 \*\* Total Checks -----> .00  
 \*\*\* Total Purchases ----> 151295.56  
 =====

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance	
01	2004		D.J. FARMS//General Fund		1875.00					
01	2010		Accounts Payable//General Fund		-59850.19					
01	2041		Tom Lopez - Gularte Lane Dev//G		3926.28					
01	2042		SB 1473 Ca. Bdlg Stnds Comm//Ge		58.00					
01	2042	01	SB 1186 DISABILITY ACCESS LA//G		118.00					
01	2048		Building Permit Deposits//Gener		2620.00					
01	2050		Employee Trust Fund//General Fu		7.00					
01	2080		Simplot Monument//General Fund		75.00					
01	2265		USE TAX PAYABLE//General Fund		-176.44					
01	4105	1150	Administratio/Communication/Gen		141.27	.00	2867.50	4600.00	1732.50	
01	4105	1300	Administratio/Bus Exp/Train/Gen		140.02	.00	1160.05	1500.00	339.95	
01	4105	1550	Administratio/Op Supp/Expen/Gen		125.64	.00	1592.58	2500.00	907.42	
01	4110	2150	City Attorney/Profl Service/Gen		10497.21	34069.81	44567.02	50000.00	5432.98	
01	4120	1150	Finance/Communication/General F		141.27	1812.39	1953.66	3200.00	1246.34	
01	4120	1550	Finance/Op Supp/Expen/General F		79.26	962.12	1041.38	2000.00	958.62	
01	4120	2150	Finance/Profl Service/General F		1372.62	11678.72	13051.34	15000.00	1948.66	
01	4140	0400	Non-Departmen/Health Insura/Gen		58.52	4338.28	4396.80	6000.00	1603.20	
01	4140	1200	Non-Departmen/Off Suppl/Pos/Gen		123.08	1013.37	1136.45	2834.00	1697.55	
01	4140	2151	Non-Departmen/IT Services/Gener		1950.00	14861.81	16811.81	30000.00	13188.19	
01	4140	2350	Non-Departmen/Svcs.Other Ag/Gen		12809.25	14978.25	27787.50	55000.00	27212.50	
01	4140	4150	Non-Departmen/Lease-Purchas/Gen		735.41	5298.47	6033.88	9000.00	2966.12	
01	4145	1000	Building Mtce/Utilities/General		3108.29	16121.83	19230.12	32000.00	12769.88	
01	4145	1150<*>	Building Mtce/Communication/Gen		4.22	14.03	18.25	.00	-18.25	
01	4145	1550	Building Mtce/Op Supp/Expen/Gen		2177.92	3622.53	5800.45	7000.00	1199.55	
01	4145	2150	Building Mtce/Profl Service/Gen		1511.36	9883.77	11395.13	18000.00	6604.87	
01	4200	1150	Police/Communication/General Fu		141.27	4555.58	4696.85	6500.00	1803.15	
01	4200	1300<*>	Police/Bus Exp/Train/General Fu		1989.21	5864.05	7853.26	5000.00	-2853.26	
01	4200	1460	Police/Vehicle Maint/General Fu		3256.55	8820.25	13876.80	14000.00	123.20	
01	4200	1550	Police/Op Supp/Expen/General Fu		1377.02	5308.19	7397.61	12000.00	4602.39	
01	4200	1560	Police/Fuels/Lubrica/General Fu		813.36	12112.68	12926.04	24000.00	11073.96	
01	4200	2150	Police/Profl Service/General Fu		301.00	702.27	1003.27	7000.00	5996.73	
01	4200	2350	Police/Svcs.Other Ag/General Fu		77.00	8996.99	9073.99	58000.00	48926.01	
01	4200	3210<*>	Police/Police Explor/General Fu		370.84	447.85	818.69	.00	-818.69	
01	4220	1150	Fire/Communication/General Fund		217.31	2396.60	2613.91	4620.00	2006.09	
01	4220	1200	Fire/Off Suppl/Pos/General Fund		31.52	934.71	966.23	2490.00	1523.77	
01	4220	1400	Fire/Equipment Mai/General Fund		1076.46	4588.62	5665.08	10000.00	4334.92	
01	4220	1460	Fire/Vehicle Maint/General Fund		3141.52	2093.43	5234.95	9000.00	3765.05	
01	4220	1550	Fire/Op Supp/Expen/General Fund		318.43	5086.88	5405.31	10000.00	4594.69	
01	4220	1560	Fire/Fuels/Lubrica/General Fund		233.94	2873.19	3107.13	8500.00	5392.87	
01	4300	1000	Parks & Rec/Utilities/General F		933.20	20073.77	21006.97	47500.00	26493.03	
01	4300	1150	Parks & Rec/Communication/Gener		145.49	1009.50	1154.99	1800.00	645.01	
01	4300	2150	Parks & Rec/Profl Service/Gener		1806.62	12671.91	14478.53	27500.00	13021.47	
01	4405	1150	Bldg and Safe/Communication/Gen		141.27	1432.61	1573.88	2600.00	1026.12	
Fund (01 ) Total ----->					.00	223837.66	2512.40	277697.41	489144.00	211446.59

10 2010 Accounts Payable//Wtr. Oper. Fu -12183.51

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
10	2049		Interim Refunds Payable - MQ//W	25.75					
10	4420	1000	Water Operati/Utilities/Wtr. Op	7816.51	65640.38	.00	73456.89	90000.00	16543.11
10	4420	1150	Water Operati/Communication/Wtr	285.70	2338.81	.00	2624.51	5000.00	2375.49
10	4420	1250	Water Operati/Advertisin/Pu/Wtr	135.13	55.88	.00	191.01	2000.00	1808.99
10	4420	1300	Water Operati/Bus Exp/Train/Wtr	30.00	.00	.00	30.00	500.00	470.00
10	4420	1550	Water Operati/Op Supp/Expen/Wtr	216.73	9507.54	.00	9724.27	45000.00	35275.73
10	4420	1560	Water Operati/Fuels/Lubrica/Wtr	30.83	1861.84	.00	1892.67	5000.00	3107.33
10	4420	2150	Water Operati/Profl Service/Wtr	3642.86	55426.46	.00	59069.32	75000.00	15930.68
Fund (10 ) Total ---->				.00	134830.91	.00	146988.67	222500.00	75511.33
12	2010		Accounts Payable//Wst.Wtr.Op.Fu	-16242.16					
12	4425	1000	Wastewater/Utilities/Wst.Wtr.Op	11812.43	90950.26	.00	102762.69	185000.00	82237.31
12	4425	1150	Wastewater/Communication/Wst.Wt	175.97	2066.49	.00	2242.46	4000.00	1757.54
12	4425	1200	Wastewater/Off Suppl/Pos/Wst.Wt	28.21	5686.82	.00	5715.03	10000.00	4284.97
12	4425	1250	Wastewater/Advertisin/Pu/Wst.Wt	135.12	55.87	.00	190.99	500.00	309.01
12	4425	1550	Wastewater/Op Supp/Expen/Wst.Wt	616.24	8395.99	.00	9012.23	30000.00	20987.77
12	4425	1560	Wastewater/Fuels/Lubrica/Wst.Wt	227.06	3729.55	.00	3956.61	8000.00	4043.39
12	4425	2150	Wastewater/Profl Service/Wst.Wt	3208.38	49313.66	.00	52522.04	100000.00	47477.96
12	4425	2200	Wastewater/Equip. Rental/Wst.Wt	38.75	739.77	.00	778.52	5000.00	4221.48
Fund (12 ) Total ---->				.00	160938.41	.00	177180.57	342500.00	165319.43
15	2010		Accounts Payable//Solid Waste	-38184.74					
15	4435	2110	Solid Waste/HSS SERVICES/Solid	37974.74	152623.50	.00	190598.24	450000.00	259401.76
15	4435	2150	Solid Waste/Profl Service/Solid	210.00	120.00	.00	330.00	500.00	170.00
Fund (15 ) Total ---->				.00	152743.50	.00	190928.24	450500.00	259571.76
20	2010		Accounts Payable//Gas Tax Fund	-8719.02					
20	4430	1150<*>	Gas Tax-Stree/Communication/Gas	56.52	56.47	.00	112.99	.00	-112.99
20	4430	2150	Gas Tax-Stree/Profl Service/Gas	8662.50	31828.50	.00	40491.00	75000.00	34509.00
Fund (20 ) Total ---->				.00	31884.97	.00	40603.99	75000.00	34396.01
23	2010		Accounts Payable//LTF - Transit	-3749.87					
23	4461	1560	LTF Transit/Fuels/Lubrica/LTF -	3749.87	22119.16	.00	25869.03	95000.00	69130.97
Fund (23 ) Total ---->				.00	22119.16	.00	25869.03	95000.00	69130.97
26	2010		Accounts Payable//RDA-Op.Fund	-671.46					

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
26	2300		Loan Payable//RDA-Op.Fund	404.88					
26	4500	1550<*>	Redevelopment/Op Supp/Expen/RDA	86.58	.00	.00	86.58	.00	-86.58
26	4500	2150	Redevelopment/Profl Service/RDA	180.00	6259.68	.00	6439.68	30000.00	23560.32
Fund (26 ) Total ---->				.00	6259.68	.00	6526.26	30000.00	23473.74
=====									
30	2010		Accounts Payable//Wtr. Cap. Fun	-750.00					
30	4465	3150	Water Capital/Imp.Other/Bui/Wtr	750.00	600.00	.00	1350.00	300000.00	298650.00
Fund (30 ) Total ---->				.00	600.00	.00	1350.00	300000.00	298650.00
=====									
42	2010		Accounts Payable//Pol.Saftey Fun	-1406.59					
42	2265		USE TAX PAYABLE//Pol.Saftey Fund	-113.98					
42	4210	3200<*>	Pol.Pub.Safet/Equipment/Pol.Saf	1520.57	9120.26	1168.49	11809.32	8000.00	-3809.32
Fund (42 ) Total ---->				.00	9120.26	1168.49	11809.32	8000.00	-3809.32
=====									
57	2010		Accounts Payable//Alcohol & Dru	-199.82					
57	4213	1000	Drug & Alcoho/Utilities/Alcohol	7.00	42.00	.00	49.00	100.00	51.00
57	4213	1150	Drug & Alcoho/Communication/Alc	61.95	361.03	.00	422.98	600.00	177.02
57	4213	1550	Drug & Alcoho/Op Supp/Expen/Alc	130.87	1328.95	.00	1459.82	2000.00	540.18
Fund (57 ) Total ---->				.00	1731.98	.00	1931.80	2700.00	768.20
=====									
60	2010		Accounts Payable//Guad.Assmt.Di	-1092.42					
60	4490	1000	Guad.Assmt Di/Utilities/Guad.As	654.42	4559.83	.00	5214.25	12500.00	7285.75
60	4490	2150	Guad.Assmt Di/Profl Service/Gua	438.00	2808.00	.00	3246.00	7500.00	4254.00
Fund (60 ) Total ---->				.00	7367.83	.00	8460.25	20000.00	11539.75
=====									
65	2010		Accounts Payable//Guad.Light Di	-3433.58					
65	4485	1000	Gdlpe Light D/Utilities/Guad.Li	3433.58	23758.54	.00	27192.12	75000.00	47807.88
Fund (65 ) Total ---->				.00	23758.54	.00	27192.12	75000.00	47807.88
=====									
71	2010		Accounts Payable//MEASURE A	-787.20					
71	4454	1000	MEASURE A/Utilities/MEASURE A	193.78	1179.32	.00	1373.10	3000.00	1626.90
71	4454	1150	MEASURE A/Communication/MEASURE	90.28	915.79	.00	1006.07	2500.00	1493.93



REPORT.: Feb 04 16 Thursday  
 RUN....: Feb 04 16 Time: 12:00  
 Run By.: Esther Britt

City of Guadalupe  
 Invoice/Pre-Paid Check Audit Trail  
 General Ledger Accounts with Budget Summary February 04, 2016  
 Accounting Period is February, 2016

PAGE: 029  
 ID #: PY-IP  
 CTL.: GUA

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
71	4454	1550	MEASURE A/Op Supp/Expen/MEASURE	36.75	9235.11	.00	9271.86	15000.00	5728.14
71	4454	1560	MEASURE A/Fuels/Lubrica/MEASURE	81.04	2624.11	.00	2705.15	8000.00	5294.85
71	4454	2150<*>	MEASURE A/Profl Service/MEASURE	385.35	11693.99	.00	12079.34	.00	-12079.34
Fund (71 ) Total ---->				.00	25648.32	.00	26435.52	28500.00	2064.48
=====									
76	2010		Accounts Payable//Cap Fac Fund	-4025.00					
76	4320	2150<*>	Pub. Faciliti/Profl Service/Cap	4025.00	44258.75	30998.47	79282.22	50000.00	-29282.22
Fund (76 ) Total ---->				.00	44258.75	30998.47	79282.22	50000.00	-29282.22
=====									

Minutes

**GUADALUPE CITY COUNCIL**  
**Regular Meeting Tuesday, January 26, 2016**

**REGULAR SESSION 6:00 P.M.**  
**CLOSED SESSION -- FOLLOWING REGULAR SESSION**

**City Hall, Council Chambers**  
**918 Obispo Street, Guadalupe, California 93434**

1. **MOMENT OF SILENCE**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**      Council Members Jerry Beatty, Virginia Ponce, Gina Rubalcaba, Ariston Julian and Mayor John Lizalde. **All Present**
4. **COMMUNITY PARTICIPATION FORUM**  
  
No public comment.
5. **CONSENT CALENDAR.** The following items are presented for Council approval without discussion as a single agenda item in order to expedite the meeting. Should a Council Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
  - a. Payment of Warrants for the period ending January 21, 2016 to be approved for payment by the City Council. Subject to having been certified as being in conformity with the budget by the Finance Director.
  - b. Minutes of the City Council Regular Meeting of December 22, 2015 to be ordered filed.
  - c. Minutes of the City Council Regular Meeting of January 12, 2016 to be ordered filed.
  - d. Monthly Reports from Department Heads:
    - i. Police Department report for the month of December 2015.
    - ii. Fire Department report for the month of December 2015.
    - iii. Building Department report for the month of December 2015.
    - iv. City Treasurer's report for the month of December 2015.
    - v. Monthly Cash Balance Report.
    - vi. City Engineer's report for the month of December 2015.
    - vii. Parks and Recreation Department Update.

- e. Second Reading of Ordinance No. 2016-440, an Ordinance of the City Council of the City of Guadalupe adding chapter 18.74 to the Guadalupe Municipal Code prohibiting the cultivation, processing and transport of medical marijuana.

**Councilmember Ponce** pulled 5.d.vi; **Councilmember Julian** pulled 5.d.vii.

**Motion made by Beatty, 2<sup>nd</sup> by Julian to approve the rest of the Consent Calendar. Passed, 5-0.**

**Councilmember Ponce** asked **City Administrator Carter** a series of questions about the City Engineer's report (Item 5.d.vi):

With respect to lowering gas lines on Pioneer Street, SoCal Gas has not yet taken any action.

With respect to street drainage, emergency repairs are needed on 4<sup>th</sup> Street in front of the back entrance to Apio. The street slopes from Obispo towards the railroad tracks, yet there is no drop inlet on the north side of the street. Water puddling there has caused the pavement to fail, particularly given the heavy truck traffic.

With respect to the farm on Flower Street, the **City Engineer, the Public Works Supervisor, and Mr. Carter** met with the farmer. The gopher issues existed prior to this farmer leasing the land. The Flower Street farmer also farms the DeGasparis property off Pioneer Street. **Mr. Carter** has also met with the farmer who owns the land along Peralta and 11<sup>th</sup>.

With respect to Tognazzini Well, the USDA grant won last year will pay for complete rehabilitation of the well. The project has been delayed until State Water is back on line so that the City can maintain two active sources of water at all times. The vegetable oil in the well is from the water pump. Vegetable oil is used to lubricate the pump since it is not a health hazard.

With respect to NPDES permitting requirements and the MS4 program, these are new statewide requirements for all cities. Guadalupe is working with Santa Maria to share expertise and cut costs.

**Mayor Lizalde** asked if the State Water line runs along 4<sup>th</sup> Street. **Mr. Carter** answered yes,

On Item 5.d.vii, **Councilmember Julian** noted that the correct time for the Community Meeting on January 30<sup>th</sup> is 2:00 p.m.

Commenting on storm drainage issues, **George Alvarez** said that the drain pipe under Pioneer Street is often filled with sand, which leads to neighborhood flooding. The City needs to keep the line clear.

**Motion made by Julian, 2<sup>nd</sup> by Ponce, to approve Items 5.d.vi and 5.d.vii. Passed, 5-0.**

6. **PROPOSITION 218 HEARING AND INTRODUCTION OF ORDINANCES AFFIRMING, REVISING AND SETTING FEES AND RATES FOR WATER AND WASTEWATER SERVICE.** That the City Council:

1. Review Staff Report.
2. Conduct Proposition 218 Protest Hearing.
3. Introduce by title only Ordinance No. 2016-441, an Ordinance of the City Council of the City of Guadalupe, California affirming, revising and setting fees and rates for water service.
4. Introduce by title only Ordinance No. 2016-442, an Ordinance of the City Council of the City of Guadalupe, California affirming, revising and setting fees and rates for wastewater service.
  - a. Written Staff Report (Andrew Carter, City Administrator)
  - b. Written Communications.
  - c. Public Hearing.
  - d. City Council discussion and consideration.
  - e. It is recommended that the City Council concludes the public hearing and adopts first reading of Ordinance No. 2016-441 and Ordinance No. 2016-442.

**Juana Escobar** provided Spanish translation during **Mr. Carter's** PowerPoint presentation. At the beginning of the meeting, **Ms. Escobar** distributed a Spanish translation of the PowerPoint to Spanish-speaking members of the audience.

**Mr. Carter** said his presentation would be in two parts – the first for water, the second part for wastewater. This is an official Prop 218 hearing. A Prop 218 mailing was sent out to all rate payers and property owners in town, 45 days in advance of tonight's meeting. The mailing was in both English and Spanish. A public notice also ran in the Santa Maria Times. Only four written protests were received in advance of the meeting. To meet the 50% protest threshold, 873 protests from property owners or 986 protests from rate payers are needed.

If Council passes the first reading of the two ordinances raising rates (2016-441 for water, 2016-442 for wastewater), then the second reading will take place on February 9<sup>th</sup>. The rate increases would take effect in April and rate payers would see the increase on their June 1<sup>st</sup> water and wastewater bills

A combined 22.8% rate increase is proposed for Water over five years. A combined 30% rate increase is proposed for Wastewater over two years. These increases would be on top of the regular CPI increases which take effect every January 1<sup>st</sup>. In addition, the current Boardinghouse wastewater rate will be eliminated. Boardinghouse accounts (there are only three) would pay the commercial rate. Apartment complexes on a single meter already pay the Commercial wastewater rate.

Rate increases are needed to fund the 10-year Capital Improvement Program proposed in the 2014 Water and Wastewater Master Plans. \$3.5 million in capital improvements are needed for Water and \$7.0 million for Wastewater. The higher capital improvement needs for Wastewater drive the higher proposed Wastewater rate increase. Also the current negative fund balance of

\$672,000 in the Wastewater fund. At this point in time, the Wastewater Fund is technically insolvent. That is why the proposed Wastewater rate increases cannot be spread over a longer time period.

To illustrate the importance of maintaining and improving the City's utilities infrastructure, **Mr. Carter** mentioned the Obispo Well pump failure which occurred on Memorial Day weekend in 2013 and the Trus Pro sewer line failure which occurred in late October 2013. **Mr. Carter** also mentioned the failed Bonita Water Tank which needs to be repaired and the problem with surcharging in the sewer line which runs from Guadalupe Street to Pt. Sal Dunes. A new line is needed there.

Rate increases will also pay for increased staff, which includes a Utilities Director and two additional line employees. **Mr. Carter** currently serves as de facto Utilities Director on top of his other responsibilities. Currently there are two employees in the Wastewater Department and one in Water.

Despite the proposed rate increases, Guadalupe water rates will remain the lowest in the immediate area and Guadalupe wastewater rates will remain below the areawide average.

**Mr. Carter** reviewed the City's 20-year water and wastewater rate history. For years, there were no increases at all. Even with the proposed rate increases, water and sewer rates have not kept up with the Consumer Price Index over the last 20 years.

**Mayor Lizalde** opened the Public Hearing.

**Alice Rivera** says she feels the rate increase for water is unfair. She doesn't drink tap water and only uses City water for bathing and doing the dishes.

**George Alvarez** addressed the Council in Spanish. He believes more Spanish outreach should have taken place.

**Manuel Lopez** opposes the rate increases.

**Shirley Boydston** feels the rate increases are needed to properly maintain the City's utility infrastructure.

**Tina Cruz** says she is okay with the increases, but she works for Apio and believes they are wasting water and should pay for this.

**Mayor Lizalde** asked **Mr. Carter** to explain how Apio is charged for water. **Mr. Carter** says that the City has a flat rate for the first 6 units of water every month. After that, each unit carries an incremental charge. Apio uses about 40% of the City's water and accounts for 40% of the City's water revenue.

**Mayor Lizalde** closed the Public Hearing. No additional written protests were received. The 50% protest threshold was not met.

**Mayor Lizalde** spoke against the 30% increase in wastewater rates. He does not believe the City should hire a Utilities Director and should instead use the City Engineer to fulfill that role.

**Councilmember Rubalcaba** said that if the City had made small increases over time, there would have been no need for a large increase now. She feels it is critical to increase the number of utilities staff, particularly in Water. It's not wise to have one person trying to do everything.

**Councilmember Julian** supports the rate increases. Unfortunately, the large wastewater increase is needed due to the sizable wastewater capital improvement needs and the fact that the Wastewater Fund has a current deficit. He believes additional utilities staff are needed.

**Councilmember Beatty** supports the rate increases. He focused on the fact that the City went years without any increase at all and that's why rates have to go up by so much now.

**Councilmember Ponce** supports the rate increases. She believes former staff and consultants should be held accountable for mistakes made in the past.

**Motion made by Beatty, 2<sup>nd</sup> by Julian to adopt the 1<sup>st</sup> reading of Ordinance 2016-441, water rate increase. Passed 5-0 on a roll call vote.**

**Motion made by Ponce, 2<sup>nd</sup> by Rubalcaba, to adopt the 1<sup>st</sup> reading of Ordinance 2016-442, wastewater rate increase. Passed 4-1 on a roll call vote. Ponce, Rubalcaba, Julian, Beatty voted aye; Lizalde voted no.**

## SUCCESSOR AGENCY

7. **CITY OF GUADALUPE SUCCESSOR AGENCY RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 16/17) FILED FOR THE TERM OF JULY 1, 2016 THROUGH JUNE 30, 2017.** That the Successor Agency approve ROPS 16/17 and adopt Resolution No. 2016-01.

- a. Written Staff Report (Annette Munoz, Finance Director)
- b. Successor Agency discussion and consideration.
- c. It is recommended that the Successor Agency adopt Resolution No. 2016-01.

**Finance Director Munoz** presented the 2016-17 ROPS. Up to now, ROPS have been adopted for six-month time periods. Now they are being adopted for twelve-month time periods. Key items in the 2016-17 ROPS include payment of 2003 Tax Allocation Bonds, environmental clean-up at the Al's Union site (reimbursable by the State's Leaking Underground Fuel Tank program), final payment on the SERAF loan, property maintenance (including utilities) at the Royal Theatre and the Lantern Hotel, the costs of disposing of that property, and administrative overhead costs (City Administrator and Finance Director time).

**Councilmember Beatty** asked about the loan on the Royal Theatre. **Ms. Munoz** said this is a loan covering the cost of purchasing the property from the **Garcia Family**. According to the State, the State has already reimbursed the Successor Agency for these costs. This occurred

before **Ms. Munoz** was Finance Director. She is doing research on the issue. **Councilmember Ponce** said she thought the loan had been paid off. **Mr. Carter** said that **Mrs. Garcia** had been paid in full, but not **Mr. Garcia**.

**Motion made by Rubalcaba, 2<sup>nd</sup> by Julian, to adopt Successor Agency Resolution 2016-01. Passed, 5-0.**

**8. CITY MANAGER REPORT/ FUTURE AGENDA ITEMS.**

February 9<sup>th</sup> meeting: 1<sup>st</sup> Half Financial Report  
Approval of the Tentative Track Map for Lot 4 at Pasadera.  
Discussion on a potential Window Ordinance

Future meeting: Finalize agreement with Waste Management to take over garbage billing.

**Councilmember Rubalcaba** asked that an update to the marihuana ordinance to allow mobile delivery to be on a March agenda.

**Councilmember Julian** said he would like to provide Council with an update on the January 20<sup>th</sup> Community Meeting at the February 23<sup>rd</sup> Council meeting.

**9. ANNOUNCEMENTS / COUNCIL ACTIVITY REPORTS.**

**Mayor Lizalde** asked for the final cost of the Trus Pro sewer line failure. **Mr. Carter** said he would e-mail the information to the Council members.

Condolences were extended to the families of **Maria Luisa Perez** and **Angel Torres**.

**10. CLOSED SESSION.**

- a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (one potential case)

**No reportable action.**

**11. ADJOURNMENT.**

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department and the City Clerk's office not less than 24 hours prior to the meeting. Dated this 25<sup>th</sup> day of January 2016.*

By: \_\_\_\_\_  
Andrew Carter, City Administrator

**ORDINANCE NO. 2016-441****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE,  
CALIFORNIA AFFIRMING, REVISING AND SETTING FEES AND RATES FOR  
WATER SERVICE**

**THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES ORDAIN AS FOLLOWS:**

**WHEREAS:** the City Council of the City of Guadalupe has previously approved rates for water service provided to residents of Guadalupe and to others who use such services and has determined that water rates set forth in the attached "Exhibit A" are appropriate and are needed to adequately reflect the cost of providing such service and to avoid a substantial shortfall of revenue to the City for such services; and

**NOW THEREFORE,** the City Council of the City of Guadalupe does ordain as follows:

**Section 1. Water Service Charges** Effective on the effective date of this ordinance, the water service rates charged by the City shall be increased two and eight-tenths percent (2.8%) over the rates in effect on the day preceding the effective date of this ordinance. Effective January 1, 2017, the water service rates charged by the City shall be increased four percent (4%) over the rates in effect on December 31, 2016. Effective January 1, 2018, the water service rates charged by the City shall be increased four percent (4%) over the rates in effect on December 31, 2017. Effective January 1, 2019, the water service rates charged by the City shall be increased four percent (4%) over the rates in effect on December 31, 2018. Effective January 1, 2020, the water service rates charged by the City shall be increased four percent (4%) over the rates in effect on December 31, 2019. Effective January 1, 2021, the water service rates charged by the City shall be increased four percent (4%) over the rates in effect on December 31, 2020. In addition, pursuant to Section 13.04.075 of the Guadalupe Municipal Code, effective January 1, 2017 and each January 1 thereafter, the water service rates charged by the City shall be adjusted annually in an amount equal to the percent change in the Consumer Price Index, Los Angeles, All Urban Consumers. Example water service rate increases are as set forth on Exhibit "A" attached to and made a part of this Ordinance.

**Section 2. Savings and Interpretation Clause.** This ordinance shall not be interpreted in any manner to conflict with controlling provisions of state law, including, without limitation, the Constitution of the State of California. If any section, subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. If this ordinance, or any section, subsection or clause of this ordinance shall be deemed unconstitutional or invalid as applied to a particular appeal, the validity of this ordinance and its sections, subsections and clauses in regards to other contracts shall not be affected.



**Section 3. Publication and Effective Date.** Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be posted in three publicly accessible locations in the City.

INTRODUCED at a regular meeting of the City Council held this 26th day of January, 2016 on motion of Councilmember **JERRY BEATTY**, seconded by Councilmember **ARISTON JULIAN**, and on the following roll call vote, to wit:

AYES: 5 Beatty, Ponce, Lizalde, Rubalcaba, Julian  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0

PASSED AND ADOPTED at a regular meeting of the City Council held this 9th day of February, 2016 on motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

CITY OF GUADALUPE

BY: \_\_\_\_\_  
John Lizalde, Mayor

ATTEST:

\_\_\_\_\_  
Andrew Carter, Deputy City Clerk

**ORDINANCE 2016-441  
EXHIBIT A**

<b>Monthly Water Rates</b>	<b>Current 01/01/16</b>	<b>Proposed 04/01/16</b>	<b>Proposed 01/01/17*</b>	<b>Proposed 01/01/18*</b>	<b>Proposed 01/01/19*</b>	<b>Proposed 01/01/20*</b>	<b>Proposed 01/01/21*</b>
Basic Rate (includes 6 ccf)	\$22.02	\$22.64	\$23.89	\$25.20	\$26.59	\$28.05	\$29.59
Each Additional ccf	\$3.67	\$3.77	\$3.98	\$4.20	\$4.43	\$4.67	\$4.93

1 ccf = 100 cubic feet of water = 748 gallons.

\*Includes assumed 1.5% CPI. Future January 1<sup>st</sup> rates will vary from those shown based on actual CPI trends.

**ORDINANCE NO. 2016-442****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUADALUPE,  
CALIFORNIA AFFIRMING, REVISING AND SETTING FEES AND RATES FOR  
WASTEWATER SERVICE**

**THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES ORDAIN AS FOLLOWS:**

**WHEREAS:** the City Council of the City of Guadalupe has previously approved rates for wastewater service provided to residents of Guadalupe and to others who use such services and has determined that wastewater rates set forth in the attached "Exhibit A" are appropriate and are needed to adequately reflect the cost of providing such services and to avoid a substantial shortfall of revenue to the City for such services; and

**NOW THEREFORE,** the City Council of the City of Guadalupe does ordain as follows:

**Section 1. Wastewater Service Charges** Effective on the effective date of this ordinance, the wastewater service rates charged by the City shall be increased fifteen percent (15%) over the rates in effect on the day preceding the effective date of this ordinance. Effective January 1, 2017, the wastewater service rates charged by the City shall be increased ten percent (10%) over the rates in effect on December 31, 2016. Effective January 1, 2018, the wastewater service rates charged by the City shall be increased five percent (5%) over the rates in effect on December 31, 2017. In addition, pursuant to Section 13.12.291 of the Guadalupe Municipal Code, effective January 1, 2017 and each January 1 thereafter, the wastewater service rates charged by the City shall be adjusted annually in an amount equal to the percent change in the Consumer Price Index, Los Angeles, All Urban Consumers. Finally, effective June 1, 2016, the Boardinghouse wastewater service class will be eliminated. Accounts formerly charged the Boardinghouse wastewater service rate will be charged the Commercial wastewater service rate. Example wastewater rate increases are as set forth on Exhibit "A" attached to and made a part of this Ordinance.

**Section 2. Savings and Interpretation Clause.** This ordinance shall not be interpreted in any manner to conflict with controlling provisions of state law, including, without limitation, the Constitution of the State of California. If any section, subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. If this ordinance, or any section, subsection or clause of this ordinance shall be deemed unconstitutional or invalid as applied to a particular appeal, the validity of this ordinance and its sections, subsections and clauses in regards to other contracts shall not be affected.

**Section 3. Publication and Effective Date.** Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be posted in three publicly accessible locations in the City.

INTRODUCED at a regular meeting of the City Council held this 26th day of January, 2016 on motion of Councilmember VIRGINIA PONCE, seconded by Councilmember GINA RUBALCABA, and on the following roll call vote, to wit:

**AYES: 4 Beatty, Ponce, Rubalcaba, Julian**  
**NOES: 1 Lizalde**  
**ABSENT: 0**  
**ABSTAIN: 0**

PASSED AND ADOPTED at a regular meeting of the City Council held this 9th day of February, 2016 on motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

CITY OF GUADALUPE

BY: \_\_\_\_\_  
John Lizalde, Mayor

ATTEST:

\_\_\_\_\_  
Andrew Carter, Deputy City Clerk

**ORDINANCE 2016-442  
EXHIBIT A**

<b>Monthly Wastewater Rates</b>	<b>Current 01/01/16</b>	<b>Proposed 04/01/16</b>	<b>Proposed 01/01/17*</b>	<b>Proposed 01/01/18*</b>
Residential Flat Rate	\$35.13	\$40.40	\$45.05	\$47.98
<u>Commercial</u>				
Basic Rate (includes 5 ccf)	\$35.13	\$40.40	\$45.05	\$47.98
Each additional ccf	\$1.48	\$1.70	\$1.90	\$2.02

1 ccf = 100 cubic feet of water = 748 gallons

\*Includes assumed 1.5% CPI. Future January 1<sup>st</sup> rates will vary from those shown based on actual CPI trends.

**REPORT TO CITY COUNCIL**  
**Council Agenda of 02-09-16**



Andrew Carter, City Administrator

**SUBJECT**                      Mold Abatement in Police Department

**RECOMMENDATION**

Provide the City Administrator with authority to charge recent mold abatement costs in the Police Department to the Capital Facilities Fund

**DISCUSSION**

In December, we had an emergency mold abatement issue arise in the Police Department due to water leakage where the roof on the northeast wing of City Hall (facing 10<sup>th</sup> Street) joins the front part of City Hall (facing Obispo Street). Public Works staff performed the roof repairs and installed new sheetrock in the wall area affected (10-foot section), but we needed to hire a licensed expert to do the mold abatement. The cost for the mold abatement was \$4025.

I would like the authority to charge this expense to the Capital Facilities Fund (money from Pasadera Development) as opposed to the General Fund. The reason is the projected deficit in the General Fund this year.

The Capital Facilities Fund has a current cash balance of \$245,481 and is currently owed \$60,000 by the Library Fund (payable by future per-home Pasadera impact fees). In addition, when the tentative tract map for the southern half of Pasadera is approved at some point in the future, the Capital Facilities Fund will receive \$1,950,000.

In allowing the City Administrator to charge the Capital Facilities Fund for the recent Police Department mold abatement, Council does need to consider that any current expenditure from the Capital Facilities Fund means less money available later for major renovations at City Hall.

**ATTACHMENTS**

Portney Construction Invoice

Portney Construction, Inc.  
P.O. Box 1980  
Paso Robles, CA 93447

# Invoice

Date	Invoice #
1/6/2016	15-239

**RECEIVED**

Bill To	
CITY OF GUADALUPE 918 OBISPO STREET GUDALUPE, CA 93434	JAN 08 2016 City of Guadalupe Finance Department

Ship To
4490 10TH. STREET GUADALUPE

Customer P.O.	Payment Terms	Ship Date	Project
P15-239	Net 15	1/6/2016	GUADALUPE

Item	Description	Quantity	Rate/Price	Amount
ASBESTOS ABA...	1. MOLD ABATEMENT AT POLICE DEPT. OFFICE INTERIOR WALL. REMOVAL & DISPOSAL OF INTERIOR WALL COVERINGS TO DRY AND ASSESS. TO BE DONE UNDER NEGATIVE AIR PRESSURE CONTAINMENT.		2,525.00	2,525.00
SOFT DEMOLITL...	2. OPTION TO INCLUDE REMOVAL & DISPOSAL OF 2' X 3' FT OF NORTH AND EAST FACING WALLS ADJACENT TO OFFICE WALL REFERENCED IN LINE ITEM ONE ABOVE.		1,500.00	1,500.00

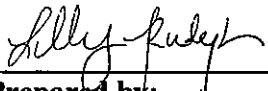
CITY of GUADALUPE  
Date Rec'd \_\_\_\_\_  
Approved \_\_\_\_\_  
Vendor # \_\_\_\_\_  
Acct # 76-4320-2150  
Inst \$ \$4025-

Now Accepting Credit Cards-Visa or Mastercard. Just call the office. Service charges of 1.5% per month will be charged on all past due invoices. Please include the invoice number or job site address with your payment. Thank you.

<b>Sub Total</b>	\$4,025.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$4,025.00

Phone #	Fax #
805-237-9949	805-238-7961

**REPORT TO THE CITY COUNCIL**  
**February 9, 2016**


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**Prepared by:**  
**Lilly Rudolph, AICP, City Planner**


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**Approved by:**  
**Andrew Carter, City Administrator**

**SUBJECT:** Public Hearing to Consider Subdivision of Lot 4 of the DJ Farms Master Tentative Tract Map (Vesting Tentative Tract Map No. 29062)

**EXECUTIVE SUMMARY:**

The City received Planning Application 2015-051-TTM to further subdivide Lot 4 of the previously approved Master Tentative Tract Map on August 31, 2015. The proposed Vesting Tentative Tract Map No. 29062 would create 224 lots for construction of single family residential dwellings and related improvements within a 31.25-acre project area. The lots would be created in conformance with the adopted DJ Farms Specific Plan (adopted via Resolution No. 2012-029), Master Tentative Tract Map No. 29060, Development Agreement No. 2012-001, and the certified Environmental Impact Report.

**RECOMMENDATION:**

- 1) Receive a presentation from staff;
- 2) Conduct a public hearing on the proposed Vesting Tentative Tract Map 29062; and
- 3) Approve CC Resolution 2016-03 approving Vesting Tentative Tract Map No. 29062 (Planning Application #2015-051-TTM) subject to the attached findings and conditions of approval.

**BACKGROUND:**

**DJ Farms Specific Plan & CEQA Review**

The City of Guadalupe approved the 209-acre DJ Farms Specific Plan in November 2012. The approved Specific Plan facilitates the development of up to 802 residential dwellings and 250,000 square feet of commercial uses. In addition, the Specific Plan creates 12.5 acres for a school site, and 15.9 acres for parks and recreation. The main access to the Specific Plan Area would be from Obispo Street and Flower Avenue, with internal neighborhood



circulation provided by a network of secondary arterials, residential collector streets, local residential streets, and local minor residential streets.

In 2006, an EIR was prepared which addressed the potential impacts of the Specific Plan and subsequent development consistent with the Specific Plan. An addendum to the Final EIR was prepared in September 2012, which addressed minor changes made to the Specific Plan. The addendum was prepared in accordance with relevant provisions of CEQA and Section 15164(b) of CEQA Guidelines. The Final EIR and Addendum to the EIR were certified by the City Council on November 13, 2012 (via Resolution No. 2012-27).

### **Master Vesting Tentative Tract Map 29060**

In March 2013, the City of Guadalupe received an application for a Master Vesting Tentative Tract Map (2013-012-TTM) for the northern portion of the DJ Farms Specific Plan Area (APN 11-080-024), subdividing it into ten lots, ranging from 1.61 acres to 38.24 acres. On April 8, 2014 the City approved the Master Vesting Tentative Tract Map 29060.

### **Vesting Tentative Tract Map No. 29062 (Lot 4)**

On April 20, 2015, the City of Guadalupe received an application to further subdivide Lot 4 of Vesting Master Tentative Tract Map 29060. Lot 4 is the largest of the ten lots created by VTTM 29060; the underlying permitted land use for the project area is single-family residential. City Staff deemed the application complete in a letter dated June 30, 2015. Although the application was deemed complete, additional information and plan revisions were required. The applicant re-submitted a revised tract map to the City of Guadalupe on August 19, 2015, and City staff reviewed the revised application materials on September 18, 2015. Final versions of the development plans were submitted to the City on December 10, 2015.

### **DISCUSSION:**

The primary purpose of Vesting Tentative Tract Map No. 29062 (VTTM) is to subdivide the 31.25 acres into 224 lots (217 residential lots and 7 park lots) and construct the related infrastructure improvements in conformance with the approved DJ Farms Specific Plan. The proposed project is the second of multiple development phases within the DJ Farms Specific Plan area. A Tentative Tract Map for Lot 5, a 27.76-acre parcel to the west of the subject lot, was approved on November 25, 2014. An analysis of consistency with the approved Specific Plan is provided below.

### **Land Use**

The DJ Farms Specific Plan established land use and zoning designations for all areas of future development. The project area is designated as High Density Residential, with an overall density not to exceed 14 units per acre. The corresponding zoning designation is R-1-3000-SP, which allows for the construction of single-family residential dwellings on lots with a minimum size of 3,000 square feet. Development in this designation would typically

provide opportunities for the most affordable dwelling unit type and will be subject to a Planned Residential Development Overlay.

All of the residential lots included within VTTM 29062 are at least 3,000 square feet in size. Currently, no lot width standards apply, as they will be established as part of a future application for a PD overlay District. The configuration of lot areas shown on the proposed VTTM are consistent with the land use designations shown in the Specific Plan, and thus the proposed VTTM is in substantial conformance with the approved Specific Plan.

In addition to the 217 residential lots, seven park lots are also proposed. Six 6,344 square foot parks would be evenly distributed throughout the development, and one larger 35,680 square foot park would be located in the center of Lot 4.

### **Agricultural buffer**

Lot 4 is located on the northeast portion of the DJ Farms Specific Plan area, adjacent to agricultural land. Land Use Policy C of the Specific Plan requires that habitable structures maintain a minimum setback of 100 feet from agricultural lands. As such, a 100-foot agricultural buffer is proposed along the eastern boundary of the site. The buffer would be fully landscaped and incorporate tree windrows along the inside (residential boundary) and along the property line (agricultural boundary). A Landscape Maintenance District will be established to maintain the buffer.

### **Circulation**

Lot 4 (VTTM 29062) would be accessed from an extension of Flower Avenue, a commercial secondary arterial street to the north of the DJ Farms area. Internal vehicle access throughout the subdivision would be provided by a network of residential streets. The roadway locations, roadway types, and roadway cross sections proposed are consistent with the DJ Farms Specific Plan.

#### *Roadway and Intersection Improvements*

As part of the VTTM, Flower Street would be extended from the north across Main Street/Highway 166 and would provide direct access into Lot 4. Flower Street is proposed to be an 80-foot wide right-of-way with two northbound travel lanes and two southbound travel lanes, one northbound and one southbound Class II bicycle lane, and a 10' wide sidewalk on both sides.

Improvements are also proposed at the intersection of Flower Avenue and Highway 166 consisting of a right-turn lane and left turn pockets at the Highway 166/Flower Avenue intersection, sidewalks, and traffic signals. Emergency access, bus circulation and turnouts, and safe routes to school issues were addressed as part of the approval of the Lot 5 Tract Map, which was approved on November 25, 2014.

## **Public Facilities & Site Improvements**

### *Drainage Improvements*

The State Water Resources Control Board (SWRCB) and the Central Coast Regional Water Quality Control Board (CCRWQCB) require that development projects reduce the water quality impacts of development by using smart growth practices and minimizing the adverse impacts from storm water runoff—such as pollutant loadings from impervious surfaces. Low Impact Development (LID) techniques have been incorporated in the VTTM to increase infiltration of storm water in developed areas and conserve and protect natural hydrology.

Storm water would be infiltrated through the open space areas of residential lots and bioretention facilities in the pocket parks and along the landscaped area of Arroyo Seco Road. Additional storm water would be carried via public streets and the storm drain system to a regional detention basin in the center of the DJ Farms Specific Plan area to the south of Lot 4. In addition, the project is conditioned to require the preparation of a Stormwater Control Plan and Application in conformance with the Post-Construction Requirements (PCRs) adopted by the California Regional Water Quality Control Board for the Central Coast Region (Water Board).

### *Waste Water Infrastructure*

On and off-site waste water infrastructure, including a lift station, wastewater collection system, storm drainage system, and a recycled water pipeline, was previously approved as part of the Lot 5 TTM.

Prior to the development of residential dwellings, a new 12-inch waste water pipeline would be constructed within Highway 166 connecting to the City's waste water treatment facility. Waste water would be collected and conveyed within the subdivision via a combination of 8-inch gravity lines and 6-inch force main lines. The waste water improvements were reviewed by the City Engineer. The improvements were determined to be consistent with the Specific Plan and the EIR Mitigation Measures and would sufficiently serve the proposed development.

### *Water Services*

The DJ Farms Lot 4 TTM development would connect to the City's existing water service infrastructure via new 12-inch distribution lines, an 8-inch well line, and 6-inch interior lines. The proposed water infrastructure was reviewed by the City Engineer. The proposed water improvements were determined to be in conformance with the City's Water Master Plan and would be sufficient to serve the project. The improvements were also determined to be consistent with the Specific Plan and the EIR Mitigation Measures.

## **Development Agreement Consistency**

In 2012, the City entered into a development agreement with RCT 2003, LLC, the developer of the DJ Farms property. The development agreement provided for, among other things, various public improvements such as a water tank on the project site and financial contributions towards improvements to Guadalupe City Hall. The attached Conditions of

Approval (Attachment 1, Exhibit A) require that the applicant complies with the development agreement, including the payment of fees and the construction of improvements.

### **CEQA Compliance & Mitigation Monitoring and Reporting Program**

A Final Environmental Impact Report (FEIR) and Addendum to the Final EIR was prepared for the Revised DJ Farms Specific Plan and certified by the City of Guadalupe in November 2012. The Certified Final EIR and Addendum to the Final EIR addressed the physical impacts on the environment resulting from the development plans outlined in the adopted DJ Farms Specific Plan and the subsequent approval of utility plans, final improvement plans, grading and building permits, and/or all related subsequent actions. The proposed VTTM would implement the Specific Plan and it would not alter the basic physical parameters of the project previously analyzed in the Certified Final EIR and the Addendum to the Final EIR. Therefore, the proposed VTTM does not require any additional analysis to comply with the California Environmental Quality Act.

Staff has also reviewed the Mitigation Monitoring and Reporting Program (MMRP) of the EIR. Mitigation measures that are applicable to the proposed TTM have been incorporated as Conditions of Approval (Exhibit A of Attachment 1). Staff will continue to review the MMRP to ensure that all mitigation measures are incorporated and considered during future project development phases. The proposed TTM is in compliance with CEQA and the MMRP.

### **City Council Consideration**

The VTTM approval process is set forth in Title 17 of the City's Municipal code. In considering a Tentative Tract Map in accordance with Municipal Code Section 17.020.060, the City Council may approve, conditionally approve, or disapprove the tentative map. Staff is recommending approval of Vesting Tentative Tract Map No. 29062 with conditions.

This is a public hearing item. Notices of the TTM approval request and City Council public hearing were published in the Santa Maria Times and mailed to all property owners within a 300 foot radius of the project site as required by the City's Zoning Code.

### **ATTACHMENTS:**

1. City Council Resolution No. 2016-03  
Exhibit (A) – Conditions of Approval
2. Vesting Tentative Tract Map Plans
3. Landscaping Plans

**ATTACHMENT 1**

City Council Resolution No. 2016-03

## **CITY COUNCIL RESOLUTION NO. 2016-03**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE CONDITIONALLY APPROVING VESTING TENTATIVE TRACT MAP NO. 29062 (CASE NO. 2015-051-TTM)**

The Guadalupe City Council, at its regular meeting on February 9, 2016 adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Guadalupe.

**WHEREAS**, the Planning Application #2015-051-TTM was filed by GB Land 4, LLC (the "Applicant") on April 20, 2015, for the subdivision of approximately 31.25 acres of land located within the DJ Farms Specific Plan Area; and

**WHEREAS**, the City Council held a duly-noticed public hearing on February 9, 2016, with notices of said hearing made at the time and in the manner required by law; and

**WHEREAS**, on February 9, 2016, the Guadalupe City Council held a duly noticed public hearing to consider Vesting Tentative Tract Map No. 29062 and invited testimony on the proposed project and concluded that Vesting Tentative Tract Map No. 29062 is consistent with the City of Guadalupe General Plan, the DJ Farms Specific Plan, the DJ Farms Master Vesting Tentative Tract Map, and the Development Agreement.

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

The City Council does hereby find and determine as follows:

- Section 1. None of the findings for denying Vesting Tentative Tract Map No. 29062, set forth in Guadalupe Municipal Code Section 17.20.060(B), can be made based upon the evidence set forth in the administrative record pertaining to this application as provided before or at the Council hearing on this matter, whether verbal or documentary.
- Section 2. Vesting Tentative Tract Map No. 29062 is approved, subject to the Conditions of Approval set forth in Exhibit A of this Resolution.
- Section 3. The Final Environmental Impact Report and the Addendum to the Final Environmental Impact Report adequately evaluated the potential environmental impacts of the project and meets all of the requirements of the California Environmental Quality Act;
- Section 4. The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 9th day of February, 2016 on motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

CITY OF GUADALUPE

BY: \_\_\_\_\_  
          , Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**VESTING TENTATIVE TRACT MAP NO. 29062**  
**(CASE NO. 2015-051-TTM)**

GENERAL CONDITIONS

1. Subject to the conditions set forth below, this permit authorizes the improvements and uses requested by Case No. 2015-051-TTM and shown in the project plans on file with the City of Guadalupe. 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. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.
2. All subdivision design and improvements shall be provided consistent with the approved and adopted Specific Plan for the DJ Farms project as adopted and approved by the City Council by Resolution No. 2012-029.
3. Phasing of tentative maps shall conform to the phasing described in the approved Specific Plan. The improvement plans for each phase shall clearly indicate any interim and permanent on and offsite improvements required by the Development Agreement, Specific Plan, and Tentative Tract Map.
4. The developer shall be responsible for all actions of his/her contractors and subcontractors until such time as the improvements have been accepted by the City.
5. Approval of this Vesting Tentative Tract Map is not valid until the property owner or authorized agent signs this list of conditions agreeing to the terms and Conditions of Approval.
6. All requirements and permits of any other law or agency of the State of California and any other governmental entity, applicable to this development, shall be met.
7. 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.



## CITY ENGINEER CONDITIONS

8. All of the following conditions shall be completed to the satisfaction of the City Engineer prior to recordation of the final tract map, unless otherwise stated herein or as agreed by the City Engineer.
9. All engineering submittals prepared by applicant's engineer shall be signed and sealed by a California licensed civil engineer.
10. Consistency with the Specific Plan, Development Agreement and Environmental document is mandatory for approval.
11. The applicant shall provide an engineer's estimate for all work included on the public improvement plans, and enter into a subdivision 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 prior to the approval and recordation of the final tract map.
12. The final tract map shall be submitted to the Santa Barbara County surveyor for map checking and approval. The City is under contract for these services. Prior to recording final map, all survey monuments must be set, or the applicant shall enter a Subdivision Monumentation Agreement and submit a bond for placement of monuments.
13. Public infrastructure improvements shall be designed and constructed in accordance with the City of Santa Maria standards, 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.
14. Calculations and/or a drainage report must be submitted with the improvement plans.
15. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer and submitted to the City Engineer for review.
16. An Erosion and Drainage Control Plan shall be submitted 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. Plan shall include both source control and perimeter containment measures. All Drainage and Erosion Control Measures shall be designed and/or sized by a qualified professional. Erosion control measures shall be in place and approved by the City prior to start of construction.
17. 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 prepare a Stormwater Control Plan and Application. The Stormwater Control Plan must address site design (Tier 1), runoff treatment and source control measures (Tier 2), and stormwater retention (Tier 3). The application and instructions are available from the City.
18. Storm Drain Markers shall be installed on all drainage inlets.

19. Bioretention Signage is required on all bioretention areas.
20. The applicant shall enter an agreement to Construct and Maintain Private Drainage Improvements for Water Quality on all private lots where LID measures are required.
21. The grading and drainage plans shall be submitted to the Santa Barbara County Flood Control District for plan checking and approval. Approval of grading and drainage plans shall be received from the Santa Barbara County Flood Control District prior to recordation of the final tract map.
22. The Stormwater Prevention Plan shall be reviewed and approved by the City Planner prior to submittal to the City Engineer.
23. Prior to approval of the final map, public park designs shall be submitted to the City Engineer for review and approval.
24. The applicant will be responsible for obtaining an encroachment permit for all work within a public right of way.
25. All public improvements along State Route 166 shall be designed and constructed to the satisfaction of Caltrans. A Caltrans encroachment permit or verification of Caltrans compliance, satisfactory to the City Engineer shall be obtained prior to Certificate of Occupancy for any residence on Lot 4.
26. Upon approval of the improvement plans, the applicant shall provide a scanned pdf of the signed plans, and 3 set of prints of the signed improvement plans for inspection purposes.
27. Prior to final inspections and acceptance of the public improvements the applicant shall provide to the City Engineer record drawings, signed by the engineer of record in the following method:
  - a. One set of scanned pdfs
  - b. One set of reproducible mylars
  - c. An electronic AutoCAD drawing file.

#### PLANNING DEPARTMENT CONDITIONS

28. Prior to Final Map approval, the Applicant shall prepare and submit a detailed exterior street lighting plan that indicates the location and type of lighting that will be used in accordance with the applicable City of Santa Maria Standards for Materials and the Installation of Streetlights and Alley Lights. The exterior lighting shall demonstrate a non-intrusive quality while still providing an adequate amount of light. All external lighting shall be indicated on project improvement plans as they are submitted for future site development.
29. Prior to grading permit issuance, the Applicant shall prepare a dust control plan to control particulate matter (PM10) during grading and site preparation activities at the project site. The dust control measures shall be shown on all grading and building plans for the proposed project and shall be included on a separate informational sheet to be recorded with each subsequent tentative map. Dust control measures shall include, but not be limited to the following:

- Water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the project site during grading and construction activities at the project site. At a minimum this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speeds exceed 15 miles per hour (mph). Reclaimed water shall be used whenever possible.
  - Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 mph or less.
  - Install gravel pads at all access points to prevent tracking of mud on to public roads in the vicinity of the project site (e.g. State Route 166).
  - All soil stockpiles at the project site shall be covered, kept moist, or treated with soil binders to prevent dust generation. A secured tarp shall be placed on all trucks transporting fill material to and from the project site from the point of origin.
  - After grading and earth moving is completed, either 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.
  - The contractor shall designate a qualified site monitor to monitor the dust control program and to order increased watering, as necessary to prevent transport of dust off-site. The monitor shall include holiday and weekend periods when work may not be in progress. The name and telephone number of the site monitor shall be provided to the SBCAPCD prior to land use clearance map recordation and land use clearance for finish grading.
30. During construction, the Applicant shall adhere to the following measures at the project site to reduce the operation of construction equipment within the Specific Plan area. These equipment control measures shall be noted on the preliminary and final grading plans and construction plans for the proposed project.
- Heavy-duty diesel-powered construction equipment manufactured after 1996 should be utilized whenever feasible.
  - The engine size of construction equipment shall be the minimum practical size.
  - The number of construction equipment utilized at the project site operating simultaneously shall be minimized through efficient management practices to ensure that the smallest number of equipment is operating at the project site at any one time.
  - Construction equipment shall be maintained in tune per the manufacturer's specifications.
  - Construction equipment operating at the project site shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines, if available.
  - Catalytic converters shall be installed on gasoline powered equipment, if feasible.
  - Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters certified and/or verified by EPA or the State of California shall be installed, if available.
  - Diesel powered equipment shall be replaced by electric equipment wherever feasible.
  - Construction worker trips to the project site shall be minimized by encouraging carpooling and by making available food for purchase during the lunch breaks at the project site.
31. To maintain consistency with the measures listed under the Programmatic Biological Opinion issued by the US Fish and Wildlife Service (January 26, 1999), the following mitigation will be required:
- Prior to construction, a US Fish and Wildlife Service approved biologist shall survey the

work area two weeks prior to construction. If California red-legged frogs are present on the project site, the biologist will contact the Service and receive authorization to capture and re-locate the frogs to a Service approved location. If frogs are observed, the biologist or a site monitor (as designated by the biologist) will be present until the ditch is drained or graded.

- If no frogs are found, the site will be deemed clear and a screen will be placed over the drainage pipe leading to the off-site drainage ditch. All other measures listed below will be implemented.
  - All construction personnel will receive a training session which shall include a description of the California red legged frog and its habitat, the importance of red legged frogs, and the areas where such frogs may occur, if present on the project site.
  - All fueling and maintenance of vehicles and other equipment shall occur at least 20 meters from any riparian habitat or water body present within the project site to avoid spills that may flow off the project site into the off-site agricultural ditches.
  - To control erosion during and after project implementation, the project will implement best management practices, identified by the Regional Water Quality Control Board.
32. If site grading will occur during the nesting season (March 1 through August 30) pre-construction surveys for nesting migratory birds should be conducted by a qualified biologist prior to any soil-altering activity occurring within the project area and a surrounding area of potential effect. The preconstruction surveys shall be conducted within 30 days of any construction or grading activities. If active nests are located during pre-construction surveys, USFWS and/or CDFG shall be notified regarding the status of the nests. Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest until it is abandoned or the biologist deems disturbance potential to be minimal. Restrictions may include establishment of buffer zones or alteration of the construction schedule.
33. During site grading, if any prehistoric or historic artifacts or other indications of archaeological resources are found, all work in the immediate vicinity must stop and the City of Guadalupe shall be immediately notified. An archaeologist meeting the Secretary of Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered cultural resources.
34. During site grading, if human remains are discovered, all work must stop in the immediate vicinity of the find and the County Coroner must be notified, according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.
35. During site grading, if any paleontological resources (fossils) are found, all work in the immediate vicinity must stop and the City of Guadalupe shall be immediately notified. A qualified paleontologist shall be retained to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources.
36. All future residential development within the Specific Plan shall be designed in accordance with the requirements of the current edition of the California Building Code and the recommendations contained within the preliminary Soils Engineering Report (dated October 11, 2002), the Soil Corrosivity Study (dated May 21, 2003) and an updated soils report by Geo Solutions (dated March 21, 2014).

37. Prior to the issuance of building permits, erosion prevention and sedimentation control measures shall be incorporated into site construction plans and construction contracts. These measures shall be monitored by the City to ensure effectiveness through construction activities at the project site during the rainy season (November 1 through April 15) of each year. Such measures shall include, but not be limited to the following:
- Limit disturbance of soils removal to the minimum area necessary for access and construction;
  - Re-vegetate disturbed areas with a mix of seeds best suited for the climate and soil conditions, and native to the region;
  - Cover and protect stockpiled soils during periods of rainfall;
  - Inform construction personnel prior to construction and periodically during construction activities of environmental concerns, pertinent laws and regulations, and elements of proposed erosion control measures;
  - Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds; and
  - Ensure that all exposed soil is provided with temporary drainage and soil protection when construction ceases during the winter periods.
38. If significantly contaminated soil and/or ground water is encountered during the removal of on-site debris or during excavation and/or grading both on and offsite, the construction contractors shall stop work and immediately inform the City. A City approved environmental hazardous materials professional shall be contracted to conduct an on-site assessment. If the materials are determined to pose a risk to the public or construction workers, the construction contractor shall prepare and submit a remediation plan to the appropriate agency and comply with all federal, state and local laws.
39. Consistent with notification required by Santa Barbara County as a component of the Right-to-Farm Ordinance, the applicant shall record an Agricultural Notification Statement to run with the Title on all properties sold resold in the proposed development area. The statement shall inform any future property owners of the continuation of agricultural activities in the area and shall disclose the potential effects of agricultural activities on adjacent land uses to future project residents.
40. Prior to issuance of certificate of occupancy, the applicant shall submit an irrevocable offer of Right of Way along the affected frontage as shown in the Improvement Plans adjacent to the Route 166 ROW. The minimum right of way required in the dedication would be 25 feet. All drainage requirements for the project must be accommodated outside of the State's right of way.
41. The applicant shall be responsible for construction of all necessary on-site sewer and water infrastructure, and for a fair share contribution as stated in the Development Agreement dated October 9, 2012 to common off-site improvements. All sewer and water infrastructure shall be designed in accordance with the adopted standards of the City of Guadalupe City Engineer prior to approval of final improvement plans.
42. The Applicant shall demonstrate on all maps and development plans, including landscaping plans, a minimum 100-foot agricultural buffer on the eastern, southern and western boundaries of the DJ Farms site. The minimum distance shall be measured from the nearest

habitable structure to active agricultural operations on adjacent farms. Consistent with the project proposal, the buffer will be fully landscaped and incorporate tree windrows along the inside (residential boundary) and along the property line (agricultural boundary). A Landscape Maintenance District shall be established at the time of project approval to maintain the buffer.

43. To discourage trespassing and vandalism on the adjacent farms to the east and south, a six-foot view-type fence shall be installed along the property boundary. The type of material shall be determined during the site plan review process.
44. All structures constructed near noise generators (roadways and railways) shall be designed and constructed to meet the City's residential indoor noise standard. These measures will likely include sound rated windows and doors. Depending on the proximity of the residences to the railroad tracks, special exterior wall construction might also be required. According to City policies, those residences that must have their windows closed to meet the prescribed interior level will require a ventilation or air-conditioning system to provide a habitable interior environment. Building plans shall be subject to review and approval by the Planning and Building Inspector. Prior to approval of final maps, the applicant shall submit acoustical design data to the City specifying the type and effectiveness of the proposed noise attenuation measures.
45. The Applicant shall submit a noise mitigation plan as part of the building permit application that will include, but not be limited to the following measures:
  - a. Noise generating construction activities will be limited to weekdays between the hours of 7:00am and 7:00pm.
  - b. Construction schedule showing dates and location of activities.
  - c. List of equipment to be used during each major construction phase and sound level estimates for each phase.
  - d. Truck routing to minimize noise at existing noise sensitive uses.
  - e. Location of stationary equipment to minimize noise at sensitive uses.
  - f. Designation of a construction noise coordinator that will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information should be posted clearly around the project site.

**Applicant's Consent to Abide by the Conditions of Approval**

---

Signature

Date

**ATTACHMENT 2**

Vesting Tentative Tract Map Plans

# DJ FARMS

## TESTING TENTATIVE TRACT MAP 29062

### SHEET 1 OF 2

PROJECT BOUNDARY	100.00
LOT 10	100.00
LOT 9	100.00
LOT 8	100.00
LOT 7	100.00
LOT 6	100.00
LOT 5	100.00
LOT 4	100.00
LOT 3	100.00
LOT 2	100.00
LOT 1	100.00
LOT 0	100.00
LOT -1	100.00
LOT -2	100.00
LOT -3	100.00
LOT -4	100.00
LOT -5	100.00
LOT -6	100.00
LOT -7	100.00
LOT -8	100.00
LOT -9	100.00
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LOT -64	100.00
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LOT -66	100.00
LOT -67	100.00
LOT -68	100.00
LOT -69	100.00
LOT -70	100.00
LOT -71	100.00
LOT -72	100.00
LOT -73	100.00
LOT -74	100.00
LOT -75	100.00
LOT -76	100.00
LOT -77	100.00
LOT -78	100.00
LOT -79	100.00
LOT -80	100.00
LOT -81	100.00
LOT -82	100.00
LOT -83	100.00
LOT -84	100.00
LOT -85	100.00
LOT -86	100.00
LOT -87	100.00
LOT -88	100.00
LOT -89	100.00
LOT -90	100.00
LOT -91	100.00
LOT -92	100.00
LOT -93	100.00
LOT -94	100.00
LOT -95	100.00
LOT -96	100.00
LOT -97	100.00
LOT -98	100.00
LOT -99	100.00
LOT -100	100.00

**PROJECT INFORMATION**

PROJECT NAME: DJ FARMS

PROJECT NUMBER: 29062

DATE: 10/15/2023

OWNER: DJ FARMS

DESIGNER: BETHEL ENGINEERING

SCALE: AS SHOWN

DATE OF RECORDING: 10/15/2023

DATE OF THIS SHEET: 10/15/2023

DATE OF PREVIOUS EDITION: NONE

DATE OF NEXT EDITION: NONE

DATE OF THIS SHEET: 10/15/2023

DATE OF PREVIOUS EDITION: NONE

DATE OF NEXT EDITION: NONE

**OWNER'S CERTIFICATE**

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the requirements of the laws of the State of California.

DATE: 10/15/2023

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**DEVELOPER'S CERTIFICATE**

I, the undersigned, being the developer of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the requirements of the laws of the State of California.

DATE: 10/15/2023

SIGNATURE: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**SOILS AND FLOOD INFORMATION**

SOILS: AS SHOWN ON ATTACHED SOILS MAP.

FLOOD: AS SHOWN ON ATTACHED FLOOD MAP.

**FLOOD INFORMATION**

THE FLOOD INFORMATION IS BASED ON THE FLOOD MAP OF THE CITY OF SAN JOSE, CALIFORNIA, AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

**EXISTING EASEMENTS**

AS SHOWN ON ATTACHED EASEMENT MAP.

**PROPOSED EASEMENTS**

AS SHOWN ON ATTACHED EASEMENT MAP.

**GENERAL NOTES**

1. THE INFORMATION FURNISHED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.

2. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

3. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE STATE OF CALIFORNIA.

4. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE CITY OF SAN JOSE, CALIFORNIA.

5. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE COUNTY OF SANTA CLARA, CALIFORNIA.

6. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE STATE OF CALIFORNIA AND THE CITY OF SAN JOSE, CALIFORNIA.

7. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE COUNTY OF SANTA CLARA, CALIFORNIA AND THE CITY OF SAN JOSE, CALIFORNIA.

8. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE STATE OF CALIFORNIA, THE COUNTY OF SANTA CLARA, CALIFORNIA, AND THE CITY OF SAN JOSE, CALIFORNIA.

9. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE STATE OF CALIFORNIA, THE COUNTY OF SANTA CLARA, CALIFORNIA, AND THE CITY OF SAN JOSE, CALIFORNIA.

10. THE INFORMATION FURNISHED HEREIN IS SUBJECT TO THE REQUIREMENTS OF THE LAWS OF THE STATE OF CALIFORNIA, THE COUNTY OF SANTA CLARA, CALIFORNIA, AND THE CITY OF SAN JOSE, CALIFORNIA.

**UTILITIES**

AS SHOWN ON ATTACHED UTILITIES MAP.

**LEGAL DESCRIPTION**

AS SHOWN ON ATTACHED LEGAL DESCRIPTION MAP.

**GRAPHIC SCALE**

1" = 100'

**PROJECT SITE**

AS SHOWN ON ATTACHED PROJECT SITE MAP.

**MONITOR MAP**

AS SHOWN ON ATTACHED MONITOR MAP.

**UPC**

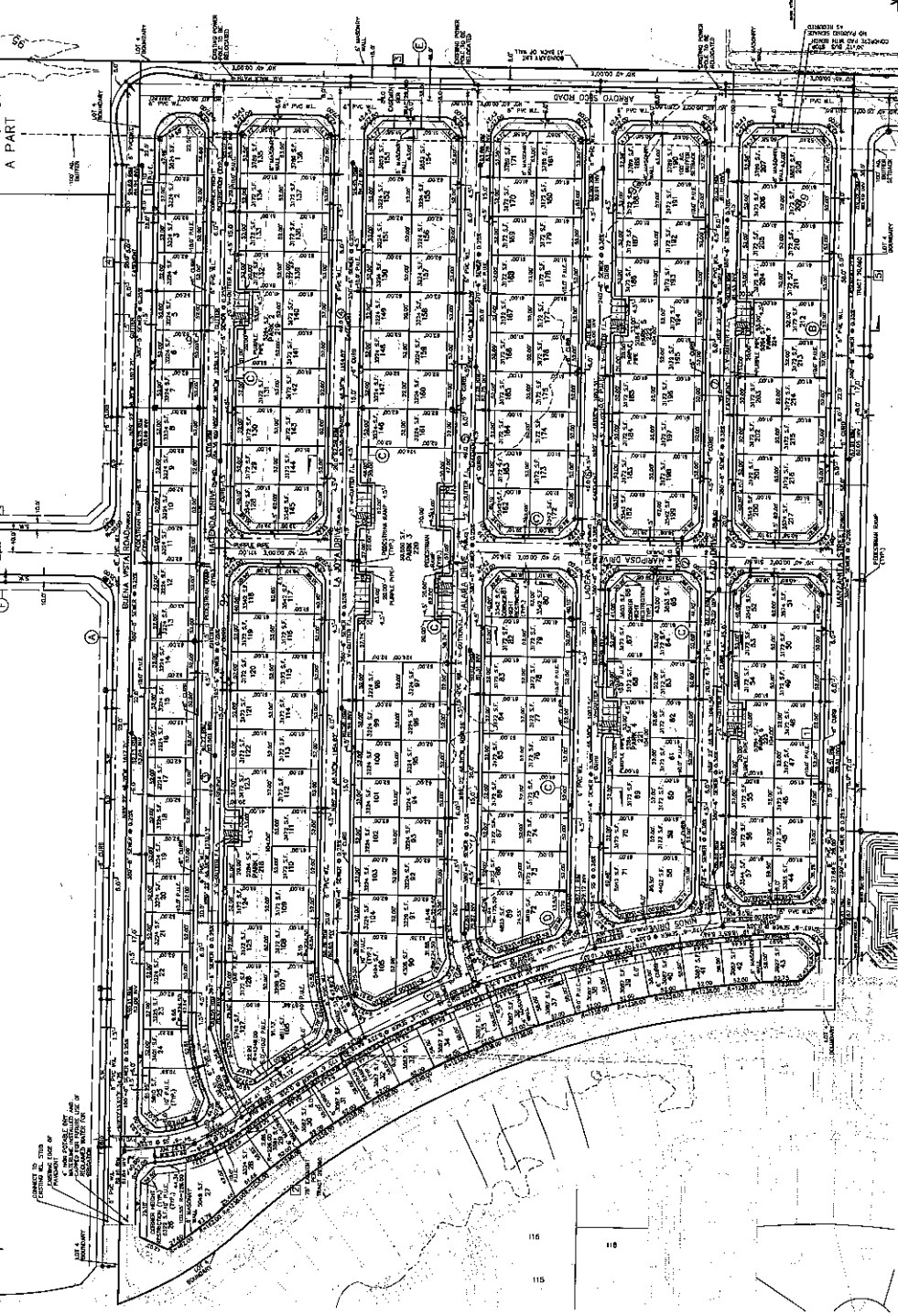
UNIFORM PLANNING CODE

**BETHEL ENGINEERING**

2023 North San Jose Avenue, Suite 100, San Jose, CA 95128

Phone: (408) 298-1234

www.bethel-engineering.com



116

115





**ATTACHMENT 3**

Landscaping Plans

**CONTACT LIST**

**OWNER**  
 AKL DEVELOPMENT  
 1045 GUADALUPE STREET  
 GUADALUPE, CALIFORNIA 93434  
 805.878.7634  
 CHONG SMITH

**CIVIL ENGINEER**  
 RETAIL ENGINEERING  
 2624 APPAR DRIVE  
 SANTA MARIA, CALIFORNIA 93455  
 805.934.5767  
 LORI STEER

**LANDSCAPE ARCHITECT**  
 PLEINAIRE DESIGN GROUP  
 2415 SKYWAY DRIVE SUITE B  
 SAN JOSE, CALIFORNIA 95128  
 805.847.6885  
 KEVIN J. SMALL

**PUBLIC AGENCIES**

**CITY OF GUADALUPE**  
 RECREATION AND PARKS DEPARTMENT  
 1045 GUADALUPE STREET  
 GUADALUPE, CALIFORNIA 93434  
 805.356.3891  
 CITY ADMINISTRATOR: ANDREW CARTER  
 MAINTENANCE: AMEYENA

**GENERAL NOTES**

1. PRIOR TO ANY INSTALLATION CONTRACTOR IS REQUIRED TO CONTACT UNDERGROUND SERVICE (800-452-4133).
2. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
3. ALL REQUIRED OBSERVATIONS BY LANDSCAPE ARCHITECT AT LEAST THREE (3) DAYS PRIOR TO ALL REQUIRED OBSERVATIONS BY LANDSCAPE ARCHITECT.
4. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO BACKLAINING.
5. BACKLAINING SERVICES MUST BE LOCATED IN A REMEDIATION AREA AND ADEQUATELY SCREENED FROM VIEW PER CITY OF GUADALUPE REQUIREMENTS.
6. THE FINAL LOCATION OF STREET TREES SHALL BE DETERMINED ON-SITE BY THE PARKS AND PLANNING DEPARTMENT. TWENTY-FOUR HOUR NOTICE IS REQUIRED FOR INSPECTION PRIOR TO PLANTING. INSPECTION SHALL BE IN ACCORDANCE WITH RECREATION DEPARTMENT SPECIFICATIONS. PLANTATION SHALL BE IN ACCORDANCE WITH RECREATION DEPARTMENT SPECIFICATIONS. PROVIDE AND INSTALL ALL PLANNING AND IRRIGATION IN CONFORMANCE WITH THE CITY OF GUADALUPE STANDARDS. ALL PLANNING AND IRRIGATION SHALL BE IN ACCORDANCE WITH THE CITY OF GUADALUPE STANDARDS. THE STANDARDS SHALL TAKE PRECEDENCE TO OBTAIN STANDARDS BEFORE BIDDING. CALL (925) 335-5931.

**REVISION DATES**

REV.	DATE	BY	APPROVED	COMMENTS
4				
3				
2				
1				

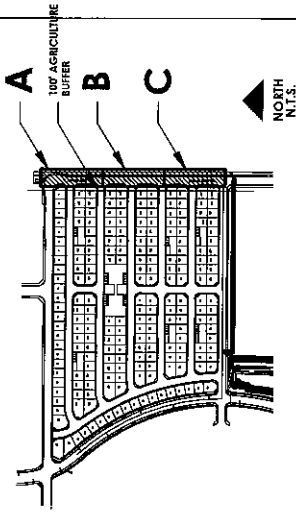
# DJ FARMS LOT 4

## STREETSCAPE - ARROYO SECO

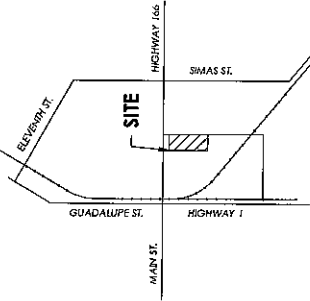
**HIGHWAY 166/HIGHWAY 1  
 GUADALUPE, CA 93434**

## LANDSCAPE & IRRIGATION PLANS

**SITE MAP**



**LOCATION MAP**



**SHEET LEGEND**

- L-0 COVER SHEET
- L-1 IRRIGATION PLAN
- L-2 IRRIGATION DETAILS & CALC'S
- L-3 IRRIGATION DETAILS
- L-4 PLANTING PLAN
- L-5 PLANTING DETAILS
- L-6 IRRIGATION SPECIFICATIONS
- L-7 PLANTING SPECIFICATIONS



**PLEINAIRE  
 DESIGN GROUP**

THE DESIGN TEAM HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE CITY OF GUADALUPE STANDARDS. THE DESIGN TEAM HAS CONDUCTED VISUAL QUALITY ANALYSIS AND VISUAL IMPACT ANALYSIS FOR THE PROPOSED PROJECT. THE DESIGN TEAM HAS CONDUCTED VISUAL QUALITY ANALYSIS AND VISUAL IMPACT ANALYSIS FOR THE PROPOSED PROJECT. THE DESIGN TEAM HAS CONDUCTED VISUAL QUALITY ANALYSIS AND VISUAL IMPACT ANALYSIS FOR THE PROPOSED PROJECT.



**DJ FARMS LOT 4**  
SHERSCAPE - ARROYO SECO STREET  
QUADALUPPE, CALIFORNIA

REVISION DATE

**PLANTING PLAN**

OWNER: AMEL Development  
1045 Guadalupe Street  
Cupertino, California 95014  
DATE: 7/20/15  
PROJECT NO.: 2015-001  
SHEET NO.: 21/32

**L-04**

**PLANT LEGEND**

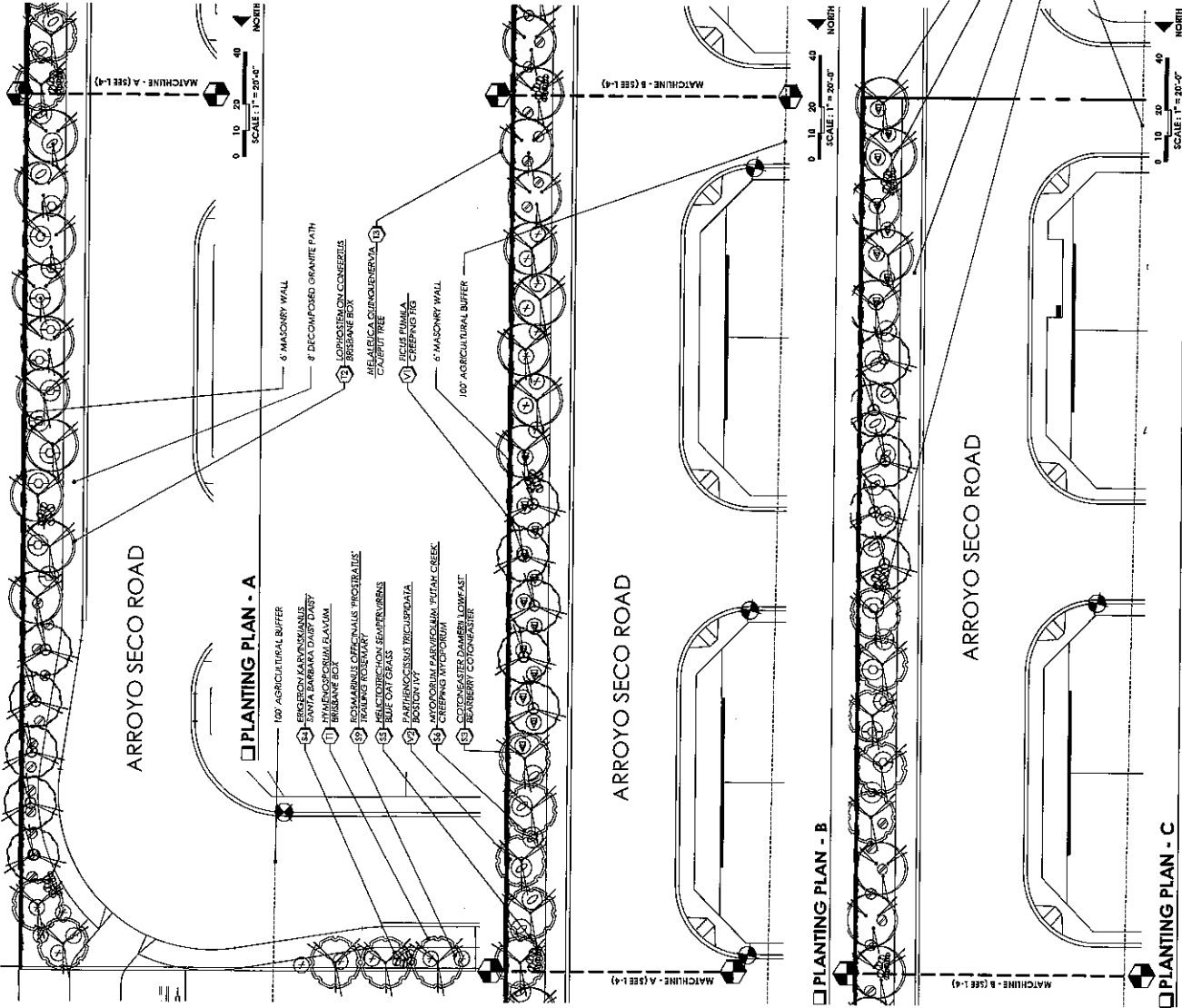
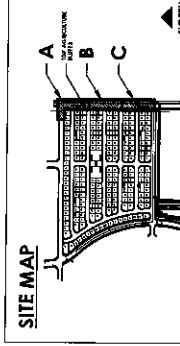
TREES	SYMBOL	NAME	COMMENTS	SIZE	QTY
(1)	(Symbol)	HYMENOPHYLLUM FLAVUM SWIFTSHADE	PLANT PER DETAIL A/I-5	24" BOX	15
(2)	(Symbol)	LOPHOSTEMON CONSERVUS BRISBANE BOX	PLANT PER DETAIL A/I-5	24" BOX	15
(3)	(Symbol)	MELALEUCA QUINQUELOBA CALABUT TREE	PLANT PER DETAIL A/I-5	24" BOX	10
(4)	(Symbol)	QUERCUS AGROBOLIA COAST LIVE OAK	PLANT PER DETAIL A/I-5	24" BOX	15

SHRUBS	SYMBOL	NAME	COMMENTS	SIZE	QTY
(5)	(Symbol)	ARCTOSTAPHYLOS EMERALD CARPET	PLANT PER DETAIL B/C/I-5	5 GAL	24
(6)	(Symbol)	ERIGON KARPINSKIANUS SANTA BARBARA DASY DASY BRISBANE BOX	PLANT PER DETAIL B/C/I-5	5 GAL	19
(7)	(Symbol)	COTONEASTER DAMMER LOWHAT BEARBERRY	PLANT PER DETAIL B/C/I-5	5 GAL	20
(8)	(Symbol)	ERIGON KARPINSKIANUS SANTA BARBARA DASY	PLANT PER DETAIL B/L-5	1 GAL	12
(9)	(Symbol)	HELECTORACHON SEMPERVIRENS BOSTON IVY	PLANT PER DETAIL B/L-5	1 GAL	20
(10)	(Symbol)	AMPHIBERGIA CARILLABET LENCE REGAL MIST PINK MUILEY	PLANT PER DETAIL B/C/I-5	5 GAL	17
(11)	(Symbol)	AMPHIBERGIA RIBENS DER GRASS	PLANT PER DETAIL B/L-5	5 GAL	12
(12)	(Symbol)	ROSEMARINUS OFFICINALIS PROSTRATUS TRAINING ROSEMARY	PLANT PER DETAIL B/C/I-5	5 GAL	19

VINES	SYMBOL	NAME	COMMENTS	SIZE	QTY
(13)	(Symbol)	ICILIS PAVIA CREEPING FIG	PLANT PER DETAIL D/I-5	5 GAL	51
(14)	(Symbol)	PARTHENOCISSUS TRICORDATA BOSTON IVY	PLANT PER DETAIL D/I-5	5 GAL	50



**CONTACT LIST**

**OWNER**

AKL DEVELOPMENT  
1045 GUADALUPE STREET  
GUADALUPE, CALIFORNIA 93434  
CHANG SMITH  
CHANG SMITH

**CIVIL ENGINEER**

RETHEL ENGINEERING  
2324 AIRPARK DRIVE  
SANTA ANA, CALIFORNIA 92705  
800.979.8272  
LORE SPEER

**LANDSCAPE ARCHITECT**

PLEINAIRE DESIGN GROUP  
10000 WILSON AVENUE  
SANTA ANA, CALIFORNIA 92705  
800.979.8695  
KEVIN J. SMALL

**PUBLIC AGENCIES**

**CITY OF GUADALUPE**

RECREATION AND PARKS DEPARTMENT  
918 ORPICO STREET  
GUADALUPE, CALIFORNIA 93434  
805.352.3991  
MANAGER: ANDREW CARTER  
CITY ADMINISTRATOR: MIKE PERA

**GENERAL NOTES**

1. PRIOR TO ANY EXCAVATION CONTRACTOR IS REQUIRED TO CONTACT UNDERGROUND SERVICE, 1-800-422-4133.
2. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE THE LOCATION OF ALL PLANT MATERIAL AND THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AT LEAST THREE (3) DAYS PRIOR TO ALL REQUIRED OBSERVATIONS BY LANDSCAPE ARCHITECT.
3. THERE IS A CONFLICT WITH LAYOUT IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION.
4. BACKFLOW DEVICES MUST BE LOCATED IN A SHRUBBERY AREA AND ADEQUATELY SCREENED FROM VIEW PER CITY OF GUADALUPE REQUIREMENTS.
5. THE LOCATION OF ALL PLANT MATERIAL SHALL BE DETERMINED ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. (865) 354-3891. INSTALLATION SHALL BE IN ACCORDANCE WITH RECREATION DEPARTMENT SPECIFICATIONS.
6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF GUADALUPE LANDSCAPE STANDARDS IN THE CITY OF GUADALUPE. FOR MORE DETAILS ON THESE DOCUMENTS, THE STANDARDS SHALL TAKE PRECEDENCE. TO OBTAIN STANDARDS BEFORE BIDDING, CALL (925) 355-5931.

**REVISION DATES**

REV.	DATE	BY	APPROVED	P.C. COMMENTS
1	2/15/2028	S.O.	K.S.	
2				
3				

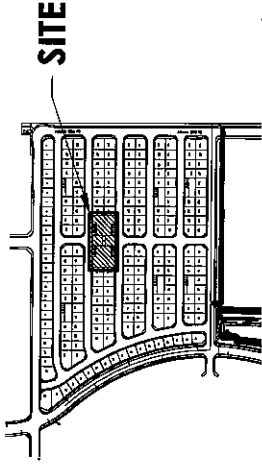
# DJ FARMS LOT 4

## PARK 3

**HIGHWAY 166/HIGHWAY 1  
GUADALUPE, CA 93434**

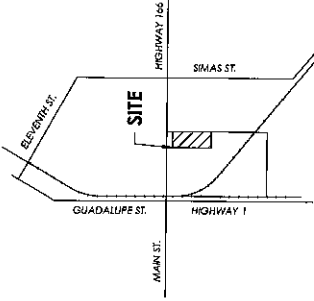
## LANDSCAPE & IRRIGATION PLANS

**SITE MAP**



**NORTH  
N.T.S.**

**LOCATION MAP**



**NORTH  
N.T.S.**

**SHEET LEGEND**

- L-0 COVER SHEET
- L-1 IRRIGATION PLAN
- L-2 IRRIGATION DETAILS
- L-3 PLANTING PLAN
- L-4 PLANTING DETAILS
- L-5 IRRIGATION SPECIFICATIONS
- L-6 PLANTING SPECIFICATIONS



**PLEINAIRE  
DESIGN GROUP**

THE DRAWING, SPECIFICATIONS AND CONTRACT DOCUMENTS ARE THE PROPERTY OF PLEINAIRE DESIGN GROUP. NO PART OF THIS DRAWING OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF PLEINAIRE DESIGN GROUP. SMALL, RUI, 2025, © 2025 KEVIN J. SMALL



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PLEINAIRE DESIGN GROUP. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF PLEINAIRE DESIGN GROUP IS STRICTLY PROHIBITED. ANY VIOLATION OF THESE TERMS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PLEINAIRE DESIGN GROUP.

**DJ FARMS LOT 4**  
PARK 3  
QUADRAULE, CALIFORNIA

REVISION DATE	1 - 2/21/2017	200 - 05/17
SHEET TITLE	<b>PLANTING PLAN</b>	
OWNER	JKL Development 1045 Gwinthrop Street Gardena, California 90247	
DATE	7/10/2018 10:58 AM	
PROJECT NO.	2018-001	
SHEET NO.	7/102	

**L-03**

TREES	SYMBOL	NAME	COMMENTS	SIZE	QTY.
(11)	(11)	CERCIS OCCIDENTALIS WESTERN REDBUD	PLANT PER DETAIL A,B/I-4	24" BOX	5
(12)	(12)	PLATANUS RACEMOSA CALIFORNIA STICKANOMIE	PLANT PER DETAIL A,B/I-4	24" BOX	2
(13)	(13)	QUERCUS AGROPHOLIA COAST LIVE OAK	PLANT PER DETAIL A,B/I-4	24" BOX	10

SHRUBS	SYMBOL	NAME	COMMENTS	SIZE	QTY.
(14)	(14)	COTONEASTER DAMMERI LOWFAST BEARBERRY COTONEASTER	PLANT PER DETAIL C,D/I-4	1 GAL	48

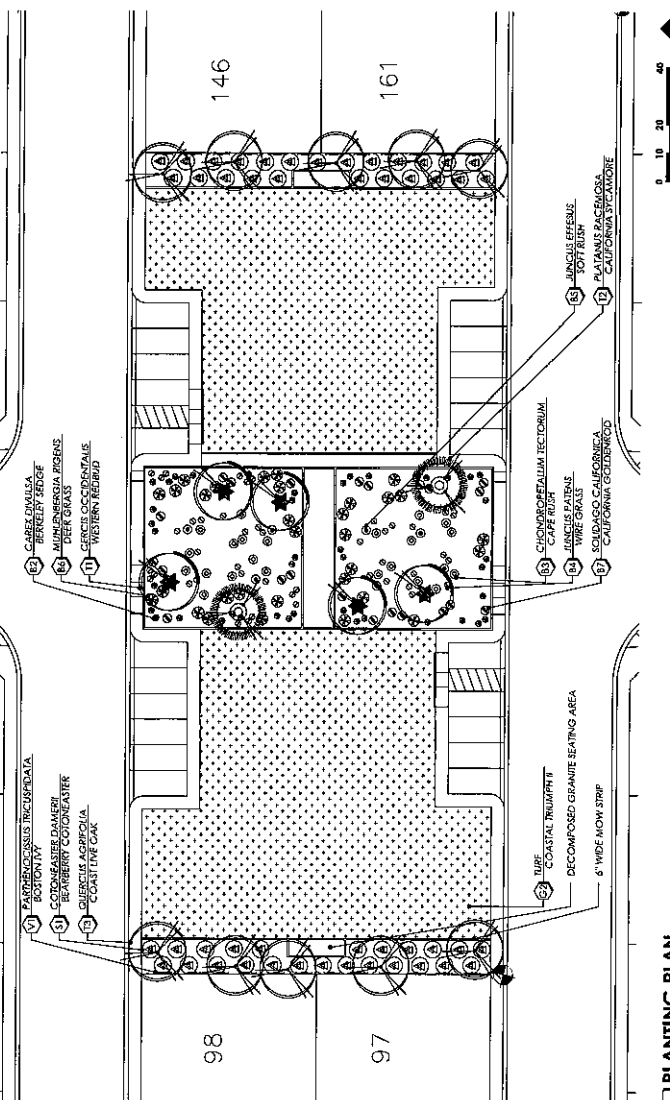
L.I.D. PLANTS	SYMBOL	NAME	COMMENTS	SIZE	QTY.
(15)	(15)	ACHILLEA MILEFOLIUM MIGNONSINE MIGNONSINE FARBOW	PLANT PER DETAIL C/I-4	1 GAL	15
(16)	(16)	CAREX OVAASA BERKLEY SEDGE	PLANT PER DETAIL C/I-4	1 GAL	43
(17)	(17)	CHONDROPETALUM TECTORIUM CAPE RUSH	PLANT PER DETAIL C/I-4	1 GAL	22
(18)	(18)	JUNCUS PATENS SOFT FLUSH	PLANT PER DETAIL C/I-4	1 GAL	39
(19)	(19)	MULLEBERGIA ROSEAS DEER GRASS	PLANT PER DETAIL C/I-4	1 GAL	7
(20)	(20)	SOLIDAGO CALIFORNICA CALIFORNIA GOLDENROD	PLANT PER DETAIL C/I-4	1 GAL	31

GROUNDCOVERS	SYMBOL	NAME	COMMENTS	SIZE	QTY.
(21)	(21)	DECOMPOSED GRANITE TURF	SEE TURF SEED NOTES	SEED	12000 100 FT
(22)	(22)	COASTAL TRIUMPH B			

VINES	SYMBOL	NAME	COMMENTS	SIZE	QTY.
(23)	(23)	PLATANUS PRICUPIDATA SECTION 1/1	PLANT PER DETAIL E/I-4	5 GAL	24

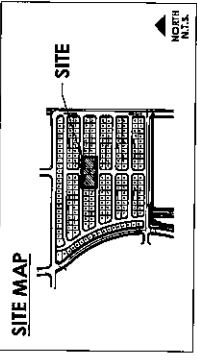


**PLANTING LEGEND NOTES**

1. ALL TREES ARE TO BE STAKED PER DETAIL A,B/I-4.
2. ALL SHRUBS AND GROUNDCOVERS ARE TO BE PLANTED PER C,D/I-4.
3. ALL VINES ARE TO BE PLANTED PER DETAIL E/I-4 AND ATTACHED TO WALL PER DETAIL E/I-4.
4. ALL PLANTS ARE TO BE PLANTED PER DETAIL C/I-4 AND ATTACHED TO WALL PER DETAIL C/I-4. AND SEPARATE FURNISH AND TURF/GROUNDCOVER SYSTEMS REFER TO IRREGATION PLANS FOR SPECIFICS OF INSTALLATION.
5. ALL PLANTS ARE TO BE PLANTED PER DETAIL C/I-4 AND ATTACHED TO WALL PER DETAIL C/I-4. CONSULTING WITH THE LANDSCAPE ARCHITECT FOR ANY OF THE PLANT MATERIAL ON THE LIST UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL INSTALL HEADERS AT THE EDGE OF ALL TURF TO SHRUB AREAS. SEE DETAIL FOR MATERIAL. RESERVE A 6" LAYER OF ASPENITE WEEB FOR MESH (1" W/ 1/4" DIA) OVER THE SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE WILL NOT BE ACCEPTED.
7. ALL SLOPE AREAS 3:1 OR GREATER SHALL HAVE MUTE NETTING OR EQUIVALENT SLOPE PROTECTION.
8. ALL PLANT MATERIAL COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.

**GENERAL PLANTING NOTES**

1. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 3" IN DIAMETER FROM PLANTING AREAS.
2. AMENDMENT INTO THE TILLED SOIL TO A DEPTH OF 12" AND BLEND THE FOLLOWING:
  - 2.1. 17. 4 AMENDMENT
  - 2.1.2. 14 POUNDS 12-12-12 FERTILIZER
  - 2.1.3. 15 POUNDS SOIL SULFUR
3. THE ROOT BALL SIZE AND SUBSTRATE SHALL BE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL. THE SUBSTRATE SHALL CONSIST OF THE FOLLOWING:
  - 3.1. PER CUBIC YARD OF SOIL:
    - 3.1.1. 1/2 POUNDS IRON SULFATE (20% ROH)
    - 3.1.2. 1 POUND 12-12-12 FERTILIZER
    - 3.1.3. 1/2 POUND IRON SULFATE (20% ROH)
  - 3.2. 25 CUBIC YARD TOPSOIL
  - 3.3. 25 CUBIC YARD TOPSOIL
4. SOIL AMENDMENT AND BACKFILL ARE PROVIDED FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE SOIL AMENDMENT AND BACKFILL IS AS SHOWN AND APPROVED SOIL AGRO-NOMIST REPORT BY AN AGRO-NOMIST. THE CONTRACTOR SHALL SUBMIT THE SOIL AGRO-NOMIST REPORT AND SOIL AMENDMENTS AND BACKFILL MATERIALS SHALL BE AS PER SOIL AGRO-NOMIST REPORT AND RECOMMENDATIONS.
5. ALL PLANTS ARE TO BE PLANTED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
6. ALL SPECIMEN TREES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOM AND WOOD FROM THE SITE.
7. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND SPECIES OF PLANTS AND VINES AND NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.
8. ALL PLANT MATERIAL COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
9. ALL SITUATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
10. ALL SITUATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER, PRIOR TO INSTALLATION.
11. ALL FLOW LINES STABILIZED BY GRADING PLAN SHALL BE MAINTAINED BY FINISH GRADING, MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTER AREAS.



**CONTACT LIST**

**OWNER**

AKL DEVELOPMENT  
1045 GUADALUPE STREET  
GUADALUPE, CALIFORNIA 93424  
626.928.0001  
CRAIG SMITH

**CIVIL ENGINEER**

BETHEL ENGINEERING  
2624 AIRPARK DRIVE  
SANTA MARIA, CALIFORNIA 93455  
805.466.0067  
LEGA SPEER

**LANDSCAPE ARCHITECT**

PLEINAIRE DESIGN GROUP  
2512 SOWWAY DRIVE, SUITE B  
SANTA MARIA, CALIFORNIA 93455  
805.549.9005  
KEVIN J. SMALL

**PUBLIC AGENCIES**

**CITY OF GUADALUPE**

RECREATION AND PARKS DEPARTMENT  
1000 W. MAIN STREET  
GUADALUPE, CALIFORNIA 93424  
805.556.3891  
CITY ADMINISTRATOR: ANDREW CARTER  
CITY ADMINISTRATION: JAREY FENIA

**GENERAL NOTES**

1. PRIOR TO ANY EXCAVATION CONTRACTOR IS REQUIRED TO CONTACT UNDERGROUND SERVICE, 1-800-422-4315.
2. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
3. ALL REQUIRED OBSERVATIONS BY LANDSCAPE ARCHITECT, AT LEAST THREE (3) DAYS PRIOR TO PLANTING, (805) 549-3891.
4. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO SCREENING FROM VIEW PER CITY OF GUADALUPE REQUIREMENTS.
5. BACKFLOW DEVICES MUST BE LOCATED IN A SHRUBBERY AREA AND ADEQUATELY SCREENED FROM VIEW PER CITY OF GUADALUPE REQUIREMENTS.
6. THE FINAL LOCATIONS OF STREET TREES SHALL BE DETERMINED ON-SITE BY THE PARKS AND RECREATION DEPARTMENT. A FOUR HOUR NOTICE IS REQUIRED FOR INSPECTION PRIOR TO PLANTING. (805) 549-3891. INSTALLATION SHALL BE IN ACCORDANCE WITH RECREATION DEPARTMENT SPECIFICATIONS.
7. PROVIDE AND INSTALL ALL PLANTING AND IRRIGATION IN CONFORMANCE WITH THE CITY OF GUADALUPE STANDARDS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DETAILS ON THESE OCCASIONS. THE STANDARDS SHALL BE THE PRESURGENCE, TO OBTAIN STANDARDS BEFORE BIDDING, CALL (723) 325-9331.

**REVISION DATES**

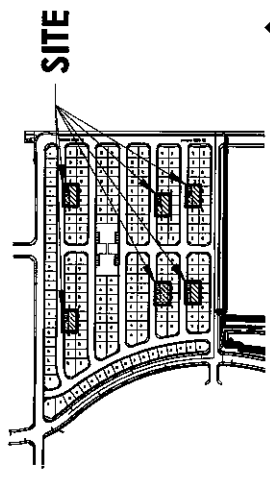
REV.	DATE	BY	APPROVED	COMMENTS
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2				
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4				

# DJ FARMS LOT 4 POCKET PARKS

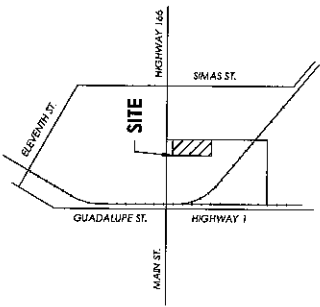
**HIGHWAY 166/HIGHWAY 1  
GUADALUPE, CA 93434**

## LANDSCAPE & IRRIGATION PLANS

**SITE MAP**



**LOCATION MAP**



**SHEET LEGEND**

- L-0 COVER SHEET
- L-1 IRRIGATION PLAN
- L-2 IRRIGATION DETAILS
- L-3 IRRIGATION NOTES & LEGEND
- L-4 PLANTING PLAN
- L-5 PLANTING DETAILS
- L-6 IRRIGATION SPECIFICATIONS
- L-7 PLANTING SPECIFICATIONS



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**DJ FARMS LOT 4**  
PAGE 3  
QUADRAPE, CALIFORNIA

REVISION DATE	1	10-20-2017
BY	PLC	COMMENTS
SHEET TITLE	PLANTING PLAN	
OWNER	AKC Development 1444 Granddunes Blvd Gardena, California 90247	
DATE	1. 03.07.16 2. 03.04.16	
PROJECT NO.	2016.02.02	
SHEET NO.	2.1320	

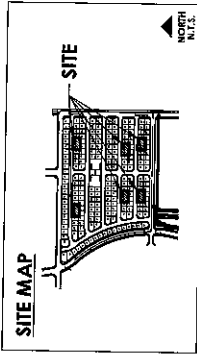
**L-04**

**PLANTING LEGEND**

TREES	SYMBOL	NAME	COMMENTS	SIZE	QTY.
(11)	(11)	QUERCUS AGROCUA COAST LIVE OAK	PLANT PER DETAIL A-B1-S	24" BOX	10
<b>SHRUBS</b>					
SYMBOL	NAME	COMMENTS	SIZE	QTY.	
(12)	CORDONROSETTE DAMIERI LOWFAST SCARBERRY CORDONROSETTE	PLANT PER DETAIL C-D1-S	1 GAL.	29	
<b>L.I.D. PLANTS</b>					
SYMBOL	NAME	COMMENTS	SIZE	QTY.	
(13)	CAREX DIVULSA BARELY SERGE	PLANT PER DETAIL C1-L5	1 GAL.	4	
(14)	CHONDROPETALUM TECTORIUM CAFFRISH	PLANT PER DETAIL C1-L5	1 GAL.	10	
(15)	JUNIPUS AETENSIS JUNIPER	PLANT PER DETAIL C1-L5	1 GAL.	4	
(16)	ARCTICUS SEEDS SOFT RUSH	PLANT PER DETAIL C1-L5	1 GAL.	7	
(17)	MAULENBERGIA ARGENS DEER GRASS	PLANT PER DETAIL C1-L5	1 GAL.	4	
(18)	SOLIDAGO CALIFORNICA CALIFORNIA GOLDENROD	PLANT PER DETAIL C1-L5	1 GAL.	4	
<b>GROUNDCOVERS</b>					
SYMBOL	NAME	COMMENTS	SIZE	QTY.	
(19)	TURF COASTAL RUBIUM #1	SEE TURF SEED NOTES	SEED	1399 25273	
<b>VINES</b>					
SYMBOL	NAME	COMMENTS	SIZE	QTY.	
(20)	PARTHENOCISSUS TRICUSPIDATA CROSTON VINE	PLANT PER DETAIL E1-L5	5 GAL.	18	

**PLANTING LEGEND NOTES**

- REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL, AND ROCKS LARGER THAN 2" IN DIAMETER FROM PLANTING AREAS. RAMP ALL TREE AND PLANTING AREAS TO A DEPTH OF 12" AND BLEND THE FOLLOWING AMENDMENT INTO THE TILLER SOIL TO A DEPTH OF 6":
  - PER 1000 SQUARE FEET:
    - 6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC SOIL AMENDMENT
    - 15 POUNDS 12-12-12 FERTILIZER
    - 15 POUNDS 12-12-12 FERTILIZER
- EXCAVATE THE PLANTING PITS FOR TREES AND SHRUBS TWICE THE DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL SCAFFY THE SIDES AND BOTTOM OF THE PIT. THE BACKFILL MIX FOR USE AROUND THE ROOT BALL SHALL BE AS FOLLOWS:
  - PER CUBIC YARD:
    - 1/3 CUBIC YARD NITROGEN STABILIZED FIR MARK
    - 1 POUND 12-12-12 FERTILIZER
    - 1/2 POUND IRON SULFATE (20% IRON)
    - 20 POUNDS 12-12-12 FERTILIZER
- PLANT TABS SHALL BE AS FOLLOWS OR APPROVED EQUALS USED AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANT SIZE.
  - FOR ALL PLANTING AREAS, THE CONTRACTOR SHALL PROVIDE TABS AS SHOWN ON THE PLAN UPON COMPLETION OF THE FINISH GRADING. ACTUAL SOIL AMENDMENTS AND BACKFILL MIX SHALL BE AS PER THE SOIL AGRONOMIST REPORT AND RECOMMENDATIONS.
  - ALL SPECIES SHALL BE SELECTED AT THE SOURCE BY THE LANDSCAPE ARCHITECT.
  - UPON COMPLETION, REMOVE ALL EXTRANEOUS MATERIAL AND DEBRIS, BROOD AND WASH CLEAN AREA. QUANTITIES AND SPECIES SHALL HAVE PRIORITY OVER WRITTEN QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES AND SPECIES.
  - ALL PLANT MATERIAL COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.
  - ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER. PRIOR TO INSTALLATION.
  - ALL SUBSTITUTIONS SHALL BE APPROVED BY GRADING PLANS SHALL BE MAINTAINED BY FINISH GRADING. MAINTAIN 1.5% MINIMUM FLOW IN ALL PLANTING AREAS.

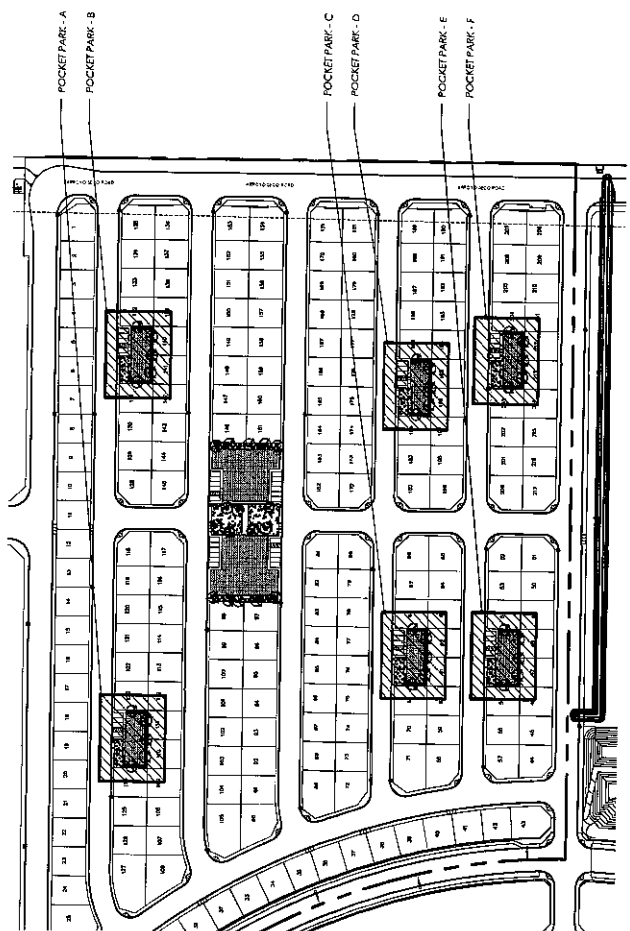


**PLANTING LEGEND NOTES**

- ALL TREES ARE TO BE STAKED PER DETAIL A-B1-S.
- ALL STREET TREES ARE TO BE PLANTED PER DETAIL C1-L5.
- ALL SHRUBS AND GROUNDCOVERS ARE TO BE PLANTED PER DETAIL C1-L5.
- DECK PLANTS ARE TO BE PLANTED PER DETAIL C1-L5, AND ATTACHED TO WALL PER CONTRACTOR R TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND SEPARATE SUNSHADE AND TURF/GROUNDCOVER.
- CONTRACTOR SHALL NOT REMOVE ANY MATERIAL ON THE LOT UNLESS CONSULTING WITH THE LANDSCAPE ARCHITECT FIRST.
- CONTRACTOR SHALL INSTALL HEADER AT THE EDGE OF ALL TURF TO SHRUB AREAS.
- ALL SHRUB AREAS SHALL RECEIVE A 7" LAYER OF HERRING BEEB LOG MULCH 1/2" TO 1" IN DIAMETER. TOP SURFACE OF MULCH SHALL BE A MINIMUM OF 1" BELOW ANY ADJACENT HARDSCAPE. "GORILLA HAIR" OR POST CONSTRUCTION WASTE IS NOT ALLOWED IN ANY PLANTING AREAS. MULCH SHALL HAVE JUTE NETTING OR EQUIVALENT ALL SCOPE STABILIZATION MATERIAL APPLIED.
- ALL PLANT MATERIAL COLOR, SIZE AND QUANTITIES ARE TO BE VERIFIED WITH OWNER.

**POCKET PARK PLANTING PLAN (TYP.)**

SCALE: 1" = 10'-0"  
NORTH



**SITE PLAN**

NORTH  
N.T.S.



REPORT TO THE CITY COUNCIL  
February 9, 2016

7a.



Prepared by:  
Lilly Rudolph, AICP, Contract City Planner



Approved by:  
Andrew Carter, City Administrator

**SUBJECT:** Discussion of Zoning Ordinance amendment options for regulating window signs

**RECOMMENDATION:**

It is recommended that the City Council:

- 1) Receive a presentation from staff;
- 2) Provide direction to staff regarding amendments to the Zoning Ordinance to update current standards and add provisions regarding window signs

**DISCUSSION:**

As discussed at the January 12, 2015 City Council hearing during the City Manager Report / Future Agenda Items, Planning Department staff has completed a review of existing municipal zoning ordinances and development standards that address unattractive signage, particularly window signs, that degrade the aesthetics of the community. Planning Department staff has researched ordinances adopted by cities throughout California that regulate the size, type, and materials used for window signs. Preliminary recommendations for the City of Guadalupe are discussed below for City Council consideration.

Signs, including window signs, are valuable tools for information sharing, way finding, and can enhance community character. Without sufficient regulation, however, signs can hurt the community by creating visual clutter, reducing view permeability, or by displaying offensive content. Currently, City of Guadalupe's sign regulations are limited to size and quantity standards and do not focus on window signage. As a result commercial properties have been negatively affected by excessively large window signs that completely cover windows and distracting signs that are brightly lit or flash, posing a safety hazard for drivers.

Sections 18.52.140-160 (Signs) of the Zoning Ordinance is included as Attachment 1. In summary, the City of Guadalupe's sign standards allow one 5-square foot identification sign in all zoning districts and an additional 64-square foot sign in High Density Residential (R-3), General Commercial (G-C), and Manufacturing (M-C and M-1) zoning districts. All signs or sign structures, in addition to or larger than permitted signs, are subject to obtaining conditional use permits, which are reviewed by the City Council.

In addition, the City of Guadalupe Downtown Design Guidelines provides guidance in determining the proper location, size, and type of signs that should be used within the downtown. The guidelines state that signs should be complementary to building facades and a positive addition to

the overall streetscape. These design guidelines do not carry the force of an ordinance. The signs section of the Guidelines is included as Attachment 2.

Many cities have adopted zoning ordinance standards that regulate window signs, with distinct standards for commercial, industrial, and residential zone districts. Attached for your reference are sign standards for the City of Santa Maria (Attachment 3) and Grover Beach (Attachment 4), and a model sign ordinance program from Montgomery County, Pennsylvania (Attachment 5). Santa Maria and Grover Beach sign ordinances were selected as examples due their geographic proximity. Attached excerpts from the Montgomery County model sign ordinance program provide visual examples of sign types and standards.

Staff recommends that the City Council direct staff to prepare a sign ordinance that establishes regulations for the following sign components:

### **1. Sign size and quantity**

The City's existing standards do not take into account businesses that occupy very large parcels or have multiple points of entry. They also do not consider the size of the sign(s) in relation to the size of the building or storefront, the distance between the reader and the sign, or whether the sign is oriented to pedestrians or drivers.

Therefore, staff recommends establishing wall sign standards based on a wall to sign size coverage ratio (e.g., 1.5 square feet of sign area for every 1 linear foot of business frontage). Size standards for window signs should also be established to ensure that at least a portion of all windows are view permeable (e.g., maximum coverage is 25% of window area). Window signs would count towards wall sign coverage.

Additional signs, such as monument signs, should continue to be permitted in the High Density Residential (R-3), General Commercial (G-C), and Manufacturing (M-C) Zoning districts. Consideration should also be given to allowing additional signs, such as free standing monument signs, in the General Industrial (G-I) zone. The M-1 zone does not exist elsewhere in the zoning ordinance and should be omitted from this chapter.

### **2. Height**

Generally, window signs should be limited to the first floor of buildings. Other wall signs should not project above the eave of the roof.

### **3. Form/materials**

Regulations to limit the types of window signs help reduce visual clutter and distraction. Allowed materials could include vinyl or paint applied to glass, mounted paper signs, or neon mounted. Lighting could be limited to certain hours (e.g., dusk to dawn). Regulations can also prohibit animated signs or signs that flash, pulse, or scroll.

### **4. Duration**

In many cities, temporary signs (limited to one month, for example) are exempt from permit requirements. They may be used for interim business identification or advertising special events.

## **5. Review**

Currently, proposed signs that do not meet the standards set forth in Sections 18-52.140-150 require approval of a Conditional Use Permit, with final decision making authority granted to the City Council. With the implementation of more specific standards, review and approval of signs could be conducted ministerially and appealed to the City Council.

City Council also asked staff to consider drafting an ordinance regulating window coverings used in vacant commercial buildings. It is staff's view that Chapter 8.50 of the Guadalupe Municipal Code, "Property Nuisance" (attached), adequately addresses vacant commercial buildings. Chapter 8.50 grants the City authority to cite individuals who are responsible for properties that are dilapidated, abandoned, unsightly, or in disrepair. The entirety of Chapter 8.50 is included as Attachment 6.

## **FINANCIAL IMPACT**

Should the City Council direct staff to begin preparation of amendments to the City's zoning regulations, Rincon Consultants, the City's contract planning firm, would be hired to prepare the amendments for review and approval by the City Council. The cost of that work is currently unbudgeted and would be borne by the General Fund.

## **ATTACHMENTS**

1. City of Guadalupe Municipal Code Sections 18.52.140-160 (Signs)
2. City of Guadalupe Downtown Design Guidelines, Section 3 (Signs)
3. City of Santa Maria Sign Ordinance
4. City of Grover Beach Sign Ordinance
5. Excerpts from Model sign ordinance program from Montgomery County, Pennsylvania
6. City of Guadalupe Municipal Code Section 8.50 (Property Nuisance)

**ATTACHMENT 1**

City of Guadalupe Municipal Code Sections 18.52.140-160 (Signs)

**18.52.140 Signs—Permits required.**

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A zoning permit shall be required prior to the construction of any sign structure in excess of 5 square feet in area, or the painting of a sign on the side of a building where the perimeter of the sign encloses an area exceeding 5 square feet. Where a conditional use permit is required, all signing shall be considered as a part of the conditional use permit application. (Ord. 189 Art. 4 §7.1, 1980)

**18.52.150 Signs—Size and number restrictions.**

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A. In all districts, one sign not over 5 square feet in area and used only to identify the occupants of the property, or to indicate that the property is for sale, lease or rent is permitted. House numbers shall not be considered signs.

B. In R-3, G-C, M-C and M-1 districts, one additional sign not more than 64 square feet in area identifying a permitted use is permitted. A double-faced sign containing 64 square feet on each side is permitted. (Ord. 189 Art. 4 §7.2, 1980)

**18.52.160 Signs—Conditional use permit required.**

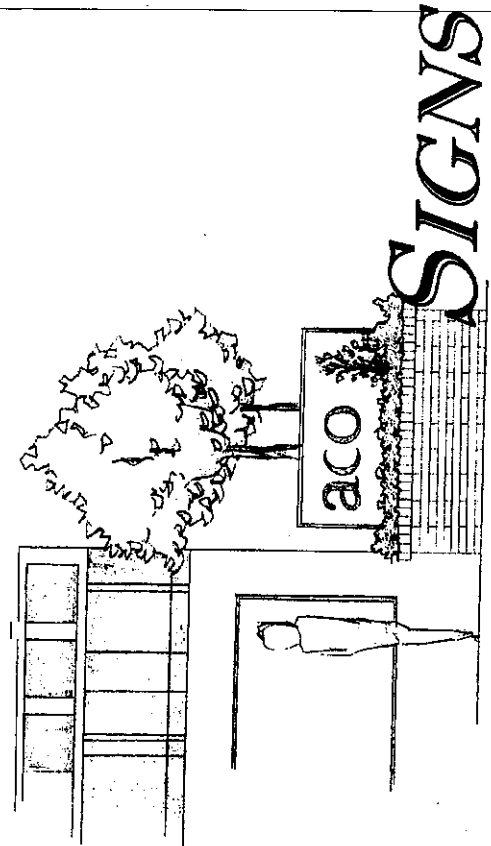
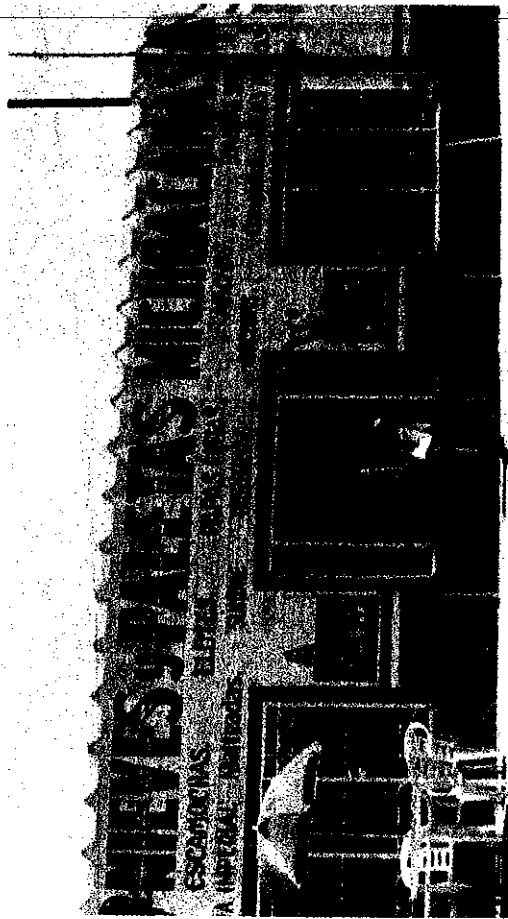
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All signs or sign structures in addition to or larger than those listed as permitted in this title are permitted subject to first obtaining a conditional use permit. (Ord. 189 Art. 4 §7.3, 1980)

**ATTACHMENT 2**

City of Guadalupe Downtown Design Guidelines, Section 3 (Signs)

THE DESIGN GUIDELINES  
SECTION 3.



# SIGNS

SIGN DESIGN SHOULD BE COMPLEMENTARY TO THE PARTICULAR BUILDING FACADE AND BE A POSITIVE ADDITION TO THE OVERALL STREETScape. THE FOLLOWING SPECIFIC DESIGN GUIDELINES ARE INTENDED TO PROVIDE GUIDANCE IN DETERMINING THE PROPER LOCATION, SIZE AND TYPE OF SIGNS THAT SHOULD BE USED WITHIN THE DOWNTOWN.

## OBJECTIVE

C1.

All buildings should display an address, visible from the street where possible.

C2.

Attached signs should be visible from the street and low enough to be visible under the canopy of mature street and parking lot trees.

C3.

Signs should allow sufficient, though not excessive, business identification in a manner which relates to the surrounding development.

C4.

Construction materials of all signs shall relate to building materials of the project. Highly reflective materials should only be used when they augment the overall design character of the project.

C5.

In multi-tenant buildings, the sign program shall include a common sign frame design with a common background color and material for the sign face.



**C6.**

In multi-tenant buildings, the location and manner of attachment for signs on a wall or fascia surface must be consistent.

**C7.**

Signage as it relates to the building should:

- Be considered as an architectural feature of the building rather than a tacked-on after-thought
- Add to the architectural character of the building in terms of style, materials, detail and color of both the sign face and the structure or frame
- Comprise a comprehensive sign program that conveys the business's image. In multi-tenant buildings, individual business' sign programs should be incorporated into an overall building sign program to unify and reinforce the building identity.

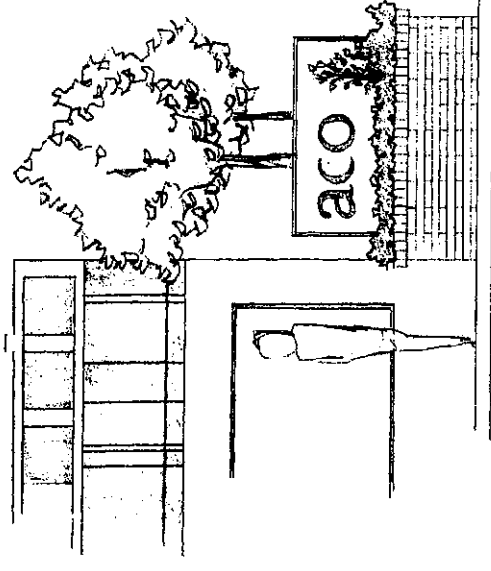
**C8.**

Graphic Design of a sign should:

- Keep the message brief and limited to primary information only
- Provide adequate contrast between the text and background
- Not overpower the storefront
- Respect the architectural elements of the building such as second story windows, pilasters or cornices in terms of location
- Consider using a well-designed logo or icon to keep the sign simple, yet effective
- Emphasize signage at a pedestrian level.

**C9.**

All permanent detached business signs shall be set in a landscape setting and include foundation planting and backdrop plantings. Signs may be placed in the perimeter landscaping of parking lots and buildings.



C9.

**C10.**

Sign programs must be approved prior to the issuance of a building permit.

**C11.**

Signing and graphics should be integral to the overall building and site design.

**C12.**

Where more than one sign is permitted for the same activity, all signs should be coordinated with respect to color, letter style, illumination, and other graphic features.

**C13.**

In multiple owner/tenant occupancies, the various signs required for identification of different activities should be coordinated with respect to placement on the building facade, legibility, and illumination.

**C14.**

All signs should be legible and visible in the circumstances in which they are used.

**C15.**

Sign(s) shall be considered an architectural and site plan feature of the proposed development, and as such, should be coordinated in size, height, color, illumination, location, graphic design, and finish detailing with the building(s), landscaping, area lighting, and vehicular and pedestrian circulation.

**C16.**

Where signs are to be placed near residential uses, sign height, size, location, and illumination should be adjusted for minimum impact to residential uses.

**ATTACHMENT 3**

City of Santa Maria Sign Ordinance

CHAPTER 12-34 SIGNS

**Section 12-34.01. Purpose.**

The purpose of this Chapter is to regulate signs located on private property within the City and on property owned by public agencies other than the City and over which the City has zoning and land use regulatory power. (Ord. 2005-09, eff. 9/2/05; Ord. 92-19, eff. 12/31/92)

**Section 12-34.02 Objectives.**

Signs can have either a positive or negative impact on the character and quality of the City. As a prominent part of the scenery, they attract or repel the viewing public, affect the safety of vehicular traffic, and set the tone of a neighborhood and the City. The objectives of this Chapter include the following:

- (a) To implement the City's community design and safety standards as set forth in the City's General Plan, specific plans, and Municipal Code.
- (b) To maintain and enhance the City's appearance by regulating the design, character, location, number, type, size, illumination, and maintenance of signs.
- (c) To serve the City's interests in maintaining and enhancing its visual appeal for residents, tourists, and other visitors, by preventing the degradation of visual quality which can result from excessive and poorly designed, located, or maintained signage.
- (d) To generally limit commercial signage to on-site locations in order to protect the aesthetic environment from the visual clutter associated with the unrestricted proliferation of signs, while providing channels of communication to the public.
- (e) To limit the size, number, and construction of signs to levels that reasonably allow for the free communication of ideas, consistent with the other purposes of this ordinance.
- (f) To encourage signs that are appropriate to the zoning district in which they are located and consistent with the permitted and conditional uses applied to the subject property.
- (g) To establish sizes of signs in relationship to the scale of the lot and building on which the signs are to be placed or to which they pertain.
- (h) To minimize the possible adverse effects of signs on nearby public and private property, including streets, sidewalks, roads, and highways.
- (i) To protect and improve pedestrian and vehicular safety by balancing the need for signs that facilitate the safe and smooth flow of traffic (e.g., directional signs and on-site signs) without an excess of signage which may distract drivers or overload the mental capacity to quickly receive and interpret information.
- (j) To reduce hazardous situations, confusion, and visual clutter caused by the proliferation, placement, illumination, animation and excessive height, and area and bulk of signs which compete for the attention of pedestrians and motorists.
- (k) To respect and protect the right of free speech by sign display, while reasonably regulating the structural, locational, and other non-communicative aspects of signs, generally for the public health, safety, and welfare, and specifically to serve the public interests in community aesthetics, traffic, and pedestrian safety.
- (l) To enable the fair, consistent, and effective enforcement of the sign regulations of the City. (Ord. 2005-09, eff. 9/2/05; Ord. 92-19, eff. 12/31/92)

**Section 12-34.03. Definitions.**

- (a) Balloon or Blimp: An airtight bag, possibly rigid or semi-rigid, which will rise and float above the earth when filled with hot air or gas.
- (b) Banner: A type of temporary sign made of paper, cloth, plastic or similar material held in place by string, cable or rope, not using an independent structure for support.
- (b1) Bow/Feather Sign: Any variety of fabric signs as shown in Illustration A, commonly called but not limited to bow, feather, tear drop, etc. that display a message, supported by a horizontal or vertical pole of various lengths.
- (c) Bulletin Board: A permanently constructed sign containing a surface area that may have interchangeable letters, words, or numerals.
- (d) Building Face: The exterior surface of any building, regardless of frontage.
- (e) Building Street Frontage: The building elevations facing a street, plaza or mall. Where the building contains multiple uses it shall be linear frontage of that portion of the building between the occupancy separation walls. Buildings at the corner of two street frontages may count the building frontage facing both street frontages.



(f) **Building Official:** A title recognized by the City of Santa Maria and the International Code Council (ICC) responsible for interpretation, effectuation and enforcement of the California Building Codes including, but not limited to the International Building Code (IBC).

(g) **Canopy/Awning Sign:** A sign mounted or painted on a canopy or awning.

(h) **Code Compliance Officer:** An employee of the City Attorney's Office responsible for the investigation and enforcement of Municipal Code violations.

(i) **Commercial Sign:** Any sign, wording, logo, picture, transparency, mechanical device, or other representation that is intended to attract attention to a commercial or industrial business, occupancy, product, goods, service, or other commercial or industrial activity for a commercial or industrial purpose.

(j) **Construction Project or Subdivision Sign:** A sign erected in conjunction with a construction project.

(k) **Directional Structure:** A noncommercial, on-site structure, the purpose of which is to facilitate safe vehicular or pedestrian travel by directing pedestrians or vehicles to specific on-site locations, such as parking spaces, special drive-up or walk-up services, exits, and public restrooms.

(l) **Director:** The Director of Community Development.

(m) **Directory Sign:** A wall or monument sign that may list the names of businesses in an office or retail complex and the corresponding building, suite or room number/letter.

(n) **Downtown Specific Plan:** A plan which outlines specific regulations for a particular geographical area as defined in the adopted Downtown Specific Plan.

(o) **Four Square Mile Area:** The original townsite as defined in Section 12-32.07A(a) of the Municipal Code.

(p) **Freestanding (Pole) Sign:** A sign not attached to a building that is constructed upon, or affixed to, the ground by means of columns, poles, or similar structural components. Freestanding (pole) signs are prohibited pursuant to Section 12-34.11 (i) of this Chapter.

(q) **Freeway Interchange Tower:** An architecturally designed structure not exceeding 75 feet in height that is approved by the Planning Commission through a Planned Development or Conditional Use Permit.

(r) **Freeway Sign:** A freestanding sign designed to be viewed from vehicles traveling Highway 101 and located on Freeway Service (FS) zoned property.

(s) **Height of Sign, Maximum:** The distance from the lowest adjacent finish grade within three feet of the base of the sign to the top of its highest element.

(t) **Illuminated Sign - External:** A sign which is illuminated by use of lighting from a source outside of the sign.

(u) **Illuminated Sign - Internal:** A sign which is illuminated by use of lighting installed inside the sign.

(v) **Institution:** All governmental, religious, and charitable organizations.

(w) **Master Sign Plan:** A plan outlining the design, location, size, number, materials, and construction of sign structures for any multi-tenant site in order to ensure continuity of design within the project and to provide for equitable distribution between tenants of allowable sign area. Previously approved Uniform Sign Programs shall constitute a Master Sign Plan under this Chapter.

(x) **Memorial Signs or Tablets:** Signs or tablets cut into masonry surfaces or constructed of bronze or other incombustible materials mounted on a solid base or on one or more uprights.

(y) **Monument Sign:** A sign affixed to a solid base and installed on a landscaped, concrete or other solid surface on the project site.

(z) **Noncommercial Sign:** A sign that does not name, advertise, or call attention to a commercial or industrial business, commodity, product, goods, service, or other commercial or industrial activity for a commercial or industrial purpose.

(aa) **Off-Site Sign:** A commercial sign not located on the site of the business or entity indicated or advertised by the sign, or a commercial sign advertising a commodity, good, product, service or other commercial or industrial activity which originates on a site other than where the sign is maintained.

(bb) **On-Site Sign:** A commercial sign which directs attention to a commercial or industrial occupancy, business, commodity, product, goods, service, or other commercial or industrial activity conducted, sold, or offered upon the site where the sign is maintained. For purposes of this Chapter, all signs with noncommercial speech messages shall be deemed to be on-site, regardless of location.

(cc) **Painted Sign:** A sign that is painted directly on a wall or other surface, and does not project from the surface to which it is applied.

(cc1) **Parking Lot Light Banner:** A banner sign attached to the vertical portion of a privately-owned parking lot light standard, suspended between horizontal supports. For the purpose of this Chapter, a parking lot light is defined as a vertical pole of varying height supporting a luninaire or mast arm.

(dd) **Peak:** The highest point of a roof.



Previous View



BACK

NEXT



Previous View



BACK

NEXT

(ee) Permanent Sign: Any sign which is constructed to be lasting and enduring, remaining unchanged in character, condition (beyond normal wear and tear) and position and in a permanent manner affixed to the ground, wall, or building.

(ff) Projecting Sign: A sign attached to, and projecting from, the face of the roof of a structure, canopy, or marquee.

(gg) Roof Sign: A sign erected upon a roof or eave of a roof, or erected upon an awning of a structure, which is wholly or partially supported by said structure and includes a sign projecting above the eave or parapet of a roof.

(hh) Sandwich Board Structure: A small, single or multi-sided type of sign placed on the ground.

(ii) Sign: Any device, fixture, placard, or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which is to be viewed from any public street, road, highway, right-of-way, or parking area.

(ii1) Vacant lot: For the purpose of this chapter, vacant lot will be defined as a parcel that does not contain a structure used for calculating temporary/banner sign area under Section 12-34.05(d)(2).

(jj) Valet sign: A moveable support structure which contains a single support element or post used to display signage not permanently affixed to the ground.

(kk) Non-Conforming Sign: A sign which existed as a legal sign prior to the effective date of this Ordinance which is in conflict with the provisions of this Chapter.

The following are not within the definition of sign for the regulatory purposes of this chapter:

(1) Any public or legal notice required by a court or public agency;  
(2) Decorative or architectural features of building, except letters, trademarks, or moving parts;  
(3) Symbols of noncommercial organizations or concepts including, but not limited to, religious or political symbols, when such are permanently integrated into the structure of a permanent building which is otherwise legal;

(4) Time and temperature devices;

(5) Signs on street legal vehicles, license plates, license plate frames, registration insignia, including noncommercial messages, messages relating to the business or service of which the vehicle is an instrument or tool (not including general advertising), and messages relating to the proposed sale, lease, or exchange of the vehicle;

(6) Traffic, directional, emergency, warning or informational signs required or authorized by a governmental agency having jurisdiction;

(7) Permanent memorial or historical signs, plaques, or markers;

(8) Public utility signs; and

(9) Newsracks.

(ll) Sign Structure: A structure which supports a sign.

(mm) Sign Tower: An architecturally designed structure not exceeding 25 feet in height that is permitted in the C-1 and C-2 zoning districts and approved by the Planning Commission through a Planned Development Permit or Conditional Use Permit.

(nn) Special Projects: A division of the Administrative Services Department of the City of Santa Maria charged with managing grants and special development projects.

(oo) Temporary Sign: A sign constructed of expendable material such as paper, plastic, cloth, or wood intended to be displayed for a short period of time. Pennants, banners, and similar devices are also included in this category. Temporary signs may serve many functions such as grand opening signs or political signs.

(pp) Wall Sign: A sign which is attached directly to, and parallel with, the building face or painted upon the wall or marquee of a building or structural part thereof.

(qq) Window Sign: A sign painted, printed, attached, glued, hung or otherwise affixed to a window so that it is visible. A window sign is a type of wall sign and may be located inside or outside of a building and either shall constitute a sign and is subject to the provisions of this Chapter. (Ord. 2010-14, eff. 1/6/11; Ord. 2008-10, eff. 7/3/08; Ord. 2005-09, eff. 9/2/05; Ord. 92-19, eff. 12/31/92)

#### Section 12-34.04. General Requirements.

(a) Applicability. This Chapter regulates signs located on private property within all zoning districts of the City and on property owned by public agencies other than the City and over which the City has zoning and land use regulatory power. Except where otherwise expressly provided in this Chapter, all signs located in such areas of the City shall be erected and maintained in conformity with this Chapter.

(b) Sign Permit Required. Except as otherwise provided in this Chapter, it is unlawful for any person to place, erect, structurally or electrically alter (not including a change in sign copy of sign face), move or display or maintain



any temporary or permanent sign without first obtaining a sign permit from the Community Development Department in accordance with the provisions of this Chapter. No sign permit is required for cleaning or other normal maintenance of a properly approved sign, unless a structural or electrical change is made.

(c) Owner's Consent Required. The consent of the property owner is necessary before any sign may be erected on any private property or public sidewalk within the City.

(d) Noncommercial Signs. Noncommercial signs are allowed whenever commercial signage is permitted and are subject to the same standards and total maximum allowances per site or building of each sign type specified in this Chapter. For purposes of this Chapter, all noncommercial free speech messages are deemed to be on-site, regardless of location.

(e) Substitution of Noncommercial Message. Subject to the consent of the property owner, a noncommercial message of any type may be substituted for all or part of the commercial or noncommercial message on any sign allowed under this Chapter. No special or additional approval is required to substitute a noncommercial message for any other message on an allowable sign, provided the sign structure is already approved or exempt from the approval requirement and no structural or electrical change is made. When a noncommercial message is substituted for any other message, however, the sign is still subject to the same design, size, locational, and structural regulations (e.g., color, materials, height, size, illumination, maintenance, duration of display, etc.) as well as all building and electrical code requirements, as would apply if the sign were used to display a commercial message. In the event of any perceived or actual conflict between the general provisions of this subsection and any other specific provisions in this Chapter, the provisions of this subsection shall prevail.

(f) Substitution of Commercial Messages. Substitution of a commercial message is not automatically allowed in a place where only a noncommercial message is allowed. In addition, no off-site commercial messages may be substituted for on-site commercial messages.

(g) Construction Materials. All permanent signs shall be constructed of wood, metal, plastic, ceramic tile, glass or like material (or paint on a building such as a painted wall sign) as approved by the Director of Community Development.

(h) Area of Signs.

(1) A "Double-Face Sign" with parallel planes, back-to-back, not more than 24 inches apart, shall count as a single sign and only one side shall be counted for the total sign area.

(2) In the case of a multi-face sign other than a double-faced sign, the outer dimensions of all the sign faces shall be combined. The sign area shall be the total area of all the faces.

(3) In the event a sign falls under more than one sign definition, the more restrictive sign regulations found in this Chapter shall apply.

(4) Sign face changes to a legally established sign which do not structurally alter the sign (including sign area and configuration) shall not require a sign permit.

(5) The total sign area allowed on a parcel shall be calculated as the sum of the sign areas of all signs on the parcel except directional structures and temporary signs.

(6) The total sign area allowed on a parcel shall be equal to one square foot of sign for each lineal foot of building street frontage facing perpendicular to a street to which buildings front.

Exceptional Circumstances: For buildings with minimal or no building street frontage, the Zoning Administrator shall allow sign area based on that portion of the building street frontage that would be viewable perpendicular to the street without the existing configuration. The sign area shall be equal to one square foot of sign area for each lineal foot of building street frontage.

i. In the case of multiple buildings on a parcel the total sign area shall be equal to one square foot of sign area for each one foot length of all buildings facing a street when viewed perpendicular from a public street. If a portion of a building is blocked from view from a public street, only that portion (length) of a building visible when viewed perpendicular from the street shall be counted towards sign area.

ii. An unobstructed building at a corner of two or more public streets may utilize the aggregate of building length of two or more public streets when applying sign area when viewed perpendicular from the public streets.

iii. On a multi-tenant or multi-building site, a master sign plan shall be prepared by the owner for review and approval by the Community Development Department. The purpose of the master sign plan is to insure compliance with this chapter, promote continuity of sign design and to spread the amount of sign area permitted among the buildings and businesses within a multi-building site.

iv. Buildings on lots with 25 feet of street frontage or less shall be permitted a sign area not exceeding 25 square feet.



v. The total allowable sign area on a parcel located on a corner of two public streets shall be permitted an additional amount of sign area equal to one (1) square foot of sign area for each lineal foot of building facing the side street frontage, facing perpendicular to the public (side) street.

**Bonus Sign Area:** The total sign area shall be increased by 25% for buildings that have a height of 20 feet or more of habitable interior space.

(7) The area of a sign shall be calculated by forming a box to enclose the entire sign. The box must be a continuous line consisting of not more than eight straight lines that form right angles. The area within the box shall be the sign area.

(8) The supporting structure of any sign, including pole(s), monument base or masonry veneer, shall not be included in determining the sign area.

(9) Any project involving multiple tenants in one complex, such as a shopping center, shall submit a master sign plan illustrating sign type, area and location for all signs in the project. The intent of the master sign plan is to encourage sign continuity in the complex. Temporary signage shall be allowed in accordance with Section 12-34.05(d) upon receipt of a complete Master Sign Program.

(i) Location. All sign structures shall comply with sight distance requirements for corner visibility of pedestrians and vehicles (Sec. 12-27-03).

(j) Architecturally Designed Freeway Interchange Towers. Where necessary to implement the adopted policies of the General Plan and to promote the purposes of this ordinance or the findings supporting it, the Planning Commission, through a Planned Development Permit or Conditional Use Permit (ref. Chapter 35 of Title 12), may permit, or conditionally permit, freeway interchange towers within 1,000 feet of freeway interchanges. The towers shall not exceed a height of 75 feet above finished grade. No more than two such towers shall be constructed at each interchange. The total sign area for each tower shall not exceed 400 square feet. The design of the Freeway Interchange Tower must be consistent with the adopted General Plan. The Towers must make a positive design statement for the City of Santa Maria, be architecturally compatible with the architecture of the adjoining buildings, and must include substantial adjacent landscaping.

(k) Architecturally Designed Sign Towers Along Primary and Secondary Arterial Streets. The Planning Commission, through a Planned Development Permit or Conditional Use Permit (ref. Chapter 35 of Title 12) may permit, or conditionally permit, sign towers in the C-1 and C-2 zoning districts along Primary and Secondary Arterial Streets as defined in the Circulation Element of the General Plan. The sign towers shall not exceed a height of 25 feet above finished grade. The total sign area shall not be greater than 200 square feet per tower. The design of the Sign Towers must be consistent with the adopted General Plan. The Sign Tower must make a positive design statement for the City of Santa Maria, be architecturally compatible with the architecture of the adjoining buildings, and must include substantial adjacent landscaping.

(l) Illumination. Illumination shall be allowed on all signs upon the approval of a sign permit. Illuminated signs may be lighted either by exterior or interior means. Illuminated signs shall be designed in such a manner as to avoid glare or reflection of light on private property in the surrounding area or onto public right-of-way. Illumination of signs shall comply with all adopted model building codes of the City of Santa Maria.

(m) Limitation on Number of Signs affixed to a building. No more than four (4) signs shall be permitted on any building face for a single tenant.

(n) Maintenance. All signs shall be maintained in a neat and orderly appearance, including, but not limited to, repairing all holes, tears, fading, chipping, structural defects, and partial or full loss of illumination.

(o) Highway 101 Bonus Sign Area. Property owners (of buildings that are abutting Highway 101) shall be entitled to an additional fifty (50) square feet of sign area that may only be applied to a wall sign facing Highway 101. (Ord. 2008-10, eff. 7/3/08; Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/3/98; Ord. 92-19, eff. 12/31/92)

#### **Section 12-34.05. Standards by Sign Type.**

##### **(a) Wall Sign.**

- (1) Maximum Height: Not to exceed the eave or parapet of the roof.
- (2) Permitted Zones: C-1, C-2, CPO, CC, FS, C-M, M-1, M-2, SP (subject to specific plan), PF, AS I, II and III, and in residential zoning districts.
- (3) Sign Permit Needed: Yes.
- (4) A wall sign may encumber no greater than eighty percent (80%) of the building street frontage width.
- (5) Window signs may not exceed 25% of an overall window area per building face. When displayed in excess of 30 days per calendar quarter; a window sign is a permanent sign and shall be counted against the total allowed sign area.
- (6) A wall sign may not exceed 25% of an overall window area per building face.





**(b) Monument Sign.**

(1) Maximum Height: 6 feet in residential zones; 8 feet in commercial or industrial zones, as measured from adjacent finished grade.

(2) Monument signs may be placed on landscaped mounds. All landscaped mounds shall comply with the development standards of Section 12-44 (landscaping) providing that mound slopes may not be steeper than 2 to 1 and no higher than three feet.

(3) Monument Base: A monument sign must be supported by a solid base equal to or greater than 60 percent of the sign width obscuring one or more upright supports.

(4) Permitted Zones: C-1, C-2, CPO, CC, FS, C-M, M-1, M-2, SP (subject to specific plan), PF, AS I, II and III zones, and in residential zoning districts.

(5) Sign Permit Needed: Yes.

(6) All monument signs shall comply with sight distance requirements. (Sec. 12-27-03)

(7) The maximum monument sign area shall be fifty (50) square feet in all commercial (C-1, C-2, CC, CPO, FS), industrial (M-1, M-2, CM), open space, public facilities and airport (I, II, III) zoning districts. The maximum monument sign area shall be thirty-five (35) square feet in all residential (RA, R-1, RSL-1, R-2, R-3 and RMH) zoning districts.

(8) Number of monument signs permitted shall be limited to one (1) monument sign for each one hundred and twenty-five linear feet of parcel frontage along a public street except that, upon the request of the applicant, monument signs closer to each other than an aggregate of 125 linear feet of parcel frontage along a public street shall be permitted when within fifty (50) feet of the main entrances/exits of developments, such as a shopping center or office complex.

**(c) Directional Structures.**

(1) Maximum height: 4 feet for ground mounted structures

(2) Maximum Area: 4 square feet for ground mounted structures; 6 square feet for wall mounted structures.

(3) Special Limitation: Directional structures shall only contain the information stated in Section 12-34-03(k).

(4) Permitted Zones: C-1, C-2, CPO, CC, FS, C-M, M-1, M-2, SP (subject to specific plan), PF, AS I, II and III zoning districts.

(5) Permit Needed: Yes (no fee permit)

**(d) Temporary Sign/Banner.**

(1) Maximum Height: Not to exceed roof eave line of nearest building or building to which it is affixed.

(2) Maximum Area: A banner or temporary sign may be installed at a ratio of 32 square feet of sign area (in commercially or industrially zoned properties), or 6 square feet of sign area (in residentially zoned properties) for each 75 feet of width of the side(s) of a building facing a public street.

For instance:

Building Width (feet)	Sign Area (square feet)	
	Commercial/Industrial Zones	Residential Zones
75	32	6
150	64	12
225	96	18
300	128	24

(3) Permitted Zones: R-1, RSL-1, R-2, R-3, RMH, C-1, C-2, CPO, CC, FS, C-M, M-1, M-2, SP (subject to specific plan), PF, AS I, II and III zoning districts.

(4) Sign Permit Needed: Temporary sign authorization required and may be given over the counter at the City of Santa Maria Community Development Department.

(5) Permitted Time: Temporary signs may be displayed for up to two 30-consecutive day periods during a six month time frame, not exceeding 120 display days within twelve months. The applicant shall specify the desired dates of display, any consecutive period(s) for display, and the 12 months within which the display will occur on the application for temporary sign permit. A temporary sign permit may be renewed upon expiration of the 12 months specified in a temporary sign application.



Except sandwich board signs may be utilized for an indefinite period of time when in full compliance with Chapter 34, including Section 12-34.05(g).

(6) Banners shall be made of flexible, non-rigid material that cannot support itself.

(7) Temporary signs shall not be subtracted from the total allowable permanent sign area.

(8) A maximum of two temporary signs may be permitted as long as the total allowable temporary sign area is not exceeded.

(9) Temporary signs are permitted on vacant lots and are subject to all other applicable provisions of Sections 12-34.05.

**(e) Projecting Sign.**

(1) Maximum Height: Not to exceed eave or parapet line of wall or structure to which projecting sign is attached. (Note: Bottom of sign shall be a minimum of 8 feet from ground to provide proper clearance.)

(2) Permitted Zones: C-1, C-2, CPO, CC and CM zoning districts in the four-square mile area.

(3) Sign Permit Needed: Yes.

(4) Location: Projecting signs may extend over public right-of-ways including public sidewalks not to exceed one-half of the distance from the building face to which the sign is attached to the curb face of said sidewalk.

**(f) Canopy/Awning Sign.**

(1) Maximum Height: Not to exceed the height of the underside of a canopy, awning or marquee. The bottom of the sign shall be a minimum of eight feet from the ground to provide proper clearance.

(2) Permitted Zones: C-1, C-2, CPO, CC, FS, C-M, M-1, M-2, SP (subject to specific plan), PF, AS I, II and III.

(3) Sign Permit Needed: Yes.

(4) Location: Canopy/awning signs may locate over rights-of-way including sidewalks except that no part of the sign may extend beyond the canopy.

**(g) Sandwich Board Sign.**

(1) Sandwich board signs shall only be permitted within the boundaries of the Downtown Specific Plan on a parcel developed with occupied structures.

(2) Allowed styles of free-standing sign structures include: a) sandwich; b) "A" frame; c) valet; d) custom fabricated.

(3) Signs may be a maximum of 4 feet in height and 3 feet in width on one surface, and may occupy an area no greater than 12 square feet per sign face. The thickness of the sign surface may not exceed three (3) inches before it is counted as sign area.

(4) Signs must be movable without mechanical assistance.

(5) Signs must be placed within 20 feet of a pedestrian entrance to a building.

(6) Signs may not block the free use of a sidewalk by pedestrians and/or persons with a disability and must provide a minimum of five (5) feet of walkable space around the sign on the sidewalk. Any sign placed within a public right-of-way shall obtain an encroachment permit.

(7) All signs must be fabricated so as to not collapse or fall over when in use.

(8) Signs shall not be secured to any structure using a chain, cable or similar device.

(9) Signs may be displayed only during hours when the adjacent use is open to the public and must be removed during all other times. Notwithstanding this provision, sandwich board signs may not be utilized from 10:00 p.m. to 6:00 a.m.

(10) Sandwich board signs and their structures must be stored out of public view at all times unless properly displayed pursuant to this Chapter.

(11) A site plan indicating the location where a sandwich board sign will be utilized shall be submitted for review and approval by the City of Santa Maria Community Development Department. Pending review and approval, the sign shall be allowed in accordance with Section 12-34.05(d).

(12) A request for a sandwich board sign shall be accompanied by the written consent of the property owner (or authorized agent).

(13) Allowance of sandwich board signs, pursuant to this Chapter, shall cease (sunset) after one year from the effective date of this ordinance.

**(h) Temporary Flags in Developing Residential Areas**

(1) Maximum height: Not to exceed fifteen feet.

(2) Maximum area: Ten square feet per flag, not to be less than two feet wide.

(3) Permitted zones: R-1, RLS-1, R-2, R-3, and any other zones that include an approved mixed use housing project.



Previous View



BACK

NEXT



Previous View



BACK

NEXT

(4) Permitted time: Temporary flags may be displayed for up to one year plus one additional year if a sign permit extension has been obtained. Flags shall only be installed onsite and cannot be installed prior to issuance of Certificate of Occupancy for the model unit(s).

(5) Special limitation: One flag for each 50 feet of exterior public street frontage, not to exceed twenty flags for each approved project in a developing residential area. Flags shall be replaced when they become torn, frayed, or have holes.

(6) Sign permit needed; sign permit extension needed: yes

**(i) Parking Lot Light Banners**

(1) Maximum area: four square feet each, not to exceed two banners per pole.

(2) Minimum height: Bottom horizontal support shall not be affixed to the vertical light pole less than eight feet above the ground.

(3) Permitted zones: All Commercial zones.

(4) Permitted time: May be utilized for an indefinite period of time when in full compliance with applicable provisions of Chapter 34. Banners shall be replaced when they become frayed, torn, or have holes.

(5) Number of banners: No more than 25% of the parking lot lights shall be utilized for banners.

(6) Permit needed: Yes.

(Ord. 2010-14, eff. 1/6/11; Ord. 2008-10, eff. 7/3/08; Ord. 2005-09, eff. 9/2/05; Ord. 92-19, eff. 12/31/92)

**Section 12-34.06. Construction or Subdivision Signs.**

Construction or subdivision project signs shall not exceed 32 square feet in area, or 8 feet in overall height, unless legally required by governmental contract to be larger. A Construction or Subdivision Project Sign shall not require a sign permit and may exist no longer than the period of construction. One sign is permitted per street frontage. (Ord. 2005-09, eff. 9/2/05; Ord. 92-19, eff. 12/31/92)

**Section 12-34.07. Administration.**

**(a) Application and Processing.**

(1) Purpose. The purpose of a sign permit is to help ensure compliance with the provisions of this Title and Chapter, in particular, the provisions regulating the design, illumination, location, materials, number, size, and type of sign, including structural and electrical provisions of the state building codes.

(2) General Sign Permit Application Process. Unless otherwise specified by this Chapter, the application for a sign permit must be made in writing on the form provided by the Community Development Department and accompanied by the required fee established by City Council resolution. The application shall include the following information and items:

(i) The completed application form.

(ii) Plans drawn to scale showing the design of the sign, including dimensions, sign size, colors, materials, method of attachment, source of illumination, and showing the relationship to any building, parcel, or structure to which it is proposed to be installed or affixed or to which it relates. Compliance with applicable state building codes including structural analysis, wind load calculations, and footing details shall be shown on the plans and signed by a structural engineer when applicable.

(iii) A site plan, including all dimensions, drawn to scale indicating the location of the sign relative to the property line, rights-of-way, streets, sidewalks, vehicular access points, and existing or planned buildings or structures and off-street parking areas located on the premises.

(iv) The number, size, type, and location of all existing signs on the same building, site, or premises.

(v) Proof of the consent of the property owner or other person in control or in possession of the property.

(vi) If a proposed sign would be an advertising display under the Outdoor Advertising Act (Business and Professions Code §§5200 and following), the applicant shall submit reasonable evidence demonstrating compliance with or exemption from the Act.

(vii) Such other information as the Director may reasonably request in order to establish that the proposed application is in full compliance with the provisions of the Chapter, the Municipal Code, and any other applicable law.

(3) Processing Applications. The Director, or his/her designee, shall determine whether the application contains all of the information and items required by the provisions of this Chapter. If the Director or his/her designee determines that the application is not complete, the applicant must be notified in writing within 20 business days of the date of receipt of the application that the application is not complete and the reasons for such determination, including any additional information necessary to render the application complete. The applicant will



then have 30 calendar days from receipt of comments to submit additional information to render the application complete. Failure to do so within this 30 day period renders the application void. Within 20 business days following receipt of an amended application or supplemental information, the Director or his/her designee must again determine whether the application is complete in accordance with the procedures set forth in this subsection. Evaluation and notification is to occur as provided above until such time as the application is found to be complete. All notices required by this Chapter are deemed given upon the date any such notice is either deposited in the United States mail or the date upon which a personal service of such notice is provided.

(4) Sign Review/Standard Signage. After reviewing a complete sign permit application, the Director or his/her designee, shall cause the application to be reviewed and render a written decision to approve or deny the application within 20 business days of the complete application date. The Director's determination is to be guided solely by the standards and criteria set forth in this Chapter. The application shall be approved whenever the proposed sign conforms to all design, size, height, and other standards for signs subject to a permit requirement, as such requirements are set forth in this Chapter. An application may be granted either in whole or in part when more than one sign or location is proposed by the applicant. When an application is denied in whole or in part, the Director's written notice of determination must specify the grounds for such denial.

(b) Appeals

(1) Any person seeking to appeal a decision of the Director granting or denying an application for issuance of a sign permit, revoking a permit, or ordering the remediation or removal of a sign, shall appeal in writing, with the applicable filing fee as established by City Council resolution, to the Planning Commission within 14 calendar days of the decision. A hearing shall be scheduled, held, and decided by the Planning Commission within 30 days after receipt of the appeal. The time frame may be extended upon the request or concurrence of the appellant. The time for compliance with any original order shall be stayed during the pendency of any hearing before the Planning Commission. Any decision of the Planning Commission may be appealed to the City Council.

(2) Any person dissatisfied with the final action by the City Council may seek prompt judicial review of the action pursuant to the California Code of Civil Procedure Section 1094.8. (Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/03/98; Ord. 92-19, eff. 12/31/92)

**Section 12-34.08. Hazardous Signs.**

Signs shall conform to the following provisions of the California Vehicle Code.

(a) No person shall place, maintain or display upon or in view of any highway, any unofficial sign, signal or device, or any sign, signal or device which purports to be or is an imitation of, or resembles an official traffic sign or signal, or which attempts to direct the movement of traffic, or which hides from view any official sign or signal.

(b) No person shall place, maintain or display upon or in view of any highway, any light of any color of such brilliance as to blind or dazzle the vision of drivers upon said highway nor shall any light be placed in such position as to prevent the driver of a vehicle from readily recognizing any traffic sign or signal.

(c) The State Department of Public Works, members of the California Highway Patrol and local authorities are hereby authorized and empowered without notice to remove every prohibited sign, signal, device or light which is a public nuisance or cause the same to be removed or the director of said department, the chief of said patrol or local authorities may bring any action as provided by law to abate such nuisance. (Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/03/98; Ord. 92-19, eff. 12/31/92)

**Section 12-34.09. Construction of Signs.**

(a) No portion of any sign nor its supports shall be placed in a manner that it will in any way obstruct any fire escape, stairway, or fire sprinkler stand pipe, nor shall any such sign or any of its supports be attached to or supported by any fire escape.

(b) No portion of any sign or its supports shall be so placed that it will interfere with human exit through any window of any room of any building.

(c) No portion of any sign or its supports shall be placed so that it will obstruct any exterior door or required exit of any building.

(d) No sign shall be placed that will obstruct any legally required light and ventilation.

(e) No sign or portion of a sign shall be placed on any public right-of-way in such a manner which obstructs such public right-of-way. Any such sign is hereby declared a public nuisance and may be removed by the Director, Building Official or any other designated official in Chapter 7 of Title 1 of this Code. (Ord. 2010-14, eff. 1/6/11; Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/03/98; Ord. 92-19, eff. 12/31/92)



**Section 12-34.10. Non-Conforming Signs.**

- (a) General Requirements: a non-conforming sign structure shall not be:
  - (1) Changed to another non-conforming sign structure or increased in area unless the height or area of the sign structure is made less non-conforming;
  - (2) Structurally altered to extend its useful life; or
  - (3) Moved from its location to a new location.
- (b) Face Changes: Sign copy and face changes within the existing boundaries of the non-conforming sign structure are permitted without obtaining a sign permit.
- (c) Modifications and Maintenance: Non-structural modifications or non-structural maintenance (i.e., painting, rust removal) are allowed without a sign permit up to a maximum of 50 percent of the existing total area of the sign. Non-structural modifications or maintenance exceeding 50 percent of the existing total area of the sign, and all structural changes, shall comply with all applicable standards of this Chapter.
- (d) Discontinued Use: If the use of a building or land associated with a legal nonconforming sign structure is discontinued for a period of six months or more, any sign structure shall thereafter conform to the provisions of this Chapter.
- (e) Public Nuisances: Any nonconforming sign structure which is found to present danger to the public may be declared a public nuisance and abated as set forth in Chapter 42 of Title 12 (Administration and Enforcement).
- (f) Destroyed Signs: If, at any time, any non-conforming sign structure in existence or maintained on the effective date of this Chapter is destroyed by fire, accident, explosion or act of nature to the extent of more than 50 percent of the value thereof, without further action of the City, such sign shall, from and after the date of such destruction, be subject to all the provisions of this Chapter. For the purposes of this Chapter, the value of any sign shall be the estimated cost of replacement of the sign in kind as determined by the Building Official.
- (g) Administration of this Section is not intended to conflict with the provisions of the Outdoor Advertising Act (Chapters 2 and 2.5, Sections 5200 – 5499.30 of the Business and Professions Code). (Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/03/98; Ord. 92-19, eff. 12/31/92)

**Section 12-34.11. Prohibited Signs and Locations.**

Prohibited signs are as follows:

- (a) Any sign designed for emitting sound.
- (b) Any sign or sign structure which has become a public nuisance due to inadequate maintenance, dilapidation, or abandonment.
- (c) Any sign which obstructs in any manner the ingress to, or egress from, a door, window, fire escape, or other access way required by building codes adopted by the City of Santa Maria.
- (d) Any sign unlawfully installed, erected, or maintained.
- (e) Any sign that encroaches into any City right-of-way and/or easement, except under-canopy, projecting and sandwich board signs.
- (f) Any sign that flashes, blinks, moves, changes color, appears to change color, changes intensity, or contains any part of attachment which does the same.
- (g) Any sign that is inconsistent with the traffic safety sight area, pursuant to Santa Maria Municipal Code Section 12-27-03.
- (h) Any sign structure located so that it interferes with visibility at an intersection, public right-of-way, driveway, or other ingress/egress.
  - (i) Any free-standing pole sign.
  - (j) Any sign located or displayed on or over public property except as expressly permitted in this Chapter.
  - (k) Any sign attached to a tree.
  - (l) Any sign structure erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the State, or rules and regulations duly promulgated by agencies thereof.
  - (m) Any sign structure adversely affecting traffic control or safety.
  - (n) Balloons and Blimps.
  - (o) Roof Signs.
- (p) Any sign on public property or property in which the City holds an interest unless otherwise authorized by this Chapter. A Public Utility Easement (PUE) is an example of property in which the City holds an interest.
- (q) Off-Site signs. Exception: Signs on property owned or controlled by the City or the City of Santa Maria Redevelopment Agency, whose design is compatible with the objectives of this Chapter as determined by the Zoning Administrator or designee.



(r) Bow/Feather Signs. (Ord. 92-19, eff. 12/31/92; Ord. 98-11, eff. 12/03/98; Ord. 2005-09, eff. 9/2/05; Ord. 2008-10, eff. 7/3/08; Ord. 2009-16, eff. 9/2/09; Ord. 2010-14, eff. 1/6/11)

**Section 12-34.12. Signs in the Public Right-of-Way or Placing Citizens in Peril.**

The Director, Building Official or other designated official in Chapter 7 of Title 1 of this Code shall immediately cause the removal of any sign which, in the judgment of the Director, Building Official or other designated official, is found to be within the public right-of-way and/or easements and are found to place citizens in immediate peril. Said removal shall be by any or a combination of the following methods using sound judgment under the circumstances:

(a) Removal or modification of said sign by City staff with business owner (or property owner if business has ceased operations) to be billed for time and materials related to the cost of said removal.

(b) Notification orally or in writing to the business owner causing the removal of said signs within a 24 hour period or later period of time, as prescribed by the Director, Building Official or other designated official.

(c) Immediate citation of the business owner (or property owner if business has ceased operations) or party responsible for said sign. (Ord. 2010-14, eff. 1/6/11; Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/03/98; Ord. 92-19, eff. 12/31/92)

**Section 12-34.13. Severability.**

If any provision or clause of the Chapter or the application thereof is held unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, clauses, or applications of this Chapter which can be implemented without the invalid provision, clause, or application, it is hereby expressly declared that this ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, adopted, and/or ratified irrespective of the fact that any one or more sections, subsections, sentences clauses, and/or phrases be declared invalid or unconstitutional. (Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/03/98; Ord. 92-19, eff. 12/31/92)

**Sections 12-34.14. through 12-34.24**

Repealed per Ordinance No. 2005-09. (Ord. 2005-09, eff. 9/2/05; Ord. 98-11, eff. 12/03/98; Ord. 92-19, eff. 12/31/92)



**Appendix – Illustration A (Bow/Feather Sign)**

Former Illustrations A through J were repealed per Ordinance No. 2005-09. (Ord. 2005-09, eff. 9/2/05; Ord. 2010-14, eff. 1/6/11)



Previous View  
◀ BACK  
NEXT ▶

Previous View  
◀ BACK  
NEXT ▶

**ATTACHMENT 4**

City of Grover Beach Sign Ordinance



## **3.60 Sign Regulations**

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### Sections:

- 3.60.010 - Title
- 3.60.020 - Purpose
- 3.60.030 - Scope
- 3.60.040 - Definitions
- 3.60.050 - Sign Regulations-Permit Required
- 3.60.060 - Exempt Signs
- 3.60.070 - Prohibited Signs
- 3.60.080 - Abatement of Prohibited Signs
- 3.60.090 - Sign Permit-Applications
- 3.60.100 - Building Permits
- 3.60.110 - Action of the Director
- 3.60.120 - Sign Standards
- 3.60.130 - Residential Zones
- 3.60.140 - Commercial Zones
- 3.60.150 - Industrial Zones
- 3.60.160 - General Standards
- 3.60.170 - Abatement of Nonconforming Signs
- 3.60.180 - Amortization of Nonconforming Signs
- 3.60.190 - Notice to Owners of Nonconforming Signs
- 3.60.200 - Noncurrent Signs
- 3.60.210 - Unsafe Signs

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### **3.60.010 Title**

This Section shall be known and cited as the "Sign Regulations."

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### **3.60.020 Purpose**

- A. These regulations are intended to:
1. Protect and enhance the character and natural beauty of the community and its various neighborhoods and districts;
  2. Protect those uses which are adequately and appropriately identified from too many and too large signs in their environs;
  3. Protect commercial zones from sign clutter;
  4. Protect the public's ability to identify uses and premises without confusion;
  5. Eliminate unnecessary distractions which may jeopardize pedestrian or vehicular traffic safety;
  6. Assure the maintenance of signs.

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### 3.60.030 Scope

It is unlawful for any person to construct, maintain, display, or alter or cause to be constructed, maintained, displayed, or altered, a sign within the City except in conformance with this Section.

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### 3.60.040 Definitions

As used in this Section, the following terms and phrases shall have the indicated meanings:

**Area of sign** means the number of square feet of the smallest rectangle within which a sign face can be enclosed.

**Billboard** means a sign structure which is made available for lease or rent.

**Billboard face** means the whole of a building visible in an elevation of the building excluding sloped roof surfaces.

**Bulletin board** means a sign which accommodates changeable copy and which displays information on activities and events on the premises.

**Church sign** means a sign indicating the location of churches, not to exceed 18 inches in width and 24 inches in height.

**Directory sign** means a sign identifying the location of occupants of a building or group of buildings which are divided into rooms or suites used as separate offices or studios.

**Exterior-illuminated sign** means any sign any part of which is illuminated from an exterior artificial light source mounted on the sign, another structure, or the ground.

**Free-standing sign** means a sign not attached to any building and having its own support structure.

**Group quarters** means a residential facility in which residents do not occupy individual dwelling units.

**Identification sign** means any sign identifying an occupant, apartment, residence, school, church, or certain business uses and not advertising any product or service.

**Interior-illuminated sign** means a sign any part of which has characters, letters, figures, or any portion of the sign face or outline thereof illuminated from an interior light source.

**Height of sign** means the vertical distance from average adjacent ground level to the top of the sign including the support structure and any design elements.

**Lot frontage** or **frontage** means the horizontal distance along a lot line adjacent to a public street or the side of a lot adjacent to a public street.

**Marquee sign** means a sign placed on the face of a permanent roofed structure projecting over the building entrance, which is an integral part of the building.

**Monument sign** means a sign which is completely self supporting, has its base on the ground, and is generally rectangular in form.

**Mural** means application of pictures or other graphic art forms onto exterior walls, either full or portions of walls.

**Non-illuminated sign** means a sign with no internal or external artificial light source and only incidentally illuminated by ambient light conditions.

**Non-residential zone** means any zone other than a residential zone.

**Off-premise sign** means any sign which directs attention to a business, service, product, or entertainment not sold or offered on the premises on which the sign is located.

**Person** means any individual, partnership, corporation, association or government or any other legal entity.

**Planned Development Overlay Zone** means a use developed in accordance with Section 2.90.

**Political sign** means a sign intended to draw attention to or communicate a position on any issue, candidate, or measure in any national, state, or local election.

**Premises** is a building or unified complex of buildings on one lot or on two or more contiguous lots under common ownership.

**Price sign** means a sign on the premises of a service station, which contains information on the cost and type or grade of motor fuel only.

**Projecting sign** means a sign which extends out from a building face or wall so that the sign face is perpendicular or at an angle to the building face or wall.

**Roof sign** means any sign located on or attached to and extending above the roof of a building.

**Shopping center** means five or more stores with a minimum area of 50,000 square feet, 300 feet of frontage and common off-street parking.

**Second story** means the highest point of the second floor of a building.

**Sign** means any visual device or representation designed or used for the purpose of communicating a message or identifying or attracting attention to a premises, product, service, person, organization, business or event, with or without the use of words, visible from outside the premises on which such device is located.

**Sign area:** see "Area of sign."

**Sign face** means the visible sign proper including all characters and symbols (excluding essential structural elements which are not an integral part of the display) and including nonstructural frame.

**Suspended sign** means a sign attached to and located below any permanent cave, roof or canopy.

**Temporary sign** means any sign which remains in use not more than 60 days or such other period limited to the duration of a condition or activity specified in this Section. In the case of political signs, no signs shall be allowed to be posted more than 60 days prior to the date of the election to which it pertains and shall be removed within seven days after such election.

**Wall sign** means a single faced sign painted on or attached to a building or wall, no part of which extends out from or above a wall more than six inches.

**Window sign** means a sign displayed within a building or attached to the interior of a window but visible through a window or similar opening for the primary purpose of exterior visibility.

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### 3.60.050 Sign Regulations-Permit Required

No sign shall be constructed, maintained, displayed or altered within the City except pursuant to a sign permit obtained as provided in this Section, unless the sign is specifically exempted from permit requirements. Within the Coastal Zone new signs shall be of a size, location, and appearance so as not to detract from scenic areas or views from public roads and other public viewing points. A Coastal Development Permit is required for any sign that could impact public recreational access, including parking opportunities near beach access points or parklands, including any changes in parking timing and availability, and any signage indicating no public parking, no trespassing, and/or no public coastal access allowed. Coastal Development Permits for signs shall be consistent with all applicable Local Coastal Program standards. (Am. Ord. 14-04)

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### 3.60.060 Exempt Signs

- A. The following signs shall be allowed without a sign permit and shall not be included in the determination of type, number or area of signs allowed in each zone: (Under certain circumstances temporary signs and other exempt signs may require a building, plumbing, or electrical permit in compliance with Section 3.60.100.) However, any sign listed below that requires a Coastal Development Permit as provided in Section 3.60.050 shall not be exempt. (Am. Ord. 14-04)
1. Official federal state or local government flag, emblems and historical markers;
  2. Official federal, state or local government traffic, directional and informational signs and notices issued by any court, person or officer in performance of a public duty;
  3. Temporary signs warning of construction, excavation, or similar hazards so long as the hazard exists;
  4. One temporary sign not exceeding 16 square feet used to indicate owner, builder, architect and pertinent data regarding building construction on the building site during construction only. (Larger signs of this nature are subject to Commission approval and shall not exceed 64 square feet.) As it pertains to maximum allowable area, square footage measurements for all temporary signs under this Section shall be based on the actual dimension of each sign without regard for whether the sign is one or two-sided;
  5. Temporary holiday decorations;

6. One temporary political sign per each candidate, ballot, proposition or issue. In residential zones, such sign shall not exceed three square feet for each property. In non-residential zones, such sign shall not exceed 10 square feet for each property;
7. Temporary signs indicating that the property on which the sign is located is for sale, rent, or lease. Only one such sign is permitted to face on each street adjacent to the property. Such signs may be single or double faced and are limited to six square feet or less on property in residential zones and 10 square feet or less on property in non-residential zones;
8. "No Trespassing" signs each not more than one square foot in size placed at each corner and entrance to property and at intervals of not less than 100 feet or in compliance with the requirements of law;
9. Identification signs for residences limited to not more than two square feet for each residence;
10. Parking lot and other private traffic directional signs each not exceeding five square feet in area and limited to guidance of pedestrian or vehicular traffic within the premises on which they are located;
11. Miscellaneous permanent information signs in non-residential zones, with an aggregate area not to exceed three square feet at each public entrance nor 10 square feet total, indicating address, hours and days of operation, whether a business is open or closed, credit information and emergency address and telephone numbers;
12. For each service station pricing and grade signs as required by the State of California;
13. Bulletin boards not over 24 square feet in area and six feet in height, for public, charitable or religious institutions;
14. Temporary window signs;
15. Church signs as defined in Section 3.60.040 of these sign regulations;
16. Miscellaneous temporary information signs in residential zones are permitted with an aggregate area not to exceed three square feet at each public access indicating address, hours, and time of operation to be limited strictly to daylight on holidays, Saturdays, and Sundays, and to be located on private property;
17. Signs on bus benches installed under Council authorized programs designed to provide a general community benefit and subject to review and approval of design and colors by the Director including the submission of a sign drawing with a twenty foot radius showing the area where the bus bench is to be located;
18. The placement of any sign for the purpose of raising funds that benefit the public is permitted on city or private property subject to an agreement with the city.

**3.60.070 Prohibited Signs**

- A. In addition to any sign not specifically in accordance with this Section, the following signs are prohibited:
1. Any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal or which makes use of words, symbols or characters in such a manner to interfere with, mislead or confuse pedestrian or vehicular traffic;
  2. Any sign, except as may be required by other code or ordinance, placed or maintained so as to interfere with free ingress to or egress from any door, window or fire escape;
  3. Private signs, other than permitted projecting signs, located on or extending over public property, including any public right-of-way, without a valid encroachment permit;
  4. Signs erected without the permission of the owner, or his agent, of the property on which such sign is located;
  5. Highly reflective and florescent painted signs;
  6. Any sign which does not conform with the following power line clearance requirements, provided that further restrictions adopted by the California Public Utilities Commission shall be followed:

Table 3.4 Minimum Clearance of Signs From Conductors		
	60 Volts	Over 60 Volts (Equal or Greater)
Vertical Clearance		
Above Sign	3 feet	8 feet
Below Sign	3 feet	Prohibited
Horizontal Clearance		
From Conductors	3 feet	6 feet
From Poles	4 feet	6 feet

7. Off premises signs including billboards (existing billboards will be abated when legally permitted by the State);
8. Any other visual device which does not in the discretion of the Director, comply with the purposes of this Section or the intended interpretation of these standards.

**3.60.080 Abatement of Prohibited Signs**

Any sign, including its supporting structure, which is installed, placed or maintained on public property or public right-of-way without an encroachment permit, or otherwise in violation of this Section, may be summarily removed by the City.

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### **3.60.090 Sign Permit Applications**

Any person desiring to construct, maintain or display a sign for which permits are required shall submit an application to the Department. Such application shall include plans, drawings, and other descriptive materials sufficient to depict the sign proposal, as well as all other proposed or existing signing on the same property, and to enable evaluation of the proposal's conformance with the sign regulations. Authorization of the property owner of record shall be required to submit a sign permit application.

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### **3.60.100 Building Permits**

Sign permit application shall be routed to the building inspector when, in his determination, a separate building, electrical or plumbing permit is required, the applicant shall be notified and the sign permit shall not be issued until such other permits are obtained from the Department.

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### **3.60.110 Action of the Director**

Within 30 days of receiving a proper application for a sign permit which is not contingent upon action by the Commission or the issuance of other permits, the Director shall in writing approve, conditionally approve, or deny the application. The Director may impose only such conditions as will assure compliance with the provisions of this Section.

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### **3.60.120 Sign Standards**

For individual sign proposals not subject to Commission review, all signs shall conform to the following standards for the zone in which they are located. For new construction or major remodeling, signs approved shall be constructed, maintained, and displayed as indicated in the plans approved by the Commission. The Commission may impose more restrictive requirements in order to fulfill the purposes of this Section; it may also, upon demonstration of exceptional circumstances, approve signs which exceed these standards.

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### **3.60.130 Residential Zones**

- A. The following signs are permitted within all residential zones:
1. One sign not exceeding six square feet advertising the sale of products grown on the premises;
  2. One sign not exceeding six square feet per frontage, unlighted pertaining only to the sale, lease or rental on the property upon which the sign is located;
  3. One identification sign, unlighted, not exceeding 10 square feet for each frontage of an apartment or condominium complex, subject to Commission approval.

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**3.60.140 Commercial Zones**

- A. In all commercial zones, signs for residential uses as provided in Section 3.60.130.A are permitted
- B. The following signs are permitted within the Central Business (CB), Central Business-Open (CBO), Coastal Visitor Serving (CVS), and Visitor Serving (VS) zones:
  - 1. One suspended sign for each business or tenant, not to exceed 12 square feet subject to Director approval, and 24 square feet subject to obtaining a Use Permit;
  - 2. One wall sign for each business or tenant, not to exceed 10 percent of the building face and subject to Director approval, and 40 percent subject to obtaining a Use Permit, for each frontage, interior illuminated;
  - 3. One freestanding sign at each premises not to exceed 25 square feet in area or 12 feet in height, interior illuminated, and subject to Director approval, or 100 square feet or 25 feet in height with a Use Permit;
  - 4. One projecting sign to each business or tenant not to exceed 24 square feet subject to Director approval, and 48 square feet subject to obtaining a Use Permit;
  - 5. One roof sign at each premises, used instead of a freestanding sign, not to exceed 100 square feet and subject to obtaining a Use Permit.
- C. The following signs are permitted within the Coastal Commercial (CC), Office Professional (OP) and Neighborhood Commercial (NC) zones:
  - 1. One freestanding sign at each premises not to exceed 25 square feet in area or 12 feet in height, for uses not located within a shopping center, interior illuminated, subject to Use Permit approval;
  - 2. One wall sign per business or tenant for each frontage or building face having a public entrance not to exceed five percent, to be approved by the Director, of the building face area occupied by the business or tenant, illuminated. May be increased to 15 percent subject to obtaining Use Permit approval;
  - 3. One directory sign at each premises, not exceeding one square foot for each business or tenant;
  - 4. One projecting sign for each business or tenant not to exceed 24 square feet subject to Director approval, and 48 square feet subject to obtaining a Use Permit;
  - 5. One roof sign at each premises, used instead of a freestanding sign, not to exceed 100 square feet and subject to obtaining a Use Permit.
- D. The following signs are permitted within the Retail Commercial (RC) zone:
  - 1. One wall sign per business or tenant not to exceed 15 percent of the building face to be approved by the Director, or 40 percent subject to obtaining a Use Permit;



2. One suspended sign for each business or tenant, not to exceed 12 square feet to be approved by the Director or 24 square feet subject to Use Permit approval;
3. One freestanding sign, not to exceed 50 square feet in area or 20 feet in height to be approved by the Director, but may be increased to 150 square feet or 35 feet in height subject to obtaining a Use Permit;
4. One projecting sign for each business or tenant not to exceed 24 square feet subject to Director approval, and 48 square feet subject to obtaining a Use Permit;
5. One roof sign at each premises, used instead of a freestanding sign, not to exceed 100 square feet and subject to obtaining a Use Permit.

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### 3.60.150 Industrial Zones

- A. The following signs are permitted within Industrial (I), Coastal Industrial (CI) and Coastal Industrial Commercial (CIC) zones:
  1. One wall sign for each business or tenant, not to exceed 10 percent of the building face to be approved by the Director, but may be increased to 40 percent subject to obtaining a Use Permit;
  2. One freestanding sign at each premises not to exceed 12 feet in height or 50 square feet in area, interior illuminated, subject to Director approval or 25 feet in height and 100 square feet in area subject to Use Permit;
  3. One projecting sign for each business or tenant not to exceed 24 square feet subject to Director approval, and 48 square feet subject to obtaining a Use Permit;
  4. One roof sign at each premises, used instead of a freestanding sign, not to exceed 100 square feet and subject to obtaining a Use Permit.

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### 3.60.160 General Standards

- A. **Architectural Design Review:** The following criteria describe general characteristics of signs that are encouraged by the City in all zones:
  1. Design Compatibility: Signs -- their materials, size, color, lettering, location and arrangement -- must be an integral part of the site and building design and must be compatible with their surroundings.
  2. Consistency: Signing should be consistent in location and design throughout a development. This includes shopping centers.
  3. Restraint: Signing should be simple, restrained and subordinate to the overall project design.
  4. The message: Text should be kept to a minimum. Location, size, materials and other features of a sign should be selected to achieve appropriate visibility.

5. **Types:** Wall signs, graphic symbol signs, monument signs, and low-profile freestanding signs are encouraged. Distinctive architectural features, landscaping, window displays and merchandise can be used to communicate some of the image and identity traditionally conveyed by signs.
  6. **Lighting:** Lighting for signs should be in harmony with the sign's and project's design. If outside lighting is used, it should be arranged so the light source is shielded from view.
  7. **Pedestrians:** Signing for pedestrians should be provided where appropriate.
- B. Shopping Center Identification Signs:** With Commission approval, in addition to the signs permitted for individual tenants or businesses, shopping centers may have one identification sign not to exceed 35 feet in height or 150 square feet in area. Such shopping center signs shall not be included in the dimensional or area calculations for individual tenants or businesses.
- C. Illuminated Signs:** Lighting for illuminated signs shall be so arranged that it does not create a hazardous glare for pedestrians or vehicles either in a public street or on any private premises.
- D. Freestanding and Monument signs:** Monument signs may be used where freestanding signs are permitted by the provisions of this Section. Such monument signs shall have the same area limitations as freestanding signs. Monument signs and freestanding signs shall not be placed so as to obstruct visibility necessary for safe vehicular and pedestrian circulation, but may be placed in required street yard and/or setback areas. However, both types of signs shall be a minimum of four feet back from the property line.
- E. Projecting and Suspended Signs:** Projecting signs, including marquee signs and suspended signs, shall conform to the following requirements:
1. The minimum clearance between the lowest point of a sign and the grade immediately below shall be eight feet.
  2. The maximum projection over a public sidewalk shall be two feet.
- F.** Search lights subject to approval of an Administrative Development Permit.
- G.** Rotating, moving, and flashing signs when approved by a Use Permit.

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### 3.60.170 Abatement of Nonconforming Signs

- A.** Signs which do not conform to the provisions of this Section but which lawfully existed and were maintained prior to the adoption date of this ordinance shall be removed or made to conform within 60 days after written notice by the Department, when:
1. The use of the premises changes and the exterior of the building or other site conditions are to be altered; or

- 2. A sign is damaged by any cause it may be replaced or repaired to its original size and shape; or
- 3. In accordance with the amortization schedule outlined in Section 3.60.180.A.

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**3.60.180 Amortization of Nonconforming Signs**

- A. Signs which do not conform to the provisions of these regulations but which lawfully existed and were maintained prior to the adoption of Ordinance No. 81-2, shall be removed or made to conform within 60 days after written notice by the Department, in accordance with the following schedule:

Table 3.5 Amortization Schedule	
Original Value of Sign	Amortization Period
Less than \$500	One year
\$500 to \$999	Two years
\$1000 to \$2999	Four years
\$3000 to \$5999	Eight years
More than \$6000	Ten years

- B. The time periods in the above schedule shall commence at the end of a 10-year period beginning on the operative date of this ordinance or with a change in business type or ownership.
- C. If more than one sign on a premises is or becomes nonconforming, the original cost of all such nonconforming signs shall be aggregated for the purpose of determining the amortization period.
- D. The owner or user of a nonconforming sign shall, upon written request of the Department, furnish acceptable proof of the initial cost in the form of (1) an original bill of sale, (2) a depreciation schedule from state or federal income tax returns, or (3) a written appraisal by a sign manufacturer.

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**3.60.190 Notice to Owners of Nonconforming Signs**

Within one year of the effective date of this ordinance the Department shall give written notice to the owners of signs which do not conform to the provisions of these regulations informing them of the nature of the nonconformity, their responsibilities and of the City's intent to enforce Section 3.60.180 of these regulations.

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**3.60.200 Noncurrent Signs**

Any sign including its supporting structure, which no longer identified the current occupant or which otherwise fails to serve its original purpose after a lapse of three months shall be deemed to be a public nuisance and shall be removed by the owner of the property on which it is located upon 30 days written notice by the Director.

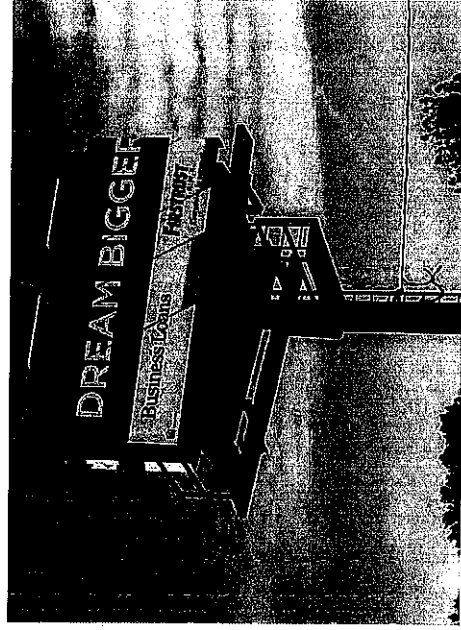
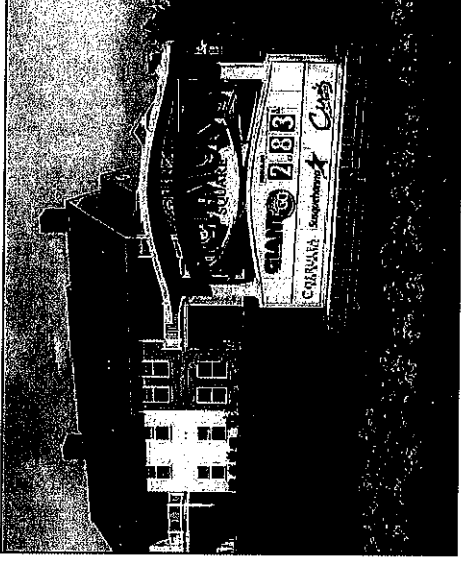
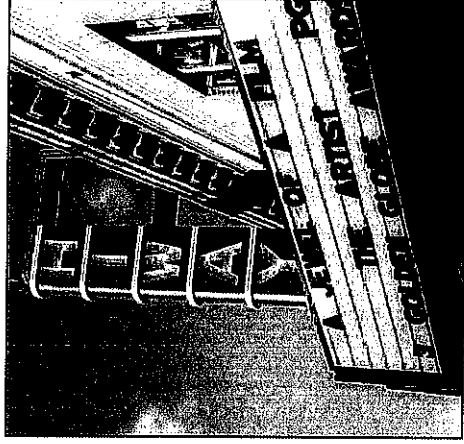
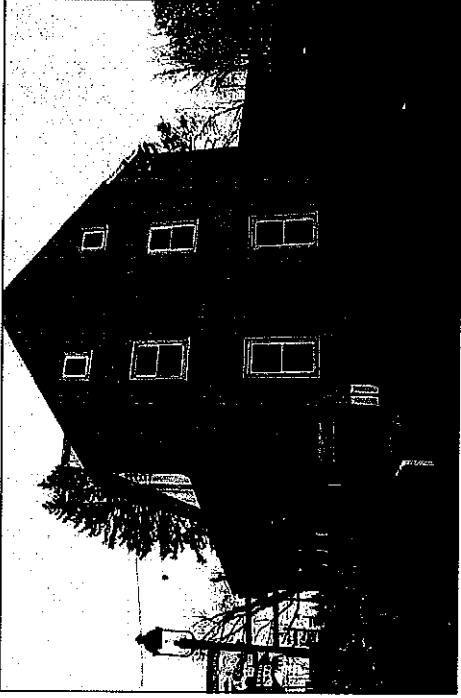
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**3.60.210 Unsafe Signs**

Any sign that, in the opinion of the Building Official, is unsafe or insecure, shall be deemed a public nuisance and shall be corrected or removed, together with any supporting structure, by the owner of the property on which the sign is located, within 30 days written notice by the Director.

**ATTACHMENT 5**

Excerpts from Model sign ordinance program from Montgomery County, Pennsylvania



Prepared by the  
Montgomery County Planning Commission

*A comprehensive, content-neutral approach to local sign control*

# Model Sign Ordinance

## Montgomery County Commissioners

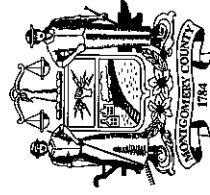
Josh Shapiro, *Chair*  
Leslie S. Richards, *Vice Chair*  
Bruce L. Castor, Jr.

## Montgomery County Planning Commission Board

Marc D. Jonas, Esq., *Chair*  
Dulcie F. Flaherty, *Vice Chair*

Robert E. Blue, Jr.  
Jill Blumhardt  
Scott Exley  
Roy Rodriguez, Jr.  
Charles J. Tornetta  
Pastor John West  
Rachel Yoka

Jody L. Holton, AICP, *Executive Director*



## Building Signs

**Building signs** are signs that are attached to and supported by a building, whether it is the wall, window, or roof of the building. The model ordinance regulates the following types of building signs separately:

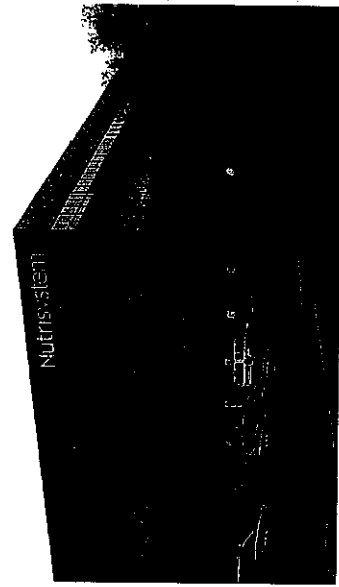
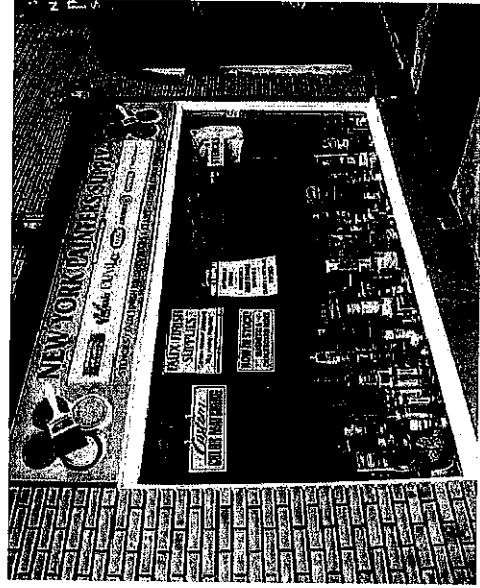
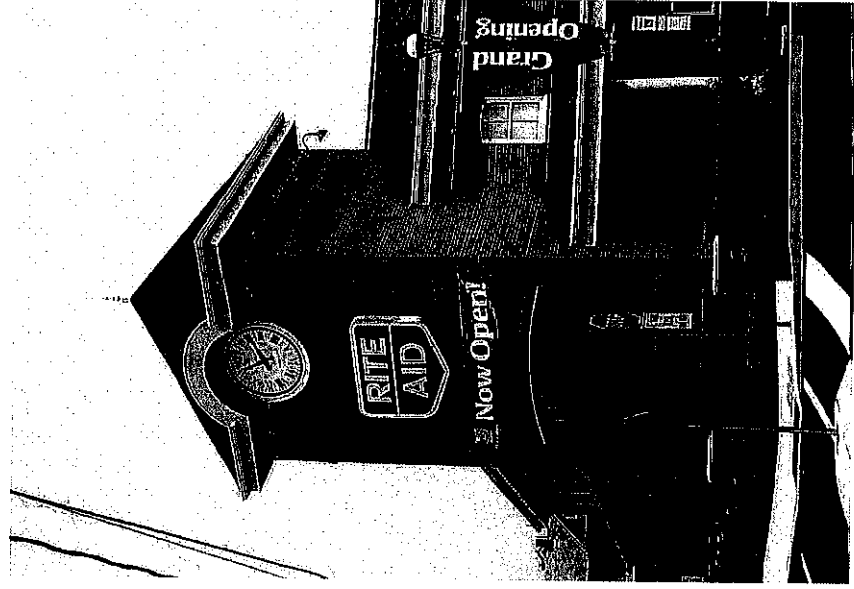
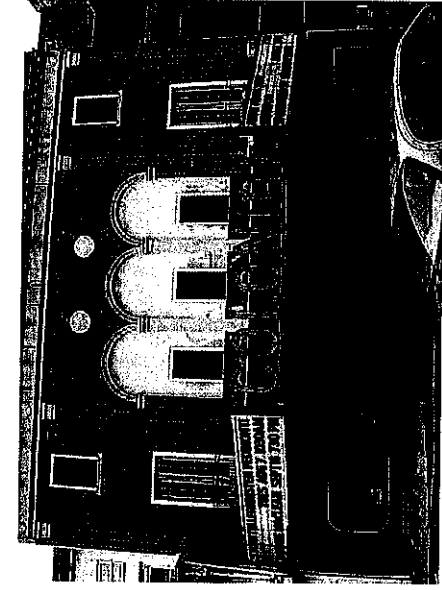
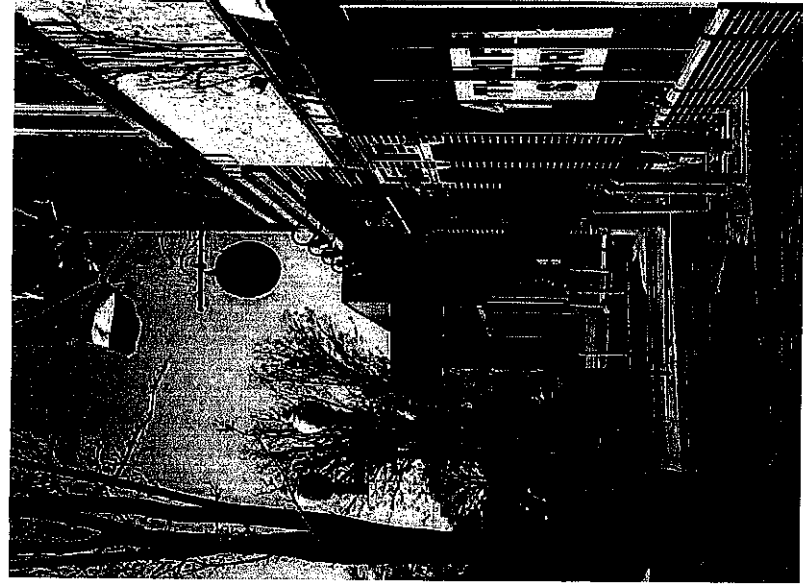
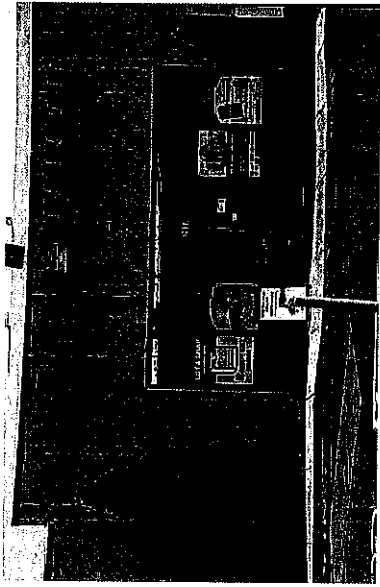
- **Awning Signs** are signs that are painted on, or affixed to, an awning structure. An awning is a non-structural covering that projects from a wall, usually for the purpose of shielding a doorway or window.
- **Canopy Signs** are signs that are part of, or attached to, a canopy structure. A canopy is a structure that is affixed to a building and carried by a frame that is supported by columns or posts affixed to the ground.
- **Marquee Signs** are signs attached to a marquee structure. A marquee is a permanent structure that is attached to, supported by, and projecting from a building, usually for the purpose of providing protection from the elements.
- **Projecting Signs** are building-mounted signs with sign faces that are generally perpendicular to the building wall. They are also commonly referred to as **blade signs**.
- **Roof Signs** are building-mounted signs erected upon, against, or over the roof of a building.
- **Wall Signs** are building-mounted signs that are attached to or painted on an exterior wall so that the sign faces are generally parallel to the building wall. A sign installed on a false or mansard roof is also considered a wall sign. Some other common terms for wall signs include **fascia sign, parallel sign, and band sign**.
- **Window Signs** are signs applied, painted, or affixed to a window. Signs that are placed inside a window, within three feet of the glass, facing outside the building, and are easily seen from the outside are considered window signs as well. Customary displays of merchandise behind a store window are not considered window signs.

## Regulations Issues:

There are several types of building signs that when scaled appropriately and designed as a package can contribute to an attractive streetscape and commercial district.

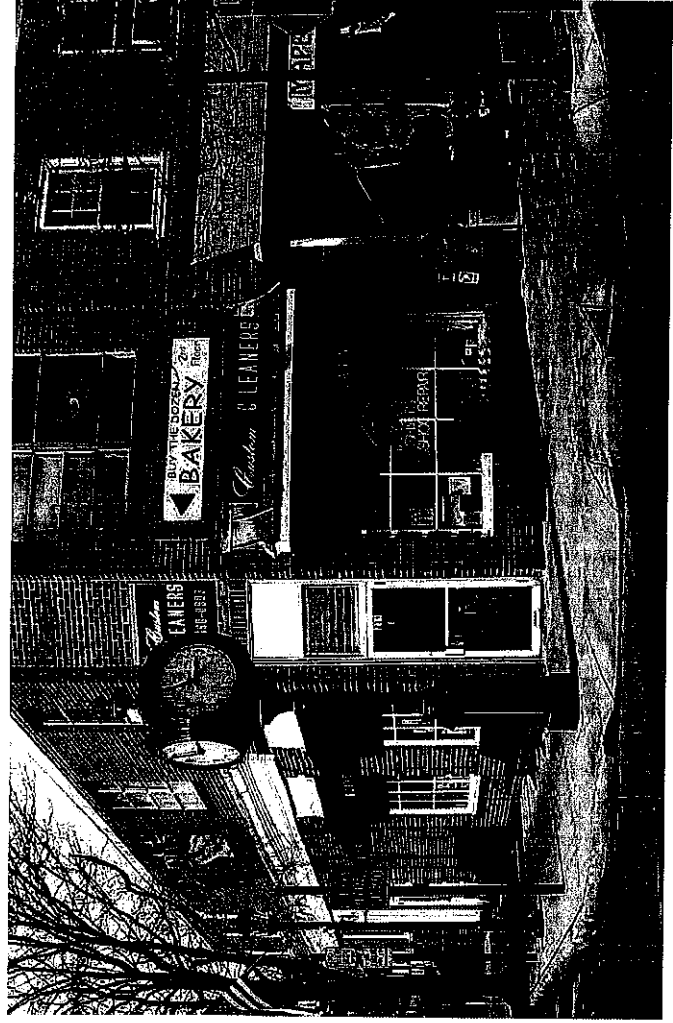
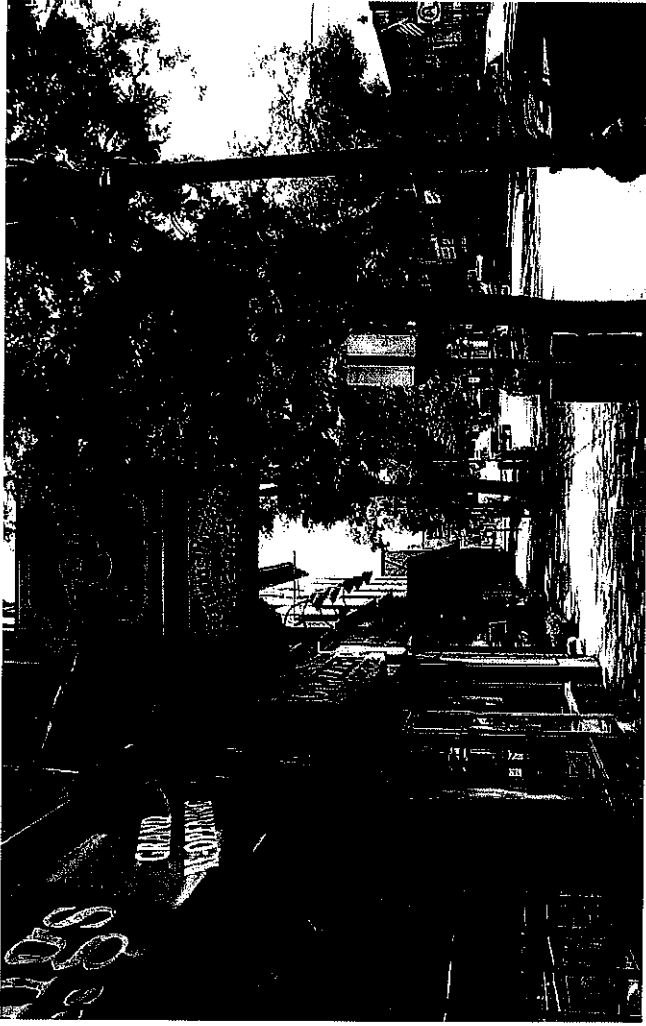
Safety and aesthetics issues such as vertical clearance, height, projection from the wall, and percentage of window area covered should be considered when regulating building signs. The model ordinance provides guidance on how to adjust these standards for different scales of commercial districts within your community.





types of signs

model sign ordinance



## Main Street Districts

The model ordinance offers optional signage regulations for a Main Street district that the municipality can incorporate, if appropriate to their community. Borough commercial, village commercial or traditional shopping districts are all examples of areas that may benefit from the Main Street signage guidelines in this model sign ordinance. Main Street districts are typically walkable districts where store frontages are smaller, commonly built in row-style, and are built-up to the sidewalk. Signage in this type of commercial district should be of a similar pedestrian-scale and orientation.

The model ordinance states that the maximum total area of all sign types for non-residential uses is limited to two square feet of sign area per one linear foot of building frontage that faces a public street or parking lot. This total sign area can then be distributed by sign type to adequately and creatively identify the business using wall, window, projecting, and awning/canopy, as appropriate and subject to specific size and other limitations based on the sign type. Additionally, marquee signs are permitted up to 150 square feet in area.

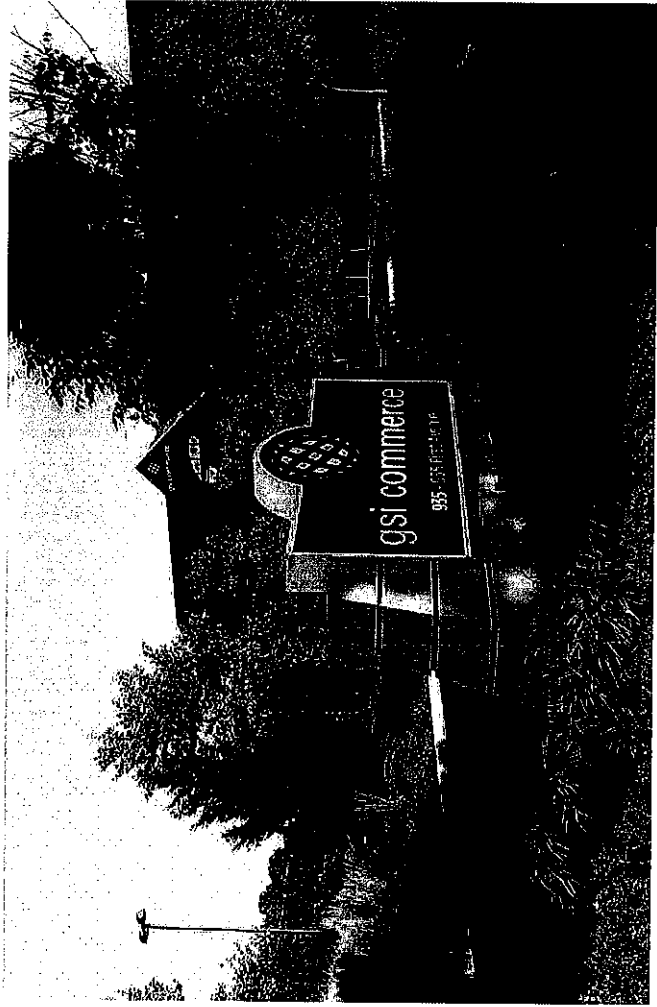
## General Commercial & Industrial Districts

Sign regulations for commercial and industrial districts would be applicable for any auto-oriented, less dense commercial areas in the community, as well as any business parks or industrial districts. Properties in these districts are typically larger parcels with buildings set back further from the road than properties in Main Street districts. For this reason, the model sign ordinance created a slightly lower multiplier, 1.5 square feet of sign area to 1 linear foot of building frontage, to determine the total permitted sign area. The total sign area can then be distributed by sign type to adequately identify the business using wall, window, projecting, awning/canopy, and freestanding signs, as appropriate and subject to specific size and other limitations based on the sign type.

The model sign ordinance also permits additional freestanding signs for gas stations and drive-thru establishments within the commercial and industrial district. Another sign type that may be appropriate, depending on the community, is upper-level corporate or building identification signs which are located on the top floor of larger office or commercial buildings.

The model ordinance permits off-premises signs, or billboards, in the commercial and industrial district. However, the municipality may choose to set further limits on the location of the billboards. For example, if a major highway runs through the municipality, the municipality could choose to allow off-premises signs only within 250 feet of the right-of-way of the major highway.

## model sign ordinance



sign regulations by zoning district

**ATTACHMENT 6**

City of Guadalupe Municipal Code Section 8.50 (Property Nuisance)

<b>Guadalupe Municipal Code</b>							
<a href="#">Up</a>	<a href="#">Previous</a>	<a href="#">Next</a>	<a href="#">Main</a>	<a href="#">Collapse</a>	<a href="#">Search</a>	<a href="#">Print</a>	<a href="#">No Frames</a>

[Title 8 HEALTH AND SAFETY](#)

## **Chapter 8.50 PROPERTY NUISANCE**

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### **8.50.010 Purpose.**

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The purpose and intent of this chapter is:

- A. To promote safe living and commercial areas for the community's residents, and to protect the health, safety and welfare of its residents;
- B. To enhance and promote the maintenance of real property, improved and unimproved, and by so doing, improve the livability, appearance, and the social and economic conditions of the community;
- C. To elevate the self-esteem of the residents of the City of Guadalupe, develop a cohesive and caring community, and thereby be beneficial to the growth and prosperity of the City; and
- D. To ensure that the real properties, whether improved or unimproved, do not reach such a state of deterioration or disrepair as to cause the depreciation of the value of the surrounding neighborhood or be materially detrimental to nearby properties and improvements. (Ord. 2009-396 §1)

## **Article I. Code Compliance Hearing Officer**

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### **8.50.020 Hearing Officer established—Purpose.**

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There is hereby established a Code Compliance Hearing Officer. The purpose and duty of the Hearing Officer is to determine whether violations of law or conditions which constitute a public nuisance exist pursuant to this chapter, and to order appropriate methods of abatement and/or the imposition of administrative penalties. No funds shall be expended for the abatement of any nuisance established in this chapter unless the Hearing Officer has declared the property to be a public nuisance and ordered the abatement of the nuisance. (Ord. 2009-396 §1)

### **8.50.030 Appointment of Hearing Officer—Term of office.**

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The Hearing Officer shall be appointed by the Mayor with the approval of the City Council. The term of office shall be for a period of 2 years, or until a successor is appointed. The Hearing Officer shall be a volunteer position and no compensation is authorized. The Hearing Officer shall serve at the pleasure of the City Council. (Ord. 2009-396 §1)

### **8.50.040 Other duties.**

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- A. The Hearing Officer shall issue periodic reports to the City Council regarding its activities, including, but not limited to, the number of hearings conducted, the amounts of any administrative penalties and abatement costs imposed, and the compliance record with respect to Compliance Orders issued.
- B. The Hearing Officer shall hear such other matters that may be delegated or assigned to it by the City Council. (Ord. 2009-396 §1)

## **Article II. Property Nuisances**

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**8.50.050 Definitions.**

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As used in this chapter:

- A. "Abate/Abatement" means action to terminate, stop, cease, repair, rehabilitate, replace, demolish, correct or otherwise remedy nuisance activity, condition, premises or conduct by such means and in such manner as to bring the activity, condition, premises or conduct into compliance with the laws or regulations of the City of Guadalupe and/or the State of California or in such manner as is necessary to promote the health, safety or general welfare of the public.
- B. "Abatement costs" means the actual costs paid or incurred by the City in connection with the matter, including, but not limited to:
1. Costs of investigation;
  2. Personnel costs;
  3. City overhead incurred in the preparation for any hearing and appearing at the hearing itself;
  4. Costs incurred for all inspections and re-inspections necessary to enforce any order issued under this chapter;
  5. Costs of preparation of notices, specifications and contracts and inspecting the work performed under contract;
  6. Costs of mailing and printing notices and documents; and
  7. The cost, including staffing costs, expended or incurred by the City in abating the conditions or violations pursuant to any order under this chapter.
- C. "City Clerk" means the City Clerk of the City of Guadalupe.
- D. "Compliance Official" shall mean any official named in this code to enforce the provisions of this chapter.
- E. "Code Compliance Hearing Officer" or "Hearing Officer" shall mean a volunteer appointed by the Mayor and approved by the City Council to determine whether violations of law or conditions which constitute a public nuisance exist pursuant to this chapter, and to order appropriate methods of abatement and/or the imposition of administrative penalties.
- F. "Minor" shall mean any person under the age of 18 years, and who is not emancipated.
- G. "Owner" means the owner or owners of any premises or real property.
- H. "Premises or real property" shall mean, in context, any location, building, structure, residence, garage, room, shed, shop, store, dwelling, lot, parcel, land or portion thereof, whether improved or unimproved.
- I. "Responsible party or person" means any individual, business or entity responsible for creating, causing, maintaining or permitting the nuisance activity, premises, condition or conduct; and includes, but is not limited to, the property owner, tenant, lessee, possessor, or occupant of real property, the president or other officer of the corporation, a business owner or manager of a business. (Ord. 2009-396 §1)

**8.50.060 Alternative actions.**

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The procedures provided in this chapter shall be cumulative and in addition to any other procedure or legal remedy provided for in this code or by State law for the abatement of nuisance-related activities, premises, conditions or conduct. Nothing in this chapter shall be deemed to prevent the City from commencing a civil or criminal proceeding to abate a nuisance under applicable civil, criminal or municipal

code provisions as an alternative or alternatives to the proceedings set forth in this chapter. (Ord. 2009-396 §1)

#### **8.50.070 Unlawful property nuisance.**

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It is unlawful for any person owning, renting, leasing, occupying, managing or having charge, or possessing of any real property in this City to maintain such premises in such a manner that any of the following conditions are found to exist thereon:

A. A building, structure, or portion thereof, which is in a dilapidated or dangerous condition so as to be unfit, unsafe, or unsuitable for human occupancy. Such conditions include, but are not limited to:

1. Inadequate or inoperable mechanical, electrical, plumbing, or sanitation systems or equipment;
2. Lack of sound and effective exterior walls or roof covering to provide weather protection;
3. Lack of structural integrity, including deteriorated or inadequate foundations, joints, vertical or horizontal support;
4. Broken, missing, or inoperable windows or doors constituting a hazardous condition or a potential attraction to trespassers;
5. Buildings or structures which are unpainted or which otherwise lack exterior coating, causing dry rot, warping or termite infestation;
6. Broken, deteriorated, or substantially defaced structures visually impacting on the neighborhood or presenting a risk to public safety;
7. Substandard building conditions described in the State Housing Law, including but not limited to Section 17920.3 of the Health and Safety Code.

B. An abandoned building or structure such as:

1. An unoccupied and unsecured building or structure;
2. A partially constructed, reconstructed, or demolished building or structure where work is abandoned for 120 consecutive days;
3. A damaged or partially destroyed building or structure not removed or repaired within 120 calendar days after the damage or destruction, or, if the removal or repair cannot reasonably be accomplished within 120 calendar days, upon which removal or repair has not been commenced within such period and prosecuted diligently toward completion.

C. Property maintained in a condition so defective, unsightly, or in a state of such deterioration, disrepair or neglect that it causes a health, safety or fire hazard or an attractive nuisance to children such as:

1. The accumulation of dirt, litter, refuse, trash or debris in carports, parking areas, driveways, front yards, side yards, rear yards, vestibules, doorways of buildings, the adjoining sidewalk, or alley;
2. Storage of personal property (other than items designated for outdoor use) in front, exterior side, or rear yard areas visible to public view, including, but not limited to unregistered, inoperative or dismantled vehicles or vehicle parts, building materials not currently being used for the construction of improvements on the site, appliances, household furnishings or equipment, tools, machines, garbage cans, packing boxes, debris, rubbish, and broken or discarded furniture;
3. Trees, weeds, or other vegetation which are dead, decayed, infested, diseased, overgrown, or likely to harbor rats or vermin, or which are detrimental to neighboring property or property values;
4. Abandoned and broken equipment or machinery, or parts thereof;

5. Parking lots, driveways, paths or other paved surfaces with cracks, potholes or other deficiencies posing a risk of harm to the public;
  6. Fences or walls which:
    - a. Lack structural support because of missing or wet soil, missing or failed footings, or missing or failed fastenings; or which otherwise do not stand erect,
    - b. Are in disrepair due to damage, crumbling mortar, missing bricks or wood, rotted wood, breaks or dents in their structure;
  7. Front yards, and street side yards on improved lots, including corner lots, which lack required landscaping with a lawn, ground cover, bushes, or trees, or which lack required covering with rock or other decorative material, except during permitted construction, demolition, or remodel work on the lot;
  8. A surface excavation or grading on private property which:
    - a. Contains 4 or more inches of standing water for a period in excess of 5 calendar days during which no rain has fallen, or
    - b. Has sides which slope at an angle that exceeds City standards.
    - c. This prohibition does not apply to:
      - i. Completed drainage facilities which are owned or maintained by, or approved and maintained in the manner approved by, the City of Guadalupe or County of Santa Barbara,
      - ii. Excavations made as part of construction approved by the City and protected with barriers or fences that meet City, County and/or State standards, or
      - iii. Excavations which are completely surrounded by a fence or other secure barrier at least 6 feet tall.
- D. For the purpose of this section, “yard” means any open space other than a court on the same lot with a building or a dwelling group, which space is clear of structures and thus open from ground to sky. The exception for accessory buildings stated in Section 15.05.020 of this code does not apply.
- E. For purposes of subsection C of this section, “attractive nuisance” shall mean any condition, instrumentality or machine located in a building or on premises, which is or may be unsafe or dangerous to children by reason of their inability to appreciate the peril therein, and which may reasonably be expected to attract children to the premises and risk injury by playing with, in, or on it.
- F. Buildings, structures, or other surfaces upon which graffiti exists. Graffiti, as used in this chapter, shall mean defacement, damage, or destruction by the presence of paint or ink, chalk, dye, or other similar substances; or by carving, etching, or other engraving.
- G. Clothing, linen, towels, laundry, rugs, mattresses, and other similar material hung, placed, or attached to power lines, trees, bushes, fences, buildings, railings, or walls and visible from public property or an area open to the public.
- H. Waste matter or personal property placed on rooftops.
- I. Construction or agricultural equipment, machinery, or materials, parked or placed on residential premises and visible from public property or an area open to the public; except during permitted construction, demolition or remodel work on the site.
- J. Vehicle or vessel repair as defined in Title 18 of this Code, which occurs in a residentially zoned district and is offensive or detrimental to the health, safety, or welfare of other persons, or which substantially interferes with the reasonable enjoyment of property by other persons, because of the substances, odors, noise, or visual clutter created by the repair; or because of the items stored in connection with the repair, or because the repair is performed on a vehicle not owned by the occupant of the property.
- K. Any building or structure which is a public nuisance under common law.



L. Any violation of the zoning ordinances or occupying or otherwise using property in violation of the provisions of any conditional use permit, planned development permit, variance or other land use entitlement or land use permit.

M. Any condition or activity which is a “nuisance” or a “public nuisance” as defined in Sections 3479 and 3480 of the Civil Code of the State of California or which is specifically declared to constitute a nuisance by any statute of the State of California or by any ordinance of the City of Guadalupe.

N. Any building or structure which is constructed, altered, repaired, modified, maintained or used in violation of the following provisions of the Guadalupe Municipal Code:

1. Title 3 (Revenue and Finance);
2. Title 5 (Business Taxes, Licenses, and Regulations);
3. Title 15 (Building and Fire Codes);
4. Title 17 (Subdivisions);
5. Title 18 (Zoning).

O. Any activity which is in conflict with the Constitution or laws of the State or the United States. (Ord. 2009-396 §1)

#### **8.50.080 Declaration of public nuisance.**

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All property found to be maintained in violation of any one or more of the provisions of Section 8.50.070 of this chapter is hereby declared to be a public nuisance and shall be abated pursuant to the procedures set forth herein. The procedures for abatement set forth herein shall not be exclusive and shall not in any manner limit or restrict the City from enforcing other City ordinances or abating public nuisances in any manner provided by law. (Ord. 2009-396 §1)

#### **8.50.090 Responsibility for property maintenance.**

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Every responsible party who owns or is in possession of premises within the City is required to maintain such premises in a manner so as not to violate the provisions of this chapter. (Ord. 2009-396 §1)

#### **8.50.100 Right to enter property to inspect or abate.**

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Any officer, employee, or agent of the City of Guadalupe may enter and inspect or abate any building or premises whenever necessary to secure compliance with, or prevent violation of, any provision of this chapter. If required by law, the officer, employee or agent shall first obtain consent of the responsible party or an appropriate court order. (Ord. 2009-396 §1)

#### **8.50.110 Compliance Order—Contents.**

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Whenever a Compliance Official determines that any property is maintained in violation of one or more of the provisions of Section 8.50.070, he or she shall serve on the responsible parties a written Compliance Order which contains:

- A. The date and location of the violation;
- B. The section of the code violated and a brief description of the violation;
- C. The actions required to correct the violation(s) or abate the condition(s);

D. The time period after which the City will enter the property to abate the conditions or administrative penalties will begin to accrue if compliance is not achieved;

E. The time period for abatement (a Compliance Official may grant an extension of time upon good cause, provided the responsible party signs a written agreement to abate the nuisance within a time certain);

F. That a public hearing will be held before the Hearing Officer if abatement is not achieved within the time set forth in the Compliance Order. (Ord. 2009-396 §1)

#### **8.50.120 Service of notices—Failure to receive notice.**

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A. All written notices required to be given under the provisions of this chapter may be served in the following manner:

1. By personal delivery; or

2. To the property owner, by mailing a copy of the notice by United States mail, postage prepaid, to his or her address shown on the last equalized assessment roll available on the date the notice is prepared, and to other responsible parties at their address as known to a Compliance Official or at the property address. Service under this subsection shall be deemed complete 5 calendar days after deposit in the United States mail.

B. Where personal service or service by mail of the Compliance Order or the Notice of Hearing pursuant to subsection A of this section upon the property owner is unsuccessful, a Compliance Official shall cause all of the following to occur:

1. A copy of the Compliance Order or the Notice of Hearing, as appropriate, shall be posted conspicuously at the real property where the public nuisance is occurring. A Notice of Hearing shall be posted not less than 15 calendar days prior to the hearing referenced in the Notice; and

2. A copy of the Compliance Order or Notice of Hearing, as appropriate, shall be published for at least 3 consecutive days in a newspaper of general circulation in the City. A copy of the Notice of Hearing shall be published at least 10 calendar days prior to the hearing referenced in the Notice.

C. In the case of violations of subsection O of Section 8.50.070 [Building Codes] only, the holder of any mortgage or deed of trust shall be served with a Compliance Order pursuant to subsection (A)(2) [service by mail] of this section at the address appearing on the recorded mortgage or deed of trust.

D. Notwithstanding any provision in this section, service by mail may be made to any responsible party at any address authorized or requested by such person.

E. The failure of any person to receive any notice required under this chapter and properly served, mailed, posted or published under this chapter shall not affect the validity of any proceedings taken under this chapter. (Ord. 2009-396 §1)

#### **Article III. Hearing Procedure—Appeals**

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##### **8.50.130 Hearing request.**

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A. If a Compliance Official determines all violations have been corrected within the time specified in the Compliance Order, or any extension thereof, no further action shall be taken.

B. If compliance is not achieved within the time specified in the Compliance Order, the Compliance Official issuing the Compliance Order shall notify the Building Permit Technician to set a hearing before the Hearing Officer.

C. The Building Permit Technician shall cause a written notice of hearing to be served on all parties named in the Compliance Order by United States mail, first class, postage prepaid. Upon request of a

Compliance Official notice shall be served on properties within 100 feet of the property that is subject to the abatement hearing, or upon the complainant or complainants, if any, who reside beyond that distance. (Ord. 2009-396 §1)

#### **8.50.140 Notice of hearing—Setting of hearing—Failure to appear.**

- A. Every notice of hearing shall contain the time, date and place at which the hearing will be conducted.
- B. The hearing date shall be not less than 15 calendar days nor more than 60 calendar days from the date of the Notice of Hearing, unless a Compliance Official determines the matter is urgent or good cause exists for an extension of time.
- C. The hearing shall provide a full opportunity for the responsible parties subject to a Compliance Order to object to the determination that a nuisance has occurred, that the nuisance has continued to exist or has recurred and/or that the person is responsible for creating, maintaining or fostering the nuisance.
- D. The failure of any person subject to a Compliance Order pursuant to this chapter to appear at the hearing shall constitute an admission of the facts in the Compliance Order and shall constitute a failure to exhaust administrative remedies. (Ord. 2009-396 §1)

#### **8.50.150 Conduct of hearing.**

- A. At the time and place stated in the notice, the Hearing Officer shall hear and consider all relevant evidence, including, but not limited to, the testimony of the responsible party, City personnel, neighbors, witnesses or other interested parties, and may consider staff reports or other written materials, on the following issues:
1. Whether the activity, condition, or conduct stated in the Compliance Order exist on the property or existed after the time for compliance stated in the Compliance Order;
  2. Whether the person(s) named in the Compliance Order are responsible parties; and
  3. The appropriate method of abatement, the amount of administrative penalties and the imposition of abatement costs.
- B. Proof of the existence of the nuisance must be by the preponderance of evidence, and the burden of proof is with the City.
- C. The formal rules of evidence shall not apply.
- D. Continuances for good cause may be granted on the motion of any responsible party, a Compliance Official, or upon the Hearing Officer's recommendation. (Ord. 2009-396 §1)

#### **8.50.160 Required findings—Determination—Nuisance Abatement Order.**

- A. Within 15 calendar days after the conclusion of the hearing, the Hearing Officer shall make findings and issue its written determination in connection with the Compliance Order.
- B. The Hearing Officer shall issue a Nuisance Abatement Order by resolution if it finds that:
1. The activity, condition, or conduct stated in the Compliance Order exist on the property or existed after the compliance date specified in the Compliance Order;
  2. No activity, condition or conduct existed beyond the control of any person that prevented compliance with the Compliance Order; and

3. The parties in the Compliance Order are responsible parties.
- C. The Nuisance Abatement Order may impose or order any or all of the following:
  1. Administrative penalties pursuant to Guadalupe Municipal Code Chapter 1.10.
  2. Abatement within the time specified in the Nuisance Abatement Order of the nuisance, or that the City may upon failure to abate the nuisance, abate the nuisance at the expense of the responsible parties.
  3. Abatement costs against the persons responsible for creating, maintaining or fostering the public nuisance when the Hearing Officer finds the nuisance occurred or recurred on or after the compliance date specified in the Compliance Order.
- D. If the City Attorney determines that the violation implicates a first amendment right, the Nuisance Abatement Order shall provide that the order is suspended until the responsible party exhausts his or her judicial remedies. (Ord. 2009-396 §1)

#### **8.50.170 Service of determination or Nuisance Abatement Order.**

The Building Permit Technician shall serve a copy of the Nuisance Abatement Order of the Hearing Officer upon the responsible parties and the Compliance Official. (Ord. 2009-396 §1)

#### **8.50.180 Procedure—No appeal.**

In the absence of any appeal to the City Council, the public nuisance found to exist on the property shall be abated by having such property, building or structures rehabilitated, repaired or demolished within the time specified, and in the manner and means specifically set forth in the Nuisance Abatement Order issued by the Hearing Officer. (Ord. 2009-396 §1)

#### **8.50.190 Appeal to the City Council.**

- A. Any person appearing at the hearing by the Hearing Officer pursuant to a Notice of Hearing who is subject to a Compliance Order, or a Compliance Official responsible for instituting the nuisance abatement proceedings, may appeal the decision of the Hearing Officer as reflected in the Nuisance Abatement Order by filing a written appeal with the City Clerk within 7 calendar days from the service of such decision.
- B. The written appeal shall contain the following:
  1. The name and address of the person filing the appeal; and
  2. A concise written statement under declaration of perjury designating the portion of the Nuisance Abatement Order being appealed, and the facts supporting the appeal.
- C. As soon as practicable after receiving the written appeal, the City Clerk shall set a date for hearing the appeal by the City Council, which date shall not be less than 15 calendar days nor more than 60 calendar days from the date the appeal was filed. Written notice of the time, date and place of hearing shall be given at least 10 calendar days prior to the date of hearing by the City Clerk to all parties designated as responsible parties in the Nuisance Abatement Order, except if appeal is by a Compliance Official, notice shall be given to those parties designated as responsible parties in the Compliance Order.
- D. The hearing before the City Council shall be upon the record made before the Hearing Officer and no evidence that could not reasonably have been presented to the Hearing Officer shall be considered by the City Council. The Council shall review the findings and decision of the Hearing Officer. Upon the conclusion of the hearing on such appeal, the City Council shall announce its decision by resolution either:
  1. Terminating the proceedings;

2. Confirming the action and decision of the Hearing Officer; or
3. Modifying such decision as in its judgment seems warranted.

E. The decision of the City Council shall be final. In the cases of alternative (2) or (3) above, the resolution shall declare such property to be a public nuisance and order the abatement within a time certain, and in the manner and means specifically set forth in said resolution. Any property owner shall have the right to abate the nuisance in accordance with such resolution and at the owner's expense provided the same is commenced prior to the expiration of the date ordered for abatement and thereafter diligently and continuously prosecuted to completion. Upon abatement in full by the owner, the proceedings hereunder shall terminate. When abatement has been achieved, the City Attorney shall notify the City Council and the responsible party pursuant to Section 8.50.220. (Ord. 2009-396 §1)

#### **8.50.200 Service of City Council resolution.**

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The City Clerk shall serve, or cause to be served, a copy of the resolution containing the City Council's decision upon the responsible parties and the Compliance Official. (Ord. 2009-396 §1)

#### **8.50.210 Compliance with Nuisance Abatement Order of City Council.**

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Every person subject to a Nuisance Abatement Order shall comply with the Nuisance Abatement Order and with all applicable laws, permits or other approvals of the federal, state or local governments in any and all actions taken pursuant to or in order to comply with the Compliance Order, including, without limitation, the payment of all applicable permit fees. (Ord. 2009-396 §1)

#### **8.50.220 Compliance report.**

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If a Compliance Official determines that compliance with the Nuisance Abatement Order has been achieved, the Compliance Official shall notify the responsible party and file a report with the Hearing Officer or City Council indicating that compliance has been achieved and the date of the City's final inspection of the property. (Ord. 2009-396 §1)

#### **8.50.230 Compliance dispute—Determination by Hearing Officer—Finality.**

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- A. If the City Attorney does not file a Compliance Report pursuant to Section 8.50.220, any person subject to a Nuisance Abatement Order who believes that compliance has been achieved may request a Compliance Hearing before the Hearing Officer by filing written request for a hearing with the Building Permit Technician.
- B. The hearing shall be conducted in the same manner as provided for in Section 8.50.150.
- C. The Hearing Officer shall determine if compliance with the Nuisance Abatement Order has been achieved and, if so, when achieved.
- D. The decision of the Hearing Officer is final. (Ord. 2009-396 §1)

#### **8.50.240 Recordation of Nuisance Abatement Order.**

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If no appeal to the City Council is filed pursuant to Section 8.50.190, or if no action has been filed in the Superior Court contesting the Nuisance Abatement Order of the City Council, the City Clerk shall record a

copy of the Nuisance Abatement Order with the County Recorder of Santa Barbara County. When compliance is achieved, the City Clerk shall record a release of the Order. (Ord. 2009-396 §1)

#### **Article IV. City Abatement—Cost Recovery—Special Assessment—Property Lien**

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##### **8.50.250 City abatement.**

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If the responsible party fails or neglects to remove or otherwise take action to abate the public nuisance or correct the violation within the time specified in a Compliance Order or Nuisance Abatement Order, a Compliance Official, through City employees or private contractor, shall cause such nuisance to be abated. The Compliance Official shall keep, maintain and file with the Hearing Officer a report of the proceedings and an accurate account of the abatement costs, including the salvage value, on each separate property. (Ord. 2009-396 §1)

##### **8.50.260 Hearing and confirmation of assessment.**

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A. Upon receipt of the report, the Building Permit Technician shall set the report and account for hearing by the Hearing Officer. The Building Permit Technician shall fix a time, date and place for hearing and confirmation of said report, and any protests or objections thereto. The Building Permit Technician shall cause notice of said hearing to be posted on the property involved, published at least once in a newspaper of general circulation in the City of Guadalupe, and served by certified, return receipt requested, postage prepaid, addressed to the property owner as his or her name appears on the last equalized assessment roll or as known to the Building Permit Technician. The notice shall be given at least 10 calendar days prior to the date of hearing and shall specify the time, date and place of hearing when the Hearing Officer will consider the report and accounting of a Compliance Official, together with any protests or objections thereto which may be filed by any party interested in or affected by the proposed charge.

B. At the time and place of the hearing, the Hearing Officer shall hear and pass upon the report of a Compliance Official together with any objections or protests. The Hearing Officer may make revisions, corrections or modifications in the report or charges as it may deem just; and when the Hearing Officer is satisfied with the correctness of the charges and the report, they shall be final and conclusive. (Ord. 2009-396 §1)

##### **8.50.270 Special assessment—Collection on tax roll.**

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A. Unless paid within 30 calendar days following the adoption of the Hearing Officer resolution confirming the costs of abatement, the total cost for abating such nuisance, as confirmed by the Hearing Officer, shall constitute a special assessment against the respective lot or parcel of land to which it relates, and upon recordation in the Office of the County Recorder of a Notice of Lien, as so made and confirmed shall constitute a special assessment on the property for the amount of the assessment. The assessment shall be collected at the same time and in the same manner as ordinary real estate taxes. The Hearing Officer may provide for the collection of such assessment in not more than 5 annual installments. The payment of assessments so deferred shall bear interest at the rate of 18% per annum.

B. The Building Permit Technician shall give written notice to the owner of the imposition of the special assessment by United States mail, postage prepaid, at the time of imposing the assessment. The notice shall contain the following information:

1. That the property may be sold after 3 years by the tax collector for unpaid delinquent assessments and that the tax collector's power of sale shall not be affected by the failure of the property owner to receive notice.

2. That the assessment may be collected at the same time and in the same manner as ordinary municipal taxes are collected and subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary municipal taxes.

3. That if the property is sold to a bona fide purchaser for value, or if a lien of a bona fide encumbrance for value has been created and attaches thereon, prior to the date to which the first installment of taxes would become delinquent, the cost of abatement shall not be a lien against the real property, but shall be transferred to the unsecured roll for collection. (Ord. 2015-436 §1; Ord. 2009-396 §1)

#### **8.50.280 Recordation of nuisance abatement lien.**

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A. As an alternative, and in addition to, the special assessment provided for in Section 8.50.270, the Hearing Officer may impose a nuisance abatement lien on the property subject to the abatement proceedings. Prior to the recordation of the lien, notice shall be given to the owner of the property. Service of notice shall be served in the same manner as summons in a civil action in accordance with Article 3 (commencing with Section 415.1) of Chapter 4 of Title 5 of Part 2 of the Code of Civil Procedure. If, after diligent search, the owner cannot be found, the notice may be served by posting a copy in a conspicuous place on the property for a period of 10 calendar days and publication thereof in a newspaper of general circulation published in the County in which the property is located pursuant to Government Code Section 6062.

B. The nuisance abatement lien shall contain the following information:

1. The name and address of the recorded owner of the parcel;
2. The amount of the lien;
3. The name of the City of Guadalupe as the agency on whose behalf the lien is imposed;
4. The date of the Nuisance Abatement Order and/or Compliance Order; and
5. The street address, legal description, and assessor's parcel number of the parcel on which the lien is imposed.

C. The nuisance abatement lien shall have the same force, effect and priority as a judgment lien, and may be foreclosed in the same manner as a money judgment.

D. The City of Guadalupe shall record a notice of discharge of the nuisance abatement lien, in the event it is released or satisfied through payment or foreclosure. The notice of discharge shall contain the information contained in subsections (B)(1) through (5) of this section.

E. The City of Guadalupe may recover from the property owner any costs incurred regarding the processing and recording of the lien and providing notice to the property owner as part of any foreclosure action to enforce the lien. (Ord. 2009-396 §1)

#### **8.50.290 Alternative method of collection.**

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Administrative penalties and abatement costs incurred by the City are a personal debt and obligation owed to the City and, in addition to any other means of enforcement, the City Attorney is authorized to bring an action against the responsible party or parties for collection of administrative penalties and abatement costs in any court of competent jurisdiction. (Ord. 2009-396 §1)

#### **8.50.300 Interest.**

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Any person who fails to remit payment to the City of any penalty or cost or other charge required to be paid by the City pursuant to a Compliance Order or Nuisance Abatement Order under this chapter on or

before the date the penalty, cost or other charge is due, shall in addition to the amount of the penalty, cost or other charge, pay interest on the amount due at the rate of 18% per annum, pro-rata, from the date on which the amount due first became delinquent until the date that payment is received by the City. (Ord. 2015-436 §1; Ord. 2009-396 §1)

**8.50.310 Violation—Misdemeanor.**

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Violation of any of the provisions of the chapter shall be a misdemeanor, punishable as provided in Chapter 1.08 of this code. (Ord. 2009-396 §1)

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**REPORT TO CITY COUNCIL  
Council Agenda of 02-09-16**



Andrew Carter, City Administrator

**SUBJECT** Overnight Parking in the City Parking Lot at 884 Guadalupe Street

**RECOMMENDATION** Provide direction to staff on whether to prohibit overnight parking in the City Parking Lot

**DISCUSSION**

At previous Council meetings, certain Council members have indicated a desire to prohibit overnight parking in the City Parking Lot at 884 Guadalupe Street. Council as a whole should provide staff with concrete direction. If it is Council's desire to prohibit overnight parking in the City Parking Lot, then staff will return to Council with an ordinance implementing that decision.

It should be noted that overnight parking on Guadalupe Street in this area is prohibited:

**10.24.070 Guadalupe Street early morning parking, trucks in residence districts**

It is unlawful for the owner or operator of any vehicle to park such vehicle on Guadalupe Street from 750 Guadalupe Street to Tenth Street within the City between the hours of 4:00 a.m. and 6:00 a.m. of any days except Saturdays, Sundays and holidays, and no trucks, trailer or truck and trailer shall be parked in any residence district between the hours of 8:00 p.m. and 6:00 a.m. of any day. (Ord. 171 §1, 1977; Ord. 147 §2, 1975; Ord. 10 §35, 1946)

Some of the overnight parking in the City parking lot is a direct result of the no-parking-on-Guadalupe-Street ordinance. This is particularly the case with residents who live upstairs in buildings along Guadalupe Street, for example in the Lantern Hotel. If overnight parking is prohibited in the City parking lot, then these residents would have to park on side streets or risk being ticketed by the police.

**FISCAL IMPACT**

All within current budget parameters:

- Cost of City Attorney to draft ordinance
- Cost to purchase signs
- Installation of signs by Public Works staff
- Enforcement activities by Police Department

**REPORT TO CITY COUNCIL  
Council Agenda of 02/09/16**



Andrew Carter, City Administrator

**SUBJECT** First Half Financial Review

**RECOMMENDATION** Adopt Resolution 2016-04 making adjustments to the 2015/16 budget

**GENERAL FUND DISCUSSION**

We began 2015/16 with a balanced General Fund budget (minor surplus of \$1378). At the end of the 1<sup>st</sup> Quarter, however, we had to revise revenue estimates downward by \$245,000. At that time, we also decreased General Fund expenses by \$140,000. That meant a projected deficit of \$104,624 for the fiscal year.

The revenue line items adjusted at the end of the 1<sup>st</sup> Quarter were:

Sales Tax	+\$35,000	New revenue
Franchise Fees	-\$100,000	No water or wastewater fees
Property Tax	-\$20,000	Delay in Pasadera project
Property Transfer Tax	-\$5,000	Delay in Pasadera project
Utility User Tax	+\$10,000	New revenue
Gross Receipts Tax	+\$110,000	New revenue
Building Permits	-\$255,000	Delay in Pasadera project
<u>Property Rental</u>	<u>-\$20,000</u>	<u>Loss of cellsite revenue</u>
Total	-\$245,000	

The expense line item adjusted at the end of the 1<sup>st</sup> Quarter was:

Building & Planning Department:

Professional Services      -\$140,000      Delay in Pasadera project

Based on my review at the end of the 1<sup>st</sup> Half, we can adjust General Fund revenue up \$32,000, but we also need to increase General Fund expense by \$25,000. That means a projected deficit of \$97,624 for the fiscal year.

Here are the revenue line items which should be adjusted:

Sales Tax	+\$25,000	New revenue
Franchise Fees	-\$10,000	No roll-off fee
Utility User Tax	+\$10,000	New revenue
Gross Receipts Tax	+\$25,000	New revenue
Building Permits	+\$40,000	Pasadera project now moving forward
Contributions	-\$48,000	Chevron less than budget
<u>Property Rental</u>	<u>-\$10,000</u>	<u>Loss of cellsite revenue</u>
Total	+\$32,000	

The expense line item which should be adjusted is:

City Attorney Department:		
Professional Services	+\$25,000	Cost of H2A litigation (outside attorney)

I am fairly confident about my revenue projections. I believe any risk in some of the line items is balanced by opportunity in others.

On the expense side of the equation, there is an on-going risk with respect to personnel expenses. We achieved full-year concessions from the SEIU, but only part-year concessions from the POA and IAFF. Also, cash outs for comp time and vacation time are running higher than expected this year. I believe the risk in personnel expenses is balanced, however, by opportunity in non-personnel expenses.

Pages A-1 through A-3 provide additional information on the General Fund.

### **SPECIAL FUND DISCUSSION**

Page A-4 provides a capsule summary of the City's principal special funds. The only budget changes being recommended are for Water and Wastewater (page A-5). Water and wastewater use is down this fiscal year due to conservation, so the revenue line items for the Water and Wastewater Operating Funds need to be adjusted.

In addition, the original 2015-16 budget for both Water and Wastewater anticipated that we would be able to charge Water and Wastewater franchise fees. Legally, we are not allowed to do that. After the 1<sup>st</sup> Quarter review, we made the revenue adjustment in the General Fund. We now need to make the expense adjustment in the Water and Wastewater Operating Funds.

### **ATTACHMENTS**

Financial spreadsheets: A-1 through A-5  
Resolution 2016-04

**General Fund -- 1st Half 2015/16**

Revenue Item	YTD Actual	Current Budget	Act. as % of Year	6 Year Norm
Sales Tax	146,934	323,000	45.5%	35.7%
Franchise Fees	53,319	205,000	26.0%	28.1%
Property Tax	90,537	920,000	9.8%	11.1%
Utility User Tax	165,055	355,000	46.5%	43.3%
Bus. Lic/Gross Receipts	246,399	275,000	89.6%	35.1%
Building Permits	160,854	235,000	68.4%	38.0%
SLESF/COPS/SRO/AMR	37,783	151,000	25.0%	4.7%
Contributions	102,000	150,000	68.0%	100.0%
Property Rental	27,095	80,000	33.9%	45.4%
Other Income	43,445	129,000	33.7%	33.2%
<b>Sub-Total</b>	<b>1,073,421</b>	<b>2,823,000</b>	<b>38.0%</b>	<b>29.8%</b>
Transfers	323,370	647,910	49.9%	50.0%
<b>Total</b>	<b>1,396,791</b>	<b>3,470,910</b>	<b>40.2%</b>	<b>38.0%</b>

Sales Tax, including Measure X, very strong.  
 Budget includes roll-off franchise.  
 Lantern Hotel sale in 2nd Half.  
 Continues above budget.  
 Different accounting in past --- timing of receipts  
 Pasadera activity  
 Different accounting this year -- SLESF part of GF.  
 Chevron less than original budget.  
 No cellsite revenue YTD.

Revenue Item	Current Budget	Revised Budget	Change
Sales Tax	323,000	348,000	25,000
Franchise Fees	205,000	195,000	(10,000)
Property Tax	920,000	920,000	0
Utility User Tax	355,000	365,000	10,000
Bus. Lic/Gross Receipts	275,000	300,000	25,000
Building Permits	235,000	275,000	40,000
SLESF/COPS/SRO/AMR	151,000	151,000	0
Contributions	150,000	102,000	(48,000)
Property Rental	80,000	70,000	(10,000)
Other Income	129,000	129,000	0
<b>Sub-Total</b>	<b>2,823,000</b>	<b>2,855,000</b>	<b>32,000</b>
Transfers	647,910	647,910	0
<b>Total Revenue</b>	<b>3,470,910</b>	<b>3,502,910</b>	<b>32,000</b>

On-going strength  
 No roll-off franchise  
 On-going strength  
 Rental property, labor contractors  
 Pasadera moving forward  
 Chevron less than budget  
 Decline in cellsite revenue

<b>Total Expense</b>	<b>3,575,534</b>	<b>3,600,534</b>	<b>25,000</b>
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<b>Surplus / (Deficit)</b>	<b>(104,624)</b>	<b>(97,624)</b>	<b>7,000</b>
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**General Fund Expenses, 1st Half 2015/16 -- YTD Actual vs. YTD Budget**

- under budget. + over budget.

City Council	Actual	Budget	+/- \$	+/- %
Personnel	5,202	5,203	(1)	0.0%
Non-Personnel	86	250	(164)	-65.6%
Capital/Other	0	0	0	#DIV/0!
<b>Total</b>	<b>5,288</b>	<b>5,453</b>	<b>(165)</b>	<b>-3.0%</b>

City Attorney	Actual	Budget	+/- \$	+/- %
Personnel	0	0	0	#DIV/0!
Non-Personnel	31,640	25,000	6,640	26.6%
Capital/Other	0	0	0	#DIV/0!
<b>Total</b>	<b>31,640</b>	<b>25,000</b>	<b>6,640</b>	<b>26.6%</b>

Non-Dept.	Actual	Budget	+/- \$	+/- %
Personnel	3,693	3,000	693	23.1%
Non-Personnel	39,629	62,669	(23,040)	-36.8%
Capital/Other	35,463	43,125	(7,662)	-17.8%
<b>Total</b>	<b>78,785</b>	<b>108,794</b>	<b>(30,009)</b>	<b>-27.6%</b>

Police	Actual	Budget	+/- \$	+/- %
Personnel	714,604	711,234	3,370	0.5%
Non-Personnel	91,916	123,849	(31,933)	-25.8%
Capital/Other	5,556	5,500	56	1.0%
<b>Total</b>	<b>812,076</b>	<b>840,583</b>	<b>(28,507)</b>	<b>-3.4%</b>

Parks & Rec.	Actual	Budget	+/- \$	+/- %
Personnel	26,961	25,944	1,017	3.9%
Non-Personnel	33,190	41,490	(8,300)	-20.0%
Capital/Other	0	600	(600)	-100.0%
<b>Total</b>	<b>60,151</b>	<b>68,034</b>	<b>(7,883)</b>	<b>-11.6%</b>

Budget shown includes allowance for Workers Comp & Liability Insurance paid at beginning of year.

**General Fund expenses are under Budget YTD.**

Administration	Actual	Budget	+/- \$	+/- %
Personnel	151,682	152,498	(816)	-0.5%
Non-Personnel	7,245	7,648	(403)	-5.3%
Capital/Other	0	0	0	#DIV/0!
<b>Total</b>	<b>158,927</b>	<b>160,146</b>	<b>(1,219)</b>	<b>-0.8%</b>

Finance	Actual	Budget	+/- \$	+/- %
Personnel	196,424	191,349	5,075	2.7%
Non-Personnel	14,630	15,717	(1,087)	-6.9%
Capital/Other	0	0	0	#DIV/0!
<b>Total</b>	<b>211,054</b>	<b>207,066</b>	<b>3,988</b>	<b>1.9%</b>

H2A litigation

Bldg. Maint.	Actual	Budget	+/- \$	+/- %
Personnel	18,930	18,075	855	4.7%
Non-Personnel	25,361	32,853	(7,492)	-22.8%
Capital/Other	0	600	(600)	-100.0%
<b>Total</b>	<b>44,291</b>	<b>51,528</b>	<b>(7,237)</b>	<b>-14.0%</b>

Fire	Actual	Budget	+/- \$	+/- %
Personnel	206,642	230,831	(24,189)	-10.5%
Non-Personnel	34,201	50,308	(16,107)	-32.0%
Capital/Other	0	7,500	(7,500)	-100.0%
<b>Total</b>	<b>240,843</b>	<b>288,639</b>	<b>(47,796)</b>	<b>-16.6%</b>

Reallocate Public Safety Director's pay & benefits

Bldg. Permits	Actual	Budget	+/- \$	+/- %
Personnel	33,105	36,648	(3,543)	-9.7%
Non-Personnel	45,060	93,439	(48,379)	-51.8%
Capital/Other	0	0	0	#DIV/0!
<b>Total</b>	<b>78,165</b>	<b>130,087</b>	<b>(51,922)</b>	<b>-39.9%</b>

General Fund	Actual	Budget	+/- \$	+/- %
Personnel	1,357,243	1,374,782	(17,539)	-1.3%
Non-Personnel	322,958	453,223	(130,265)	-28.7%
Capital/Other	41,019	57,325	(16,306)	-28.4%
<b>Total</b>	<b>1,721,220</b>	<b>1,885,330</b>	<b>(164,110)</b>	<b>-8.7%</b>

Risk = Cash outs & 1/2 year of POA/IAFF concessions.

**2015/16 General Fund Expense Budget**

<b>Dept.</b>	<b>Current Budget</b>	<b>Revised Budget</b>	<b>Change</b>
Council	10,667	10,667	0
Admin	314,990	314,990	0
Attorney	50,000	75,000	25,000
Finance	399,963	399,963	0
Non-dept.	153,835	153,835	0
Bldg. Maint.	101,848	101,848	0
Police	1,578,694	1,578,694	0
Fire	542,679	542,679	0
Parks/Rec.	133,885	133,885	0
Permits	258,973	258,973	0
MOE	30,000	30,000	0
<b>Total</b>	<b>3,575,534</b>	<b>3,600,534</b>	<b>25,000</b>

H2A litigation

**Other Key Funds, 1st Half 2015/16 -- YTD Actual vs. YTD Budget**

- under budget. + over budget.

Water Oper.	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>853,635</b>	<b>894,500</b>	<b>(40,865)</b>	<b>-4.6%</b>
Personnel	74,954	74,455	499	0.7%
Non-Personnel	570,825	580,528	(9,703)	-1.7%
Capital/Other	218,118	178,300	39,818	22.3%
<b>Expense</b>	<b>863,997</b>	<b>833,283</b>	<b>30,614</b>	<b>3.7%</b>
<b>Rev. - Exp.</b>	<b>(10,262)</b>	<b>61,217</b>	<b>(71,479)</b>	<b>-116.8%</b>

Risk due to conservation

Budget includes Franchise Fee  
Timing of debt service payments

Gas Tax	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>77,539</b>	<b>107,379</b>	<b>(29,840)</b>	<b>-27.8%</b>
Personnel	0	0	0	#DIV/0!
Non-Personnel	45,194	49,811	(4,617)	-9.3%
Capital/Other	20,441	171,050	(150,609)	-88.0%
<b>Expense</b>	<b>65,635</b>	<b>220,861</b>	<b>(155,226)</b>	<b>-70.3%</b>
<b>Rev. - Exp.</b>	<b>11,904</b>	<b>(113,482)</b>	<b>125,386</b>	<b>-110.5%</b>

Timing of receipt of revenue

Paving delayed

Wastewater Op.	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>565,139</b>	<b>583,000</b>	<b>(17,861)</b>	<b>-3.1%</b>
Personnel	88,401	107,652	(19,251)	-17.9%
Non-Personnel	173,758	222,792	(49,034)	-22.0%
Capital/Other	90,871	134,350	(43,479)	-32.4%
<b>Expense</b>	<b>353,030</b>	<b>464,794</b>	<b>(111,764)</b>	<b>-24.0%</b>
<b>Rev. - Exp.</b>	<b>212,109</b>	<b>118,206</b>	<b>93,903</b>	<b>79.4%</b>

Risk due to conservation

Budget includes Franchise Fee  
Timing of debt service payments

LTF	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>1,983</b>	<b>2,850</b>	<b>(867)</b>	<b>-30.4%</b>
Personnel	0	0	0	#DIV/0!
Non-Personnel	524	0	524	#DIV/0!
Capital/Other	29,811	87,850	(58,039)	-66.1%
<b>Expense</b>	<b>30,335</b>	<b>87,850</b>	<b>(57,515)</b>	<b>-65.5%</b>
<b>Rev. - Exp.</b>	<b>(28,352)</b>	<b>(85,000)</b>	<b>56,648</b>	<b>-66.6%</b>

Timing of receipt of revenue

Paving delayed

Solid Waste	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>301,008</b>	<b>335,000</b>	<b>(33,992)</b>	<b>-10.1%</b>
Personnel	0	0	0	#DIV/0!
Non-Personnel	190,244	263,000	(72,756)	-27.7%
Capital/Other	0	0	0	#DIV/0!
<b>Expense</b>	<b>190,244</b>	<b>263,000</b>	<b>(72,756)</b>	<b>-27.7%</b>
<b>Rev. - Exp.</b>	<b>110,764</b>	<b>72,000</b>	<b>38,764</b>	<b>53.8%</b>

Timing of receipt of revenue

Timing of WMI payments

Measure A	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>160,025</b>	<b>229,000</b>	<b>(68,975)</b>	<b>-30.1%</b>
Personnel	74,215	71,759	2,456	3.4%
Non-Personnel	46,286	50,250	(3,964)	-7.9%
Capital/Other	43,998	44,000	(2)	0.0%
<b>Expense</b>	<b>164,499</b>	<b>166,009</b>	<b>(1,510)</b>	<b>-0.9%</b>
<b>Rev. - Exp.</b>	<b>(4,474)</b>	<b>62,991</b>	<b>(67,465)</b>	<b>-107.1%</b>

Timing of receipt of revenue

Timing of expenses

Transit	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>219,857</b>	<b>281,150</b>	<b>(61,293)</b>	<b>-21.8%</b>
Personnel	0	0	0	#DIV/0!
Non-Personnel	167,309	257,500	(90,191)	-35.0%
Capital/Other	17,500	17,500	0	0.0%
<b>Expense</b>	<b>184,809</b>	<b>275,000</b>	<b>(90,191)</b>	<b>-32.8%</b>
<b>Rev. - Exp.</b>	<b>35,048</b>	<b>6,150</b>	<b>28,898</b>	<b>469.9%</b>

Timing of receipt of revenue

Timing of SMOOTH payments

Streets Combined	Actual	Budget	+/- \$	+/- %
<b>Revenue</b>	<b>239,547</b>	<b>339,229</b>	<b>(99,682)</b>	<b>-29.4%</b>
Personnel	74,215	71,759	2,456	3.4%
Non-Personnel	92,004	100,061	(8,057)	-8.1%
Capital/Other	94,250	302,900	(208,650)	-68.9%
<b>Expense</b>	<b>260,469</b>	<b>474,720</b>	<b>(214,251)</b>	<b>-45.1%</b>
<b>Rev. - Exp.</b>	<b>(20,922)</b>	<b>(135,491)</b>	<b>114,569</b>	<b>-84.6%</b>

Timing of receipt of revenue

Timing of expenses  
CIP delayed

Budget shown includes allowance for Workers Comp & Liability Insurance paid at beginning of year.

**2014/15 Water & Wastewater Budgets**

<b>Water Budget</b>	<b>Current Budget</b>	<b>Revised Budget</b>	<b>Change</b>
Revenue	1,789,000	1,719,000	(70,000)
Expense	1,647,002	1,597,002	(50,000)
<b>Rev. - Exp.</b>	<b>141,998</b>	<b>121,998</b>	<b>(20,000)</b>

Due to conservation  
No franchise fee

<b>Wastewater Budget</b>	<b>Current Budget</b>	<b>Revised Budget</b>	<b>Change</b>
Revenue	1,166,000	1,131,000	(35,000)
Expense	916,673	886,673	(30,000)
<b>Rev. - Exp.</b>	<b>249,327</b>	<b>244,327</b>	<b>(5,000)</b>

Due to conservation  
No franchise fee



**RESOLUTION NO. 2016-04**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE  
MAKING CHANGES TO THE 2015/16 BUDGET**

**WHEREAS**, City staff has performed a comprehensive review of revenue and expenses vs. budget through the first half of 2015/16; and

**WHEREAS**, that review shows that certain budget adjustments should be made at this time.

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

**SECTION 1.** Make the following 2015/16 General Fund budget adjustments:

<u>Revenue Line Item</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
Sales Tax	\$323,000	\$348,000	\$25,000
Franchise Fees	\$205,000	\$195,000	(\$10,000)
Utility User Tax	\$355,000	\$365,000	\$10,000
Gross Receipts Tax	\$275,000	\$300,000	\$25,000
Building Permits*	\$235,000	\$275,000	\$40,000
Contributions	\$150,000	\$102,000	(\$48,000)
Property Rental	\$80,000	\$70,000	(\$10,000)

<u>Expense Line Item</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
City Attorney Dep't: Prof. Services	\$50,000	\$75,000	\$20,000

\* Impacts multiple line items.

**SECTION 2.** Make the following 2015/16 Water Operating Fund budget adjustments:

<u>Revenue Line Item</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
Water Fees/Charges*	\$1,789,000	\$1,719,000	(\$70,000)

<u>Expense Line Item</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
Franchise Fees	\$50,000	\$0	(\$50,000)

\* Impacts multiple line items.

**SECTION 3.** Make the following 2015/16 Wastewater Operating Fund budget adjustments:

<u>Revenue Line Item</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
Sewer Fees/Charges*	\$1,166,000	\$1,131,000	(\$35,000)

<u>Expense Line Item</u>	<u>Before</u>	<u>After</u>	<u>Change</u>
Franchise Fees	\$30,000	\$0	(\$30,000)

\* Impacts multiple line items.

**PASSED AND ADOPTED** at a regular meeting on the 9<sup>th</sup> day of February 2016 by the following vote:

**Motion:**

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

I, **Andrew Carter**, Deputy City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2016-04**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held February 9, 2016, and that same was approved and adopted.

**ATTEST:**

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Andrew Carter  
Deputy City Clerk

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John Lizalde  
Mayor