



City of Guadalupe AGENDA

Regular Meeting of the Guadalupe City Council

Tuesday, June 8, 2021 at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

Pursuant to Governor's Executive Orders N-25-20 and N-33-20: All residents are to heed any orders and guidance of state and local public health officials, including but not limited to the imposition of social distancing measures, to control the spread of COVID-19.

The City Council meeting will be broadcast live on Charter Spectrum Cable Channel 20.

If you choose to attend the City Council meeting in person, you should maintain appropriate social distancing. Seating will be limited. **In addition, all persons attending the City Council meeting are required to wear nose and face masks pursuant to County of Santa Barbara Health Officer Order No. 2020-10.**

If you choose not to attend the City Council meeting but wish to make a comment during oral communications or on a specific agenda item, please submit via email to juana@ci.guadalupe.ca.us no later than 1:00 pm on Tuesday, June 8, 2021. Every effort will be made to read your comment aloud into the record, subject to the 3-minute time limit. Alternatively, you may provide public comment through the Zoom application either:

Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any item on the Agenda, before or during Council consideration of that item. Please be aware that items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the City Council. If you wish to speak on a Consent Calendar item, please do so during the Community Participation Forum.

The Agenda and related Staff reports are available on the City's website: www.ci.guadalupe.ca.us Friday before Council meeting.

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the Administration Office at City Hall 918 Obispo Street, Monday through Friday between 8:00 am and 4:30 pm, and also posted 72 hours prior to the meeting. The City may charge customary photocopying charges for copies of such documents. Any documents distributed to a majority of the City Council regarding any item on this agenda less than 72 hours before the meeting will be made available for inspection at the meeting and will be posted on the City's website and made available for inspection the day after the meeting at the Administrator Office at City Hall 918 Obispo Street, Monday through Friday between 8:00 am and 4:30 pm.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the Agenda and related documents, please contact the Administration Office at (805) 356.3891 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.

1. ROLL CALL:

Council Member Liliana Cardenas
Council Member Gilbert Robles
Council Member Eugene Costa Jr.
Mayor Pro Tempore Tony Ramirez
Mayor Ariston Julian

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. AGENDA REVIEW

At this time the City Council will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of the day.

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. This time is reserved to accept comments from the public on Consent Calendar items, Ceremonial Calendar 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.

6. CEREMONIAL CALENDAR

- Swearing in Michael Ambrosio, Paid Call Firefighter and Robert Wright, Police Officer

7. PROCLAMATION

- Recognizing June 2021 – Pride Month

8. PRESENTATIONS

- Tim Karcz, California Joint Powers Insurance Authority

9. CONSENT CALENDAR

The following items are presented for City Council approval without discussion as a single agenda items 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.** Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Calendar will be adopted by the same vote cast as the first meeting, unless City Council indicates otherwise.
- B.** Approve payment of warrants for the period ending June 3, 2021.

- C. Approve the Minutes of the City Council special meeting of May 18, 2021 to be ordered filed.
- D. Approve the Minutes of the City Council regular meeting of May 25, 2021 to be ordered filed.
- E. Approve the Santa Barbara County Animal Services Agreement one year extension at a cost of \$61,900 in fiscal year 2021-2022.
- F. Adopt Resolution No. 2021-40 approving Cost Allocation Plan for fiscal year 2021-2022.
- G. Adopt Resolution No. 2021-41 establishing the appropriations limit from tax proceeds for fiscal year 2021-2022.
- H. Adopt Resolution No. 2021-42 authorizing City staff to increase the LeRoy Park Construction Contingency to \$319,235.99.
- I. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
 - 1. Planning Department report for May 2021
 - 2. Building Department report for May 2021
 - 3. Public Works / City Engineer's Department report for May 2021

10. **CITY ADMINISTRATOR REPORT:** (Information Only)

11. **DIRECTOR OF PUBLIC SAFETY REPORT:** (Information Only)

PUBLIC HEARING

12. **Tentative Parcel Map 29,063 a Master Vesting Tentative Parcel Map to Subdivide an 85.1 gross acre parcel into four lots for future residential subdivision in the south portion of the DJ Farms Specific Plan (APN 113-080-018).**

Written report: William Bill Scott, City Planner

Recommendation: That the City Council:

- a. Presentation of staff report followed by questions from City Council; and
- b. Conduct a public hearing to receive any comments from the applicant and the public regarding Tract 29,063; and
- c. Adopt Resolution No. 2021-43 approving Vesting Tentative Parcel Map 29,063 and adopting finding pursuant to the California Environmental Quality Act. Section 15182 and Section 15162.

REGUAR BUSINESS

13. City of Guadalupe 75th Anniversary Celebration.

Written report: Todd Bodem, City Administrator

Recommendation: That the City Council provide a letter of support for the City of Guadalupe 75th Anniversary celebration to the California Department of Transportation (CalTrans) street closure application – Resolution No. 2021-44.

14. FUTURE AGENDA ITEMS

15. ANNOUNCEMENTS - COUNCIL ACTIVITY/COMMITTEE REPORTS

16. ADJOURNMENT TO CLOSED SESSION MEETING

CLOSED SESSION

17. A. Conference with Labor Negotiators

(Subdivision (a) of Government Code Section 54957.6)

Agency designated representatives: City Administrator and Human Resources Manager;
Employee Organizations: International Association of Firefighters (IAFF)

B. Conference with Legal Counsel – Anticipated Litigation

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4):
1 case

18. CLOSED SESSION ANNOUNCEMENTS

19. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing amended agenda was posted on the City Hall display case and website not less than 72 hours prior to the meeting. Dated this 4th day of June 2021.

Todd Bodem

Todd Bodem, City Administrator

PROPOSED FUTURE CITY COUNCIL AGENDA ITEMS

Council Meeting: Date and Subject	Department	Agenda Category	
Tuesday, June 22, 2021 at 6:00 pm / Regular Meeting			
SEIU Local 620 MOU Approval	Human Resources	Consent Calendar	
May 2021 Financial Report	Finance Department	Consent Calendar	
Contract Award – Sewer Trunk Main Line Project	Public Works Dept	Consent Calendar	
Guadalupe Trail to the Park Feasibility Update	Public Works Dept	Consent Calendar	
Tuesday, July 13, 2021 at 6:00 pm / Regular Meeting			
Contract Award – Effluent Pump Station	Public Works Dept	Consent Calendar	
Tuesday, July 27, 2021 at 6:00 pm / Regular Meeting			
Other Unscheduled Items	Proposed Date of Item	Department	Agenda Category
Urban Footprint Civic Plan		Ariston – Request CC	New Business
City Hall Repairs			New Business
Tree Ordinance		Public Works	New Business
Sidewalk Vending Ordinance		Planning Department	New Business
Guadalupe Leo Club Recognition		Administration Dept	Ceremonial
Vacant Property Ordinance		Administration Dept	New Business
Sign Ordinance		Planning Dept	New Business
Pasadera Public Infrastructure Dedication		Public Works Dept	New Business
Food Truck and Special Event Ordinance		Planning Dept	New Business
Gift Policy		City Attorney	New Business
City of Guadalupe 75 th Anniversary – August 3 rd Celebration			
Short Term Rentals		City Attorney	New Business
Master Fee Schedule CPI FY 2021-22		Finance Department	Regular Business
Planning/Building Tracking Software		Planning Dept.	New Business
SB1383 Organic Waste		Public Works Dept	Regular Business

City of Guadalupe



Guadalupe, California

Proclamation

CITY OF GUADALUPE RECOGNIZING JUNE 2021, AS LESBIAN, GAY BISEXUAL AND TRANSGENDER PRIDE MONTH

WHEREAS, the City of Guadalupe is the home to people of all backgrounds, including those who are lesbian, gay, bisexual and transgender; and

WHEREAS, while our city, state, and nation have come a long way in our journey toward dignity, understanding, and mutual respect for all, we still have a long way to go in eradicating the prejudice and discrimination that lesbian, gay, bisexual and transgender people, and others face; and

WHEREAS, hate speech continues to denounce lesbian, gay, bisexual, and transgender people and other members of the community; and

WHEREAS, the City of Guadalupe has been instrumental in informing the public and promoting these protections; and

WHEREAS, during the month of June, throughout the nation, numerous organizations, governments, and others, recognize the rights of gay, lesbian, bisexual and transgender persons during Pride celebrations; and

WHEREAS, each year in June marks the anniversary of the Stonewall Rebellion that gave birth to the modern movement to advance the rights of LGBTQIA persons, and those committed to justice and equality celebrate during the month of June the notable achievements and outstanding service that lesbian, gay bisexual and transgender Americans make to our city, state and nations.

NOW, THEREFORE, BE IT RESOLVED, that by virtue of the authority vested in me as Mayor and on behalf of the City Council of the City of Guadalupe, I, Ariston Julian proclaim June 2021, as Lesbian, Gay, Bisexual and Transgender Pride Month, and encourages all people of the City of Guadalupe to advance the cause of equality for all lesbian, gay bisexual and transgender persons.

BE IT FURTHER RESOLVED, that each of us work towards achieving a safe community that appreciates its diversity in all its forms for generations to come.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Guadalupe to be affixed hereto on this 8th day of June 2021.


Ariston Julian, Mayor



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of June 08, 2021

VF.
Prepared by:
Veronica Fabian
Finance Account Clerk

Reviewed by:
Lorena Zarate
Finance Director

TB
Approved by:
Todd Bodem
City Administrator

SUBJECT: Payment of warrants for the period ending June 03, 2021 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 June 09, 2021.

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.

*** VENDOR.: AMA02 (AMAZON BUSINESS)

P.O.BOX 035184

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
JLML67RCP	PW-WWTP-WHEEL REPLACEMENT PARTS FOR WHEELCHAIRS	06-21	05/24/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV# 19LJ-LML6-7RCP ACC#:A19RD4DAF93AUQ	12 4425 1550	1	86.36	86.36
		(Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)			
			Invoice Extension ---->		86.36
			Vendor Total ----->		86.36

AUS WEST LOCKBOX

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

P.O. BOX 101179

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000011948	PD-MONTHLY FEES	06-21	10/06/20 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:502000011948 ACCT#:792232905	01 4200 1500	1	91.41	91.41
		(General Fund Police Equipment Replc)			
			Invoice Extension ---->		91.41

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000033174	PD-MONTHLY CHARGES	06-21	11/03/20 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:502000033174 ACCT#:792232905	01 4200 1500	1	91.41	91.41
		(General Fund Police Equipment Replc)			
			Invoice Extension ---->		91.41

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000054316	PD-MONTHLY CHARGES	06-21	12/01/20 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:502000054316 ACCT#:792232905	01 4200 1500	1	91.41	91.41
		(General Fund Police Equipment Replc)			
			Invoice Extension ---->		91.41

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000075594	PD-MONTHLY CHARGES	06-21	12/29/20 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:502000075594 ACCT#:792232905	01 4200 1500	1	91.41	91.41
		(General Fund Police Equipment Replc)			
			Invoice Extension ---->		91.41

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000096589	PD-MONTHLY CHARGES	06-21	01/26/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:502000096589 ACCT#:792232905	01 4200 1500	1	91.41	91.41
		(General Fund Police Equipment Replc)			
			Invoice Extension ---->		91.41

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000117878	PD-MONTHLY CHARGES	06-21	02/23/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:502000117878 ACCT#792232905	01 4200 1500	1	91.41	91.41
		(General Fund Police Equipment Replc)			
			Invoice Extension ---->		91.41

INVOICE-TYPE DESCRIPTION		PERIOD	DATE	TERM-DESCRIPTION			G/L ACCOUNT No
000139125 PD-MONTHLY CHARGES		06-21	03/23/21 N N N	A-NET30 FROM INVOICE			2010
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount	
0001	INV#:502000139125 ACCT#:792232905	01	4200 1500	1	91.41	91.41	
(General Fund Police Equipment Replc)							
Invoice Extension ---->							91.41
INVOICE-TYPE DESCRIPTION		PERIOD	DATE	TERM-DESCRIPTION			G/L ACCOUNT No
000161741 PD-MAT NYLON, MASK REUSABLE,LNDRY BAG ERGO CLIPS		06-21	04/20/21 N N N	A-NET30 FROM INVOICE			2010
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount	
0001	INV#:502000161741 ACCT#:792232905	01	4200 1500	1	91.41	91.41	
(General Fund Police Equipment Replc)							
Invoice Extension ---->							91.41
INVOICE-TYPE DESCRIPTION		PERIOD	DATE	TERM-DESCRIPTION			G/L ACCOUNT No
000183185 PW-PARK & REC		06-21	05/18/21 N N N	A-NET30 FROM INVOICE			2010
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount	
0001	INV#:502000183185 ACCT#:170454000	01	4145 2150	1	47.66	47.66	
(General Fund Building Mtce Profl Services)							
Invoice Extension ---->							47.66
INVOICE-TYPE DESCRIPTION		PERIOD	DATE	TERM-DESCRIPTION			G/L ACCOUNT No
000183186 PW-WATER DEPT		06-21	05/18/21 N N N	A-NET30 FROM INVOICE			2010
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount	
0001	INV#:502000183186 ACCT#:170454000	10	4420 2150	1	15.90	15.90	
(Wtr. Oper. Fund Water Operating Profl Services)							
Invoice Extension ---->							15.90
INVOICE-TYPE DESCRIPTION		PERIOD	DATE	TERM-DESCRIPTION			G/L ACCOUNT No
000183187 PW-WASTE WATER		06-21	05/18/21 N N N	A-NET30 FROM INVOICE			2010
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount	
0001	INV#:502000183187 ACCT#:170454000	12	4425 2150	1	25.76	25.76	
(Wst.Wtr.Op.Fund Wastewater Profl Services)							
Invoice Extension ---->							25.76
INVOICE-TYPE DESCRIPTION		PERIOD	DATE	TERM-DESCRIPTION			G/L ACCOUNT No
000183188 PW-STREETS		06-21	05/18/21 N N N	A-NET30 FROM INVOICE			2010
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount	
0001	INV#:502000183188 ACCT#:170454000	01	4145 2150	1	.90	.90	
(General Fund Building Mtce Profl Services)							
0002	INV#:502000183188 ACCT#:170454000	01	4300 2150	1	.90	.90	
(General Fund Parks & Rec Profl Services)							
0003	INV#:502000183188 ACCT#:170454000	71	4454 2150	1	7.16	7.16	
(MEASURE A MEASURE A Profl Services)							
Invoice Extension ---->							8.96
INVOICE-TYPE DESCRIPTION		PERIOD	DATE	TERM-DESCRIPTION			G/L ACCOUNT No
000188682 PW-PARKS & REC-WET MOP,SCRAPPER MAT, DYNAMAT		06-21	05/25/21 N N N	A-NET30 FROM INVOICE			2010
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount	
0001	INV#:502000188682 ACCT#:170454000	01	4145 2150	1	47.66	47.66	
(General Fund Building Mtce Profl Services)							
Invoice Extension ---->							47.66

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000188683 PW-WATER-J.SAGISIS,J.VIDALES	06-21	05/25/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 INV#:502000188683 ACCT#:170454000	10 4420 2150	1	15.90	15.90
	(Wtr. Oper. Fund Water Operating Profl Services)			
			Invoice Extension ---->	15.90

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000188684 PW-WASTE WATER-D.MIKLAS,J.GUTIERREZ	06-21	05/25/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 INV#:502000188684 ACCT#:170454000	12 4425 2150	1	25.76	25.76
	(Wst.Wtr.Op.Fund Wastewater Profl Services)			
			Invoice Extension ---->	25.76

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000188685 PW-STREETS-R.GUTIERREZ,J.BATALLA	06-21	05/25/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 INV#:502000188685 ACCT#:170454000	01 4145 2150	1	.90	.90
	(General Fund Building Mtce Profl Services)			
0002 PW-STREETS-R.GUTIERREZ,J.BATALLA	01 4300 2150	1	.90	.90
	(General Fund Parks & Rec Profl Services)			
0003 PW-STREETS-R.GUTIERREZ,J.BATALLA	71 4454 2150	1	7.16	7.16
	(MEASURE A MEASURE A Profl Services)			
			Invoice Extension ---->	8.96
			Vendor Total ----->	927.84

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 P.O. BOX 29048 *** VENDOR.: ATI02 (ATIMS INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
021667436 PD-RMS YEARLY MAINTENANCE 6/1-5/31	06-21	04/29/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 PD-RMS YEARLY MAINTENANCE 6/1-5/31	01 4200 2150	1	1785.00	1785.00
	(General Fund Police Profl Services)			
			Invoice Extension ---->	1785.00
			Vendor Total ----->	1785.00

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 P.O. BOX 1665 *** VENDOR.: B&B01 (B&B STEEL & SUPPLY CORP)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
674553 PW-WWTP-SCRAPE STEEL PIPES FOR PULLEY 3INCH HOSE	06-21	05/24/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 PW-WWTP-SCRAPE STEEL PIPES FOR PULLEY 3INCH HOSE	12 4425 1550	1	30.45	30.45
	(Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)			
			Invoice Extension ---->	30.45
			Vendor Total ----->	30.45

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 2855 TELEGRAPH AVENUE *** VENDOR.: BAD01 (BADAWI & ASSOCIATES)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
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2855 TELEGRAPH AVENUE
 SUITE 312
 INVOICE-TYPE DESCRIPTION
 1060 FINANCE-FY2020 AUDIT AND SINGLE AUDIT
 PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No
 06-21 05/26/21 N N N A-NET30 FROM INVOICE 2010

 *** VENDOR.: BAD01 (BADAWI & ASSOCIATES)

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	FINANCE-FY2020 AUDIT AND SINGLE AUDIT	01 4140 2150	1	2214.67	2214.67
		(General Fund Non-Departmentl Profl Services)			
0002	FINANCE-FY2020 AUDIT AND SINGLE AUDIT	10 4420 2150	1	2214.67	2214.67
		(Wtr. Oper. Fund Water Operating Profl Services)			
0003	FINANCE-FY2020 AUDIT AND SINGLE AUDIT	12 4425 2150	1	2214.66	2214.66
		(Wst.Wtr.Op.Fund Wastewater Profl Services)			
				Invoice Extension ---->	6644.00
				Vendor Total ----->	6644.00

733 LAGUNA AVE
 INVOICE-TYPE DESCRIPTION
 007 ADM- GENERAL PLANNING
 PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No
 06-21 05/01/21 N N N A-NET30 FROM INVOICE 2010

 *** VENDOR.: BIL01 (BILL SCOTT CONSULTANT)

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	GENERAL PLANNING	01 4405 2150	1	262.50	262.50
		(General Fund Bldg and Safety Profl Services)			
0002	ZONING CLEARANCE	01 4405 2150	1	1218.75	1218.75
		(General Fund Bldg and Safety Profl Services)			
0003	PASADERA SOUTH	01 2004	1	2512.50	2512.50
		(General Fund D.J. FARMS)			
				Invoice Extension ---->	3993.75
				Vendor Total ----->	3993.75

FILE # 2674
 INVOICE-TYPE DESCRIPTION
 BPI147227 PW-WATER-L A CHEMCHLOR SODIUM HYPOCHLORITE
 PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No
 06-21 05/21/21 N N N A-NET30 FROM INVOICE 2010

 *** VENDOR.: BRE02 (BRENNTAG PACIFIC, INC.)

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-WATER-L A CHEMCHLOR SODIUM HYPOCHLORITE	10 4420 1550	1	774.60	774.60
		(Wtr. Oper. Fund Water Operating Op Supp/Expense)			
				Invoice Extension ---->	774.60
				Vendor Total ----->	774.60

 *** VENDOR.: BRI02 (NORMA BRIBIESCA)

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORM ALLOWANCE	01 4200 0450	1	400.00	400.00
		(General Fund Police Other Benefits)			
				Invoice Extension ---->	400.00
				Vendor Total ----->	400.00

P.O.BOX 7
 INVOICE-TYPE DESCRIPTION
 PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

 *** VENDOR.: BRI08 (BRITT GLOBAL INDUSTRIES LLC)

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

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 P.O.BOX 7 *** VENDOR.: BRI08 (BRITT GLOBAL INDUSTRIES LLC)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
060121	FINANCE - DEPOSIT CONVERSION OF MOMS DATA TO TYLER	06-21	06/01/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	FINANCE - DEPOSIT CONVERSION OF MOMS DATA TO TYLER	89	4444 3044	1	1000.00	1000.00
		(CIP CIP 089-104)				
				Invoice Extension ---->		1000.00
				Vendor Total ----->		1000.00

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 P.O. BOX 847124 *** VENDOR.: CAE01 (CALIFORNIA ELECTRIC SUPPLY CORP.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
261013507	PW-SECUR M32	06-21	05/17/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	ACCT#:62-24930 INV#:7826-1013507	01	4300 1550	1	1143.62	1143.62
		(General Fund Parks & Rec Op Supp/Expense)				
				Invoice Extension ---->		1143.62

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
261014356	PW-HUBWD P05ONGYA	06-21	05/17/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	ACCOUNT#:62-24930 INV#:7826-1014356	01	4300 1550	1	33.28	33.28
		(General Fund Parks & Rec Op Supp/Expense)				
				Invoice Extension --f-->		33.28

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
261014583	PW-BUSS FRSR40	06-21	05/17/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	ACCOUNT#62-24930 INV#:7826-1014583	01	4300 1550	1	54.06	54.06
		(General Fund Parks & Rec Op Supp/Expense)				
				Invoice Extension ---->		54.06
				Vendor Total ----->		1230.96

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

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
0528	INTEREST	06-21	05/28/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	INTEREST	01	4140 1250	1	41.07	41.07
		(General Fund Non-Departmental Advertisin/Pub.)				
				Invoice Extension ---->		41.07

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
1866	PD-WAL MART	06-21	05/29/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	PD-WAL MART	01	4200 1500	1	65.18	65.18
		(General Fund Police Equipment Replc)				
				Invoice Extension ---->		65.18

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

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
2535	PD-CAR WASH	06-21	05/14/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PD-CAR WASH		01 4200 1460	1 8.00	8.00
			(General Fund Police Vehicle Maintnc)		
				Invoice Extension ---->	8.00
4088	ADM- DREAM HOST	06-21	05/18/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	ADM- DREAM HOST		01 4140 2150	1 13.99	13.99
			(General Fund Non-Departmentl Prof'l Services)		
				Invoice Extension ---->	13.99
4942	PD-UNIFORM ALLOWANCE - CHIEF	06-21	05/28/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PD-UNIFORM ALLOWANCE - CHIEF		01 4200 0450	1 54.36	54.36
			(General Fund Police Other Benefits)		
				Invoice Extension ---->	54.36
5098-C	PD-WAL MART RETURN	06-21	05/29/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PD-WAL MART RETURN		01 4200 1500	-1 65.18	-65.18
			(General Fund Police Equipment Replc)		
				Invoice Extension ---->	-65.18
7678	PD-CAR WASH	06-21	05/25/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PD-CAR WASH		01 4200 1460	1 8.00	8.00
			(General Fund Police Vehicle Maintnc)		
				Invoice Extension ---->	8.00
9039	PD-BEST BUY	06-21	05/29/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PD-BEST BUY		01 4200 1500	1 108.74	108.74
			(General Fund Police Equipment Replc)		
				Invoice Extension ---->	108.74
				Vendor Total ----->	234.16

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 MARK MAYBERRY *** VENDOR.: CAS07 (CASSIA LANDSCAPE)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
052115	PW-CUT DOWN FALLEN HEDGE & HAUL DEBRIS	06-21	05/20/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PW-CUT DOWN FALLEN HEDGE & HAUL DEBRIS		60 4490 2150	1 475.00	475.00
			(Guad.Assmt.Dist Guad.Assmt Dist Prof'l Services)		
				Invoice Extension ---->	475.00

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 MARK MAYBERRY *** VENDOR.: CAS07 (CASSIA LANDSCAPE)
 1321 E. RICE RANCH RD
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
052133	PW-LANDSCAPE MAINTENANCE FOR MAY 2021	06-21 05/21/21 N N N	A-NET30 FROM INVOICE		2010
0001	FACILITIES	01 4145 2150	1	879.00	879.00
		(General Fund Building Mtce Profl Services)			
0002	PARKS	01 4300 2150	1	911.00	911.00
		(General Fund Parks & Rec Profl Services)			
0003	WATER	10 4420 2150	1	40.00	40.00
		(Wtr. Oper. Fund Water Operating Profl Services)			
0004	ASSESSMENT DISTRICT	60 4490 2150	1	325.00	325.00
		(Guad.Assmt.Dist Guad.Assmt Dist Profl Services)			
0005	STREETS	71 4454 2150	1	505.00	505.00
		(MEASURE A MEASURE A Profl Services)			
				Invoice Extension ---->	2660.00
				Vendor Total ----->	3135.00

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P.O. BOX 7173 *** VENDOR.: CHA03 (CHARTER COMMUNICATIONS)
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
362051321	INTERNET-918 OBISPO ST C-ACCT#:8245101140008362	06-21 05/13/21 N N N	A-NET30 FROM INVOICE		2010
0001	INV#:0008362051321 ACCOUNT#:8245101140008362	01 4145 1000	1	289.94	289.94
		(General Fund Building Mtce Utilities)			
				Invoice Extension ---->	289.94
				Vendor Total ----->	289.94

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110 E. COOK STREET *** VENDOR.: CIT12 (CITY OF SANTA MARIA)
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
85287	PW-LANDFILL BILLING -APRIL 2021	06-21 05/11/21 N N N	A-NET30 FROM INVOICE		2010
0001	ACCOUNT #:99389	71 4454 2150	1	30.00	30.00
		(MEASURE A MEASURE A Profl Services)			
				Invoice Extension ---->	30.00

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

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
85299	PD-ACCOUNTS RECEIVABLE BILLINGS-ACCT#:85299	06-21 05/12/21 N N N	A-NET30 FROM INVOICE		2010
0001	PD-ACCOUNTS RECEIVABLE BILLINGS-ACCT#:85299	01 4200 2350	1	1026.06	1026.06
		(General Fund Police Svcs.Other Agen)			
				Invoice Extension ---->	1026.06

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

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
85300	PD-DISPATCH SERVICES, MAINTENANCE SUPPORT	06-21 05/12/21 N N N	A-NET30 FROM INVOICE		2010
0001	ACCOUNT NUMBER: 04722	01 4200 2350	1	4121.16	4121.16
		(General Fund Police Svcs.Other Agen)			
0002	PD-DISPATCH SERVICES, MAINTENANCE SUPPORT	01 4220 2350	1	2013.09	2013.09
		(General Fund Fire Svcs.Other Agen)			
				Invoice Extension ---->	6134.25
				Vendor Total ----->	7190.31

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P.O. BOX 329

*** VENDOR.: CLI01 (CLIN.LAB-SAN BERNADINO INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
21E1029	PW-WWTP-SUSPENDED SOLIDS	06-21	05/12/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PW-WWTP-SUSPENDED SOLIDS		12 4425 2150	1 60.00	60.00
			(Wst.Wtr.Op.Fund Wastewater Profl Services)		
				Invoice Extension ---->	60.00
				Vendor Total ----->	60.00

3755 WASHINGTON BLVD
 SUITE #204

*** VENDOR.: COR01 (CORBIN WILLIITS SYSTEM CORP)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
00C105151	FINANCE-MONTLY INVOICE/ENHANCEMENT & SERVICE FEES	06-21	05/15/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	FINANCE-MONTLY INVOICE/ENHANCEMENT & SERVICE FEES		01 4120 2150	1 616.56	616.56
			(General Fund Finance Profl Services)		
				Invoice Extension ---->	616.56
				Vendor Total ----->	616.56

966 HUBER ST

*** VENDOR.: CUL01 (CULLIGAN/CENTRAL COAST WATER)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
68510	PD-STRONG BASE 9'' TANK RENTAL	06-21	04/30/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PD-STRONG BASE 9'' TANK RENTAL		01 4200 1300	1 35.00	35.00
			(General Fund Police Bus Exp/Train)		
				Invoice Extension ---->	35.00
				Vendor Total ----->	35.00

ACCOUNT SERVICES
 P.O. BOX 944255

*** VENDOR.: DEP09 (DEPARTMENT OF JUSTICE)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
509343	PD-FINGERPRINT APPS/FINGERPRINT FBI	06-21	05/06/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	CUSTOMER #:147785		01 4200 2350	1 113.00	113.00
			(General Fund Police Svcs.Other Agen)		
				Invoice Extension ---->	113.00
				Vendor Total ----->	113.00

DBA SAGE ENVIROMENTAL SERVICES
 410 EAST ARRELLAGA STREET

*** VENDOR.: DMI01 (DMI-EMK ENVIRONMENTAL SERVICES INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
SE21-007	ADM-AL'S UNION PROJECT#05-0127 CONSULTING SERVICES	06-21	03/28/21 N N N	A-NET30 FROM INVOICE	2010
Line	Description		G/L Account No	Unit(s) Unit Cost	Amount
0001	PROJECT GEOLOGIST		26 4500 2150	1 229.25	229.25
			(RDA-Op.Fund Redevelopment Profl Services)		

DBA SAGE ENVIROMENTAL SERVICES *** VENDOR.: DMI01 (DMI-EMK ENVIRONMENTAL SERVICES INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0002 STAFF GEOLOGIST	26	4500 2150	1 1580.50	1580.50
		(RDA-Op.Fund Redevelopment Profl Services)		
			Invoice Extension ---->	1809.75

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
SE21-008 ADM-AL'S UNION PROJECT 05-01220	06-21	03/28/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 WELL ABANDONMENT PERMITTING/PRE-FIELD COORDINATION	26	4500 2150	1 741.75	741.75
		(RDA-Op.Fund Redevelopment Profl Services)		
			Invoice Extension ---->	741.75

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
SE21-009 ADM-AL'S UNION PROJECT 05-01216	06-21	03/28/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 PROJECT EXECUTION PLAN/DOCUMENTATION	26	4500 2150	1 1450.50	1450.50
		(RDA-Op.Fund Redevelopment Profl Services)		
			Invoice Extension ---->	1450.50
			Vendor Total ----->	4002.00

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
9173263 PW-1/2 PT #5 PIPE CMPD,A1101A ROY 1.6 PERFORM	06-21	04/20/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 PD TOILET REPAIR	01	4145 1550	1 75.78	75.78
		(General Fund Building Mtce Op Supp/Expense)		
			Invoice Extension ---->	75.78
			Vendor Total ----->	75.78

DBA: PACIFIC COAST PLAN REVIEW *** VENDOR.: GRE01 (MARK GREEN)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
13 ADM-PLAN CHECKS SERVICES	06-21	05/01/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 4575 9TH ST - EARLY FOUNDATION PROJECT	01	4405 2150	1 150.00	150.00
		(General Fund Bldg and Safety Profl Services)		
0002 PASADERA HOMES 2019 CODE UPDATE	01	2004 2150	1 1350.00	1350.00
		(General Fund D.J. FARMS)		
0003 RIVERVIEW 235 CALLE CESAR CHAVEZ PV SYSTEM	01	2017 2150	1 100.00	100.00
		(General Fund Due to Wastewater Capital)		
0004 PRADO ADU 4728 3RD STREET	01	4405 2150	1 400.00	400.00
		(General Fund Bldg and Safety Profl Services)		
0005 PEREYRA GARAGE CONVERSION	01	4405 2150	1 200.00	200.00
		(General Fund Bldg and Safety Profl Services)		
0006 DE LA TORRE ADU	01	4405 2150	1 150.00	150.00
		(General Fund Bldg and Safety Profl Services)		
0007 OLIVERA & 11TH STREET ADU (2)	01	4405 2150	1 100.00	100.00
		(General Fund Bldg and Safety Profl Services)		
			Invoice Extension ---->	2450.00
			Vendor Total ----->	2450.00

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

P.O. BOX 337

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
37564	PW-BUILDINGS-9-VOLT BATTERY,AA ALKALINE INDUSTRIA	06-21	05/11/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-BUILDINGS-9-VOLT BATTERY,AA ALKALINE INDUSTRIA	01 4145 1550 (General Fund Building Mtce Op Supp/Expense)	1	46.84	46.84
Invoice Extension ---->					46.84

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
37579	PW-STREETS-FLAT PHIL	06-21	05/11/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-FLAT PHIL	01 4300 1550 (General Fund Parks & Rec Op Supp/Expense)	1	15.53	15.53
Invoice Extension ---->					15.53

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
37611	PW-STREETS-HEX CONCRETE	06-21	05/11/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-HEX CONCRETE	01 4300 1550 (General Fund Parks & Rec Op Supp/Expense)	1	167.64	167.64
Invoice Extension ---->					167.64

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
37622	PW-1/2 FLAT WASHER,MUSH COMBO TOGGLE BOLT	06-21	05/11/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-1/2 FLAT WASHER,MUSH COMBO TOGGLE BOLT	71 4454 1550 (MEASURE A MEASURE A Op Supp/Expense)	1	3.78	3.78
Invoice Extension ---->					3.78

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
37729	PW-STREETS-18/2 DUPEX MARINE PRIMARY WIRE	06-21	05/12/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-18/2 DUPEX MARINE PRIMARY WIRE	01 4300 1550 (General Fund Parks & Rec Op Supp/Expense)	1	43.21	43.21
Invoice Extension ---->					43.21

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
37801	PW-STREETS-ELECTRICAL,5638-5 PHOTOCELL SWVL OUTDR	06-21	05/13/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-ELECTRICAL,5638-5 PHOTOCELL SWVL OUTDR	01 4300 1550 (General Fund Parks & Rec Op Supp/Expense)	1	31.96	31.96
Invoice Extension ---->					31.96

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
38149	PW-STREETS-14GA WIRE,THERMOSTAT HEAT/COOL,TRASH BG	06-21	05/17/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-14GA WIRE,THERMOSTAT HEAT/COOL,TRASH BG	105 4015 1630 (CDBG CV1 CDBG CV1 Equipment)	1	39.99	39.99
0002	PW-STREETS-14GA WIRE,THERMOSTAT HEAT/COOL,TRASH BG	01 4145 1550 (General Fund Building Mtce Op Supp/Expense)	1	24.91	24.91
Invoice Extension ---->					64.90

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
38353	FIRE-HEX FIN NUT,HEX BOLT,ELEVATOR BOLT	06-21	05/18/21 N N N	A-NET30 FROM INVOICE	2010

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

P.O. BOX 337

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
Line	Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001	FIRE-HEX FIN NUT,HEX BOLT,ELEVATOR BOLT		01 4220 1400 (General Fund Fire Equipment Maint)	1	4.71	4.71
				Invoice Extension ---->		4.71

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
38484	PW-STREETS-CAULK GUN SKELETON,COMPACT IMPACT MAG	06-21	05/19/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-CAULK GUN SKELETON,COMPACT IMPACT MAG		23 4462 1550 (LTF - Transit 5311 Cal Trans Op Supp/Expense)	1	38.13	38.13
				Invoice Extension ---->		38.13

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
38506	PW-WATER-BLACK PAINT MARKER	06-21	05/19/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-WATER-BLACK PAINT MARKER		10 4420 1550 (Wtr. Oper. Fund Water Operating Op Supp/Expense)	1	11.92	11.92
				Invoice Extension ---->		11.92

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
38578	PW-STREETS-HEX TAP BOLTS,BLADE,SHORT BOTTLE JACK	06-21	05/20/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-HEX TAP BOLTS,BLADE,SHORT BOTTLE JACK		71 4454 1550 (MEASURE A MEASURE A Op Supp/Expense)	1	165.51	165.51
				Invoice Extension ---->		165.51

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
38913	PW-STREETS-QUICK CUT TUBING CUTTER	06-21	05/24/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-STREETS-QUICK CUT TUBING CUTTER		10 4145 1550 (Wtr. Oper. Fund Building Mtce Op Supp/Expense)	1	28.21	28.21
				Invoice Extension ---->		28.21

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
39146	PW-WWTP-FLAT WASHER,GR C LOCK NUT,CUT OFF WHL	06-21	05/26/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-WWTP-FLAT WASHER,GR C LOCK NUT,CUT OFF WHL		12 4425 1550 (Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)	1	33.59	33.59
				Invoice Extension ---->		33.59

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
39162	PW-WWTP- DRILL COBALT HANSON,SHOCKWAVE TIN DB 1/2	06-21	05/26/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description		G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-WWTP- DRILL COBALT HANSON,SHOCKWAVE TIN DB 1/2		12 4425 1550 (Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)	1	28.79	28.79
				Invoice Extension ---->		28.79

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
39249	PW-WWTP-HACKSAW STEEL BLK,HANSON 1/2 SH S&D	06-21	05/27/21 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 337
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

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

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-WWTP-HACKSAW STEEL BLK,HANSON 1/2 SH S&D	12 4425 1550	1	49.45	49.45
		(Wst.Wtr.Op.Fund Wastewater Op Supp/Expense)			
				Invoice Extension ---->	49.45

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
39384 PW-WATER-PADLOCK COMB2'' RESET 175D	06-21	05/28/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-WATER-PADLOCK COMB2'' RESET 175D	10 4420 1550	1	26.09	26.09
		(Wtr. Oper. Fund Water Operating Op Supp/Expense)			
				Invoice Extension ---->	26.09
				Vendor Total ----->	760.26

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 1421 PARK STREET
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

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

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:210501752101 ACCT#:GW-1396	10 4420 1150	1	50.00	50.00
		(Wtr. Oper. Fund Water Operating Communications)			
				Invoice Extension ---->	50.00
				Vendor Total ----->	50.00

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 P.O.BOX 825
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

*** VENDOR.: HEN01 (EAGLE ENERGY, INC)

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PD-FUEL CHARGES-ACCT#:1280	01 4200 1560	1	1330.37	1330.37
		(General Fund Police Fuels/Lubricant)			
				Invoice Extension ---->	1330.37
				Vendor Total ----->	1330.37

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 4352 FOXENWOOD CIRCLE
 LARRY APPEL
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

*** VENDOR.: INT01 (INTEGRITY PLANNING)

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	ADM- PLANNING SERVICES	01 4405 2150	1	4807.00	4807.00
		(General Fund Bldg and Safety Profl Services)			
0002	ZONING CLEARANCE	01 4405 2150	1	1063.75	1063.75
		(General Fund Bldg and Safety Profl Services)			
0003	HOUSING AUTHORITY GUAD RANCH	01 2271	1	316.25	316.25
		(General Fund Guadalupe Ranch Acres)			
0004	PIONEER EMPLOYEE HOUSING 2021-001-CUP	01 2075	1	23.00	23.00
		(General Fund Pioneer Street Apartments)			
0005	PASADERA	01 2004	1	460.00	460.00
		(General Fund D.J. FARMS)			

.....
 4352 FOXENWOOD CIRCLE
 LARRY APPEL
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

.....
 *** VENDOR.: INT01 (INTEGRITY PLANNING)

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0006	OLIVERA APTS 2020-095-DR	01 2070 02 (General Fund Olivera Apts)	1	517.50	517.50
				Invoice Extension ---->	7187.50
				Vendor Total ----->	7187.50

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.....
 *** VENDOR.: JUL01 (ARISTON JULIAN)

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

.....
 501921 ADM-CHECK REQEUST-PURCHASE OF PALLET JACK 06-21 05/19/21 N N N A-NET30 FROM INVOICE 2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PALLET JACK FOR GUAD FOOD DISTRIBUTION PROGRAM	105 4015 1550 (CDBG CV1 CDBG CV1 Op Supp/Expense)	1	326.24	326.24
				Invoice Extension ---->	326.24
				Vendor Total ----->	326.24

=====

.....
 1904 5TH STREET
 *** VENDOR.: LOS01 (LOS AMIGOS DE GUADALUPE)

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

.....
 21 ADM-LEROY PARK ACTIVITY 06-21 05/01/21 N N N A-NET30 FROM INVOICE 2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	GENERAL PLANNING	100 4010 2164 (CDBG 2017 AWARD CDBG 2017 AWARD GENERAL ADMIN)	1	12822.80	12822.80
0002	PLANNING	100 4010 2165 (CDBG 2017 AWARD CDBG 2017 AWARD PLANNING)	1	8395.07	8395.07
0003	LERoy PARK ACTIVITY DELIVERY	89 4444 3051 (CIP CIP 089-201)	1	.00	.00
				Invoice Extension ---->	21217.87
				Vendor Total ----->	21217.87

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.....
 4490 10TH STREET
 *** VENDOR.: MEN01 (JOANA MENDOSA)

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

.....
 051821 PD-CHECK REQUEST 06-21 05/18/21 N N N A-NET30 FROM INVOICE 2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	UNIFORM ALLOWANCE	01 4200 0450 (General Fund Police Other Benefits)	1	400.00	400.00
				Invoice Extension ---->	400.00
				Vendor Total ----->	400.00

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.....
 1291 ESTES DRIVE
 SUPREME MOBILE CAR WASH
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

.....
 *** VENDOR.: MEN03 (ALFREDO MENDOZA)

.....
 051821 PD-CHECK REQUEST 06-21 05/18/21 N N N A-NET30 FROM INVOICE 2010

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

1291 ESTES DRIVE
 SUPREME MOBILE CAR WASH
 INVOICE-TYPE DESCRIPTION

*** VENDOR.: MEN03 (ALFREDO MENDOZA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 NEW HIRE UNIFORM ALLOWANCE	01	4200 0450	1 147.44	147.44
		(General Fund Police Other Benefits)		
		Invoice Extension ---->		147.44
		Vendor Total ----->		147.44

P.O. BOX 153
 INVOICE-TYPE DESCRIPTION

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

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
33701 PW-JOHN DEERE LWAN MOWER - LOOSE WHEEL	06-21	05/12/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 PW-JOHN DEERE LWAN MOWER - LOOSE WHEEL	71	4454 1460	1 20.70	20.70
		(MEASURE A MEASURE A Vehicle Maintnc)		
		Invoice Extension ---->		20.70
		Vendor Total ----->		20.70

P.O. BOX 6813
 INVOICE-TYPE DESCRIPTION

*** VENDOR.: QUA01 (QUADIENT FINANCE USA, INC.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
N8873583 FINANCE - POSTAGE	06-21	05/15/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 FINANCE - POSTAGE	10	4420 1200	1 765.98	765.98
		(Wtr. Oper. Fund Water Operating Off Suppl/Postg)		
0002 FINANCE - POSTAGE	12	4425 1200	1 765.97	765.97
		(Wst.Wtr.Op.Fund Wastewater Off Suppl/Postg)		
		Invoice Extension ---->		1531.95
		Vendor Total ----->		1531.95

P.O. BOX 37600
 INVOICE-TYPE DESCRIPTION

*** VENDOR.: QUI01 (QUILL CORPORATION)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
16646897 PW-WATER-LASER WHITE LABEL	06-21	05/10/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 ACCOUNT#:1033042 ORDER#:150159780	10	4420 1200	1 33.27	33.27
		(Wtr. Oper. Fund Water Operating Off Suppl/Postg)		
		Invoice Extension ---->		33.27

INVOICE-TYPE DESCRIPTION

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
16647145 ADM-DBG CV1 OFFICE SUPPLIES	06-21	05/10/21 N N N	A-NET30 FROM INVOICE	2010
Line Description		G/L Account No	Unit(s) Unit Cost	Amount
0001 ORDER#:150160190 ACCT#:1033042	105	4015 1200	1 101.77	101.77
		(CDBG CV1 CDBG CV1 Off Suppl/Postg)		
		Invoice Extension ---->		101.77
		Vendor Total ----->		135.04

.....
 P.O. BOX 734493 *** VENDOR.: RED02 (REDWOOD TOXICOLOGY LABORATORY INC.)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
002820214	PD-JOSE URIEL	06-21	04/30/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	PD-JOSE URIEL	01	4200 2350	1	17.85	17.85
		(General Fund Police Svcs.Other Agen)				
				Invoice Extension ---->		17.85
				Vendor Total ----->		17.85

.....
 GUADALUPE BUILDING INSPECTIONS *** VENDOR.: ROS04 (DAVID ROSE)
 P.O.BOX 1402

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
5A	ADM-MILEAGE FOR INSPECTIONS	06-21	05/28/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	ADM-MILEAGE FOR INSPECTIONS	01	4405 2150	1	2467.47	2467.47
		(General Fund Bldg and Safety Profl Services)				
				Invoice Extension ---->		2467.47
				Vendor Total ----->		2467.47

.....
 *** VENDOR.: RUI03 (OMAR RUIZ)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
051921	PD-CHECK REQUEST-UNIFORM ALLOWANCE	06-21	05/19/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	PD-CHECK REQUEST-UNIFORM ALLOWANCE	01	4200 0450	1	400.00	400.00
		(General Fund Police Other Benefits)				
				Invoice Extension ---->		400.00
				Vendor Total ----->		400.00

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 918 OBISPO STREET *** VENDOR.: SAU02 (ALICE R. SAUCEDO)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
052121	PLANNING-CHECK REQUEST-PLAN SET COPIES	06-21	05/21/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	PLANNING-CHECK REQUEST-PLAN SET COPIES	89	4444 3067	1	10.44	10.44
		(CIP CIP 089-307)				
				Invoice Extension ---->		10.44
				Vendor Total ----->		10.44

.....
 P.O.BOX 3331 *** VENDOR.: SLC01 (SAN LUIS CARPET CLEANING)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
12614	PW- CONCRETE FLOOR CLEANING AND SEALING	06-21	05/12/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	PW- CONCRETE FLOOR CLEANING AND SEALING	23	4461 2150	1	2600.00	2600.00
		(LTF - Transit LTF Transit Profl Services)				
				Invoice Extension ---->		2600.00

P.O.BOX 3331

*** VENDOR.: SLC01 (SAN LUIS CARPET CLEANING)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
				Vendor Total -----> 2600.00 =====

SANTA MARIA NEWS MEDIA INC
 P.O.BOX 400

*** VENDOR.: SMT01 (SANTA MARIA TIMES)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
29623 ADM-NOTICE -PUBLIC HEARING CANNABIS	06-21	05/08/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 ACCOUNT#:16387	01 4105 1250		1 213.25	213.25
(General Fund Administration Advertisin/Pub.)				
Invoice Extension ---->				213.25

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
30531 ADM-RFP-PUBLIC NOTICE TRUNK MAIN PROJECT	06-21	05/14/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 ACCT#:16387	89 4444 3085		1 45.25	45.25
(CIP CIP 089-505)				
Invoice Extension ---->				45.25

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
30532 ADM-NOTICE INVITING BIDS-TRUNK MAIN PROJECT	06-21	05/14/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 ACCT#:16387	89 4444 3085		1 421.50	421.50
(CIP CIP 089-505)				
Invoice Extension ---->				421.50

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
31397 ADM-NOTICE OF RFP	06-21	05/21/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PW-EFFLUENT PUMP STATION	89 4444 3083		1 45.25	45.25
(CIP CIP 089-503)				
Invoice Extension ---->				45.25

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
31399 ADM - NOTICE INVITING BIDS	06-21	05/21/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 PW - EFFLUENT PUMP STATION	89 4444 3083		1 418.00	418.00
(CIP CIP 089-503)				
Invoice Extension ---->				418.00

Vendor Total -----> 1143.25
=====

*** VENDOR.: SOU01 (SOUTHERN CALIFORNIA GAS)

P.O. BOX C

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
052521 4545 10TH ST ACCOUNT#:13401500874	06-21	05/25/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No		Unit(s) Unit Cost	Amount
0001 4545 10TH ST ACCOUNT#:13401500874	01 4145 1000		1 31.00	31.00
(General Fund Building Mtce Utilities)				
Invoice Extension ---->				31.00

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

052721 1025 GUADALUPE ACCOUNT#:09451463419 06-21 05/27/21 N N N A-NET30 FROM INVOICE 2010

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

0001 1025 GUADALUPE ACCOUNT#:09451463419 01 4145 1000 1 114.24 114.24
 (General Fund Building Mtce Utilities)
 Invoice Extension ----> 114.24

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

052721A 918 OBISPO ST 06-21 05/27/21 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 1069.45 1069.45
 (General Fund Building Mtce Utilities)
 Invoice Extension ----> 1069.45

Vendor Total -----> 1214.69
 =====

.....
 P.O. BOX 31001-2620
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

03018415 PD-12''X18'' TEMP NO PARKING DATE/T 06-21 05/11/21 N N N A-NET30 FROM INVOICE 2010

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

0001 PD-12''X18'' TEMP NO PARKING DATE/T 01 4200 2150 1 30.51 30.51
 (General Fund Police Profl Services)
 Invoice Extension ----> 30.51

Vendor Total -----> 30.51
 =====

.....
 DEPT, CH 10651
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

001137476 FINANCE - 918 OBISPO ST-MAINTENANCE/MONITORING 06-21 05/06/21 N N N A-NET30 FROM INVOICE 2010

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

0001 INV#:6001137475 ACCT#:30017291 01 4120 2150 1 56.24 56.24
 (General Fund Finance Profl Services)
 Invoice Extension ----> 56.24

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

001160087 PW-WWTP-MAINTENANCE/MONITORIG CHARGES 06-21 05/06/21 N N N A-NET30 FROM INVOICE 2010

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

0001 ACCT#:10825143 INVOICE#:6001160087 12 4425 2150 1 55.10 55.10
 (Wst.Wtr.Op.Fund Wastewater Profl Services)
 Invoice Extension ----> 55.10

Vendor Total -----> 111.34
 =====

.....
 P.O. BOX 78004
 INVOICE-TYPE DESCRIPTION PERIOD DATE TERM-DESCRIPTION G/L ACCOUNT No

041521 ADM-COPY PAPER,MOUSE PAD 06-21 04/15/21 N N N A-NET30 FROM INVOICE 2010

.....
 P.O. BOX 78004 *** VENDOR.: ST11 (STAPLES CREDIT PLAN)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	ADM-COPY PAPER	01	4140 1200	1	124.15	124.15
		(General Fund Non-Departmentl Off Suppl/Postg)				
0002	WATER- MOUSE PAD	10	4420 1200	1	21.58	21.58
		(Wtr. Oper. Fund Water Operating Off Suppl/Postg)				
				Invoice Extension ---->		145.73
				Vendor Total ----->		145.73

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 JOSEPH FRANZONE *** VENDOR.: TEM01 (TEMPLETON UNIFORMS,LLC)
 P.O. BOX 1479

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
137643	PD-UNIFORM ALLOWANCE	06-21	05/14/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	MIGUEL JAIMES	01	4200 0450	1	395.09	395.09
		(General Fund Police Other Benefits)				
				Invoice Extension ---->		395.09
				Vendor Total ----->		795.09

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.....
 P.O. BOX 802155 *** VENDOR.: TER01 (TERMINIX PROCESSING CENTER CORP)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
408243587	PW-EXT GENERAL PEST CONTROL	06-21	05/24/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	CUSTOMER#:408243587	01	4145 2150	1	178.00	178.00
		(General Fund Building Mtce Profl Services)				
				Invoice Extension ---->		178.00
				Vendor Total ----->		178.00

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 835 EAST CYPRESS ST *** VENDOR.: THE07 (PHILIP F. SINCO)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No	
10142	ADM-LEGAL SERVICES WATER/CCWA	06-21	06/01/21 N N N	A-NET30 FROM INVOICE	2010	
Line	Description	G/L Account No		Unit(s)	Unit Cost	Amount
0001	LEGAL SERVICES	01	4110 2150	1	8118.00	8118.00
		(General Fund City Attorney Profl Services)				
0002	EATER/CCWA	01	4110 2150	1	264.00	264.00
		(General Fund City Attorney Profl Services)				
				Invoice Extension ---->		8382.00
				Vendor Total ----->		8382.00

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

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
880057089	ADMINISTRATION-ACCT#:642087942-00001	06-21	05/18/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PD	01 4200 1150	1	61.04	61.04
		(General Fund Police Communications)			
0002	P&R	01 4300 1150	1	51.04	51.04
		(General Fund Parks & Rec Communications)			
0003	WATER	10 4420 1150	1	160.62	160.62
		(Wtr. Oper. Fund Water Operating Communications)			
0004	WWTP	12 4425 1150	1	153.12	153.12
		(Wst.Wtr.Op.Fund Wastewater Communications)			
0005	STREETS	71 4454 1150	1	51.04	51.04
		(MEASURE A MEASURE A Communications)			

				Invoice Extension ---->	476.86
				Vendor Total ----->	476.86
					=====

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 P.O. BOX 80493 *** VENDOR.: VRC01 (VITAL RECORDS CONTROL)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
2102488	ADM-SHREDDING SERVICES APRIL 2021	06-21	04/30/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	1 CONTAINER - ADMIN	01 4105 1550	1	45.10	45.10
		(General Fund Administration Op Supp/Expense)			
0002	1 CONTAINER - FINANCE	01 4120 1550	1	45.10	45.10
		(General Fund Finance Op Supp/Expense)			
0003	1 CONTAINER - BUILDING	01 4405 1550	1	45.10	45.10
		(General Fund Bldg and Safety Op Supp/Expense)			
0004	2 CONTAINERS POLICE DEPT	01 4200 1550	1	90.19	90.19
		(General Fund Police Op Supp/Expense)			

				Invoice Extension ---->	225.49
				Vendor Total ----->	225.49
					=====

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 WILLIAM CASTELLANOS *** VENDOR.: WCR01 (W.C. RANCH)
 P.O. BOX 1796

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
52421	PW-WWTP-EFFLUENT DITCH DIRECTLY SOUTH OS STORAGE	06-21	05/24/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	PW-WWTP-EFFLUENT DITCH DIRECTLY SOUTH OS STORAGE	12 4425 2150	1	3800.00	3800.00
		(Wst.Wtr.Op.Fund Wastewater Profl Services)			

				Invoice Extension ---->	3800.00
				Vendor Total ----->	3800.00
					=====

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 P.O. BOX 030310 *** VENDOR.: WEL01 (WELLS FARGO VENDOR FINANCIAL SER. LLC)

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
015012743	ADM-COY MACHINES MONTHLY LEASE PAYMENT	06-21	05/07/21 N N N	A-NET30 FROM INVOICE	2010

Line	Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001	INV#:5015012743 CUSTOMER#:3000213685	01 4140 4150	1	666.45	666.45
		(General Fund Non-Departmentl Lease-Purchase)			

				Invoice Extension ---->	666.45

INVOICE-TYPE	DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
015012744	ADM-COPY MACHINES-MONTLY LEASE PAYMENT	06-21	05/07/21 N N N	A-NET30 FROM INVOICE	2010

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 P.O.BOX 030310 *** VENDOR.: WEL01 (WELLS FARGO VENDOR FINANCIAL SER. LLC)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 INV#:5015012744 CUST#:3000213685	01 4140 4150	1	61.13	61.13
	(General Fund Non-Departmentl Lease-Purchase)			
		Invoice Extension ---->		61.13
		Vendor Total ----->		727.58

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 27368 VIA INDUSTRIA SUITE 200 *** VENDOR.: WIL03 (WILLDAN FINANCIAL SERVICES CORP.)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
010-47955 PW-WATER & WASTWATER RATE STUDY	06-21	05/19/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 PROJECT#:110534 CLIENT#:C49281	63 4472 2150	1	3735.00	3735.00
	(Pas L&L Dist HOUSING IMPACT Profl Services)			
		Invoice Extension ---->		3735.00
		Vendor Total ----->		3735.00

.....
 LOCATION:5125 W MAIN ST *** VENDOR.: WWT01 (WASTE WATER TREATMENT METER)
 918 OBISPO ST

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
042621 PW-WWTP-HYDRANT METER-2125 W MAIN ST	06-21	04/26/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 PW-WWTP-HYDRANT METER-2125 W MAIN ST	12 4425 1000	1	126.00	126.00
	(Wst.Wtr.Op.Fund Wastewater Utilities)			
		Invoice Extension ---->		126.00
		Vendor Total ----->		126.00

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 1364 VIVA WAY *** VENDOR.: \L006 (CHARLES & JUSTINE LOYA)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000C10601 MQ CUSTOMER REFUND FOR LOY0001	06-21	05/04/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 MQ CUSTOMER REFUND FOR LOY0001	10 2049	1	79.02	79.02
	(Wtr. Oper. Fund Interim Refunds Payable - MQ)			
		Invoice Extension ---->		79.02
		Vendor Total ----->		79.02

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 *** VENDOR.: \R009 (MARIA LOURDES RAMIREZ)

INVOICE-TYPE DESCRIPTION	PERIOD	DATE	TERM-DESCRIPTION	G/L ACCOUNT No
000C10601 MQ CUSTOMER REFUND FOR RAM0196	06-21	06/01/21 N N N	A-NET30 FROM INVOICE	2010
Line Description	G/L Account No	Unit(s)	Unit Cost	Amount
0001 MQ CUSTOMER REFUND FOR RAM0196	10 2049	1	25.30	25.30
	(Wtr. Oper. Fund Interim Refunds Payable - MQ)			
		Invoice Extension ---->		25.30

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
01	2004		D.J. FARMS//General Fund	4322.50					
01	2010		Accounts Payable//General Fund	-47563.84					
01	2017		Due to Wastewater Capital//Gene	100.00					
01	2070	02	Olivera Apts//General Fund	517.50					
01	2075		Pioneer Street Apartments//Gene	23.00					
01	2271		Guadalupe Ranch Acres//General	316.25					
01	4105	1250	Administratio/Advertisin/Pu/Gen	213.25	720.75	94.25	1028.25	4000.00	2971.75
01	4105	1550<*>	Administratio/Op Supp/Expen/Gen	45.10	4495.59	.00	4540.69	2700.00	-1840.69
01	4110	2150	City Attorney/Profl Service/Gen	8382.00	58925.50	5190.00	72497.50	90000.00	17502.50
01	4120	1550	Finance/Op Supp/Expen/General F	45.10	2118.49	.00	2163.59	3000.00	836.41
01	4120	2150	Finance/Profl Service/General F	672.80	7735.47	.00	8408.27	15000.00	6591.73
01	4140	1200	Non-Departmen/Off Suppl/Pos/Gen	124.15	702.30	.00	826.45	1200.00	373.55
01	4140	1250<*>	Non-Departmen/Advertisin/Pu/Gen	41.07	169.50	.00	210.57	.00	-210.57
01	4140	2150	Non-Departmen/Profl Service/Gen	2228.66	10506.95	.00	12735.61	15000.00	2264.39
01	4140	4150<*>	Non-Departmen/Lease-Purchas/Gen	727.58	6380.38	.00	7107.96	6200.00	-907.96
01	4145	1000	Building Mtce/Utilities/General	1504.63	35564.87	844.58	37914.08	38757.00	842.92
01	4145	1550	Building Mtce/Op Supp/Expen/Gen	147.53	6451.78	.00	6599.31	10800.00	4200.69
01	4145	2150<*>	Building Mtce/Profl Service/Gen	1154.12	27149.55	.00	28303.67	25000.00	-3303.67
01	4200	0450	Police/Other Benefit/General Fu	2196.89	5028.32	16207.11	23432.32	31740.00	8307.68
01	4200	1150<*>	Police/Communication/General Fu	61.04	7622.84	.00	7683.88	6000.00	-1683.88
01	4200	1300	Police/Bus Exp/Train/General Fu	35.00	6589.36	2264.93	8889.29	15363.00	6473.71
01	4200	1460	Police/Vehicle Maint/General Fu	16.00	4857.78	.00	4873.78	5100.00	226.22
01	4200	1500	Police/Equipment Rep/General Fu	840.02	3102.35	.00	3942.37	7344.00	3401.63
01	4200	1550<*>	Police/Op Supp/Expen/General Fu	90.19	20963.27	727.48	21780.94	20286.00	-1494.94
01	4200	1560	Police/Fuels/Lubrica/General Fu	1330.37	21204.13	288.85	22823.35	25226.00	2402.65
01	4200	2150	Police/Profl Service/General Fu	1815.51	5037.36	.00	6852.87	15865.00	9012.13
01	4200	2350<*>	Police/Svcs.Other Ag/General Fu	5278.07	49231.49	262.00	54771.56	50900.00	-3871.56
01	4220	1400<*>	Fire/Equipment Mai/General Fund	4.71	5510.92	.00	5515.63	5000.00	-515.63
01	4220	2350	Fire/Svcs.Other Ag/General Fund	2013.09	20117.74	.00	22130.83	25400.00	3269.17
01	4300	1150	Parks & Rec/Communication/Gener	51.04	1720.41	.00	1771.45	2300.00	528.55
01	4300	1550	Parks & Rec/Op Supp/Expen/Gener	1489.30	1920.43	.00	3409.73	4080.00	670.27
01	4300	2150	Parks & Rec/Profl Service/Gener	912.80	36785.43	.00	37698.23	38600.00	901.77
01	4405	1550	Bldg and Safe/Op Supp/Expen/Gen	45.10	328.95	.00	374.05	600.00	225.95
01	4405	2150<*>	Bldg and Safe/Profl Service/Gen	10819.47	108707.11	4457.08	123983.66	110000.00	-13983.66
Fund (01) Total ---->				.00	459649.02	30336.28	532269.89	575461.00	43191.11
10	2010		Accounts Payable//Wtr. Oper. Fu	-4263.06					
10	2049		Interim Refunds Payable - MQ//W	104.32					
10	4145	1550<*>	Building Mtce/Op Supp/Expen/Wtr	28.21	.00	.00	28.21	.00	-28.21
10	4420	1150	Water Operati/Communication/Wtr	210.62	5282.81	.00	5493.43	6700.00	1206.57
10	4420	1200<*>	Water Operati/Off Suppl/Pos/Wtr	820.83	9762.78	.00	10583.61	9180.00	-1403.61
10	4420	1550	Water Operati/Op Supp/Expen/Wtr	812.61	44957.15	.00	45769.76	63000.00	17230.24

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
10	4420	2150	Water Operati/Profl Service/Wtr	2286.47	107080.20	334.64	109701.31	169000.00	59298.69
Fund (10) Total ---->				.00	167082.94	334.64	171576.32	247880.00	76303.68
100	2010		Accounts Payable//CDBG 2017 AWA	-21217.87					
100	4010	2164	CDBG 2017 AWA/GENERAL ADMIN/CDB	12822.80	136121.81	6681.58	155626.19	207000.00	51373.81
100	4010	2165	CDBG 2017 AWA/PLANNING/CDBG 201	8395.07	11824.74	1732.35	21952.16	58000.00	36047.84
Fund (100) Total ---->				.00	147946.55	8413.93	177578.35	265000.00	87421.65
105	2010		Accounts Payable//CDBG CV1	-468.00					
105	4015	1200<*>	CDBG CV1/Off Suppl/Pos/CDBG CV1	101.77	1286.59	.00	1388.36	.00	-1388.36
105	4015	1550<*>	CDBG CV1/Op Supp/Expen/CDBG CV1	326.24	.00	.00	326.24	.00	-326.24
105	4015	1630<*>	CDBG CV1/Equipment/CDBG CV1	39.99	26791.09	.00	26831.08	.00	-26831.08
Fund (105) Total ---->				.00	28077.68	.00	28545.68	.00	-28545.68
12	2010		Accounts Payable//Wst.Wtr.Op.Fu	-7455.01					
12	4425	1000	Wastewater/Utilities/Wst.Wtr.Op	126.00	221689.94	.00	221815.94	224400.00	2584.06
12	4425	1150	Wastewater/Communication/Wst.Wt	153.12	4508.94	.00	4662.06	5450.00	787.94
12	4425	1200<*>	Wastewater/Off Suppl/Pos/Wst.Wt	765.97	9561.54	.00	10327.51	8900.00	-1427.51
12	4425	1550	Wastewater/Op Supp/Expen/Wst.Wt	228.64	31079.41	.00	31308.05	32640.00	1331.95
12	4425	2150	Wastewater/Profl Service/Wst.Wt	6181.28	144214.93	2935.00	153331.21	183000.00	29668.79
Fund (12) Total ---->				.00	411054.76	2935.00	421444.77	454390.00	32945.23
23	2010		Accounts Payable//LTF - Transit	-2638.13					
23	4461	2150<*>	LTF Transit/Profl Service/LTF -	2600.00	25897.06	25897.06	54394.12	1500.00	-52894.12
23	4462	1550<*>	5311 Cal Tran/Op Supp/Expen/LTF	38.13	.00	.00	38.13	.00	-38.13
Fund (23) Total ---->				.00	25897.06	25897.06	54432.25	1500.00	-52932.25
26	2010		Accounts Payable//RDA-Op.Fund	-4002.00					
26	4500	2150	Redevelopment/Profl Service/RDA	4002.00	93169.64	3344.00	100515.64	114750.00	14234.36
Fund (26) Total ---->				.00	93169.64	3344.00	100515.64	114750.00	14234.36
60	2010		Accounts Payable//Quad.Assmt.Di	-800.00					

FUND	DEPT	OBJT	Description (DEPT/OBJT/FUND)	Activity	Actual	Encumbrance	Total	Budget	Variance
60	4490	2150<*>	Guad.Assmt Di/Profl Service/Gua	800.00	6143.00	.00	6943.00	6834.00	-109.00
			Fund (60) Total ---->	.00	6143.00	.00	6943.00	6834.00	-109.00
63	2010		Accounts Payable//Pas L&L Dist	-3735.00					
63	4472	2150<*>	HOUSING IMPAC/Profl Service/Pas	3735.00	4125.00	.00	7860.00	666.00	-7194.00
			Fund (63) Total ---->	.00	4125.00	.00	7860.00	666.00	-7194.00
71	2010		Accounts Payable//MEASURE A	-790.35					
71	4454	1150	MEASURE A/Communication/MEASURE	51.04	2231.81	.00	2282.85	3000.00	717.15
71	4454	1460	MEASURE A/Vehicle Maint/MEASURE	20.70	314.73	.00	335.43	1530.00	1194.57
71	4454	1550	MEASURE A/Op Supp/Expen/MEASURE	169.29	9233.55	.00	9402.84	14000.00	4597.16
71	4454	2150	MEASURE A/Profl Service/MEASURE	549.32	31323.12	2931.00	34803.44	38000.00	3196.56
			Fund (71) Total ---->	.00	43103.21	2931.00	46824.56	56530.00	9705.44
89	2010		Accounts Payable//CIP	-1940.44					
89	4444	3044<*>	CIP/089-104/CIP	1000.00	67003.18	.00	68003.18	.00	-68003.18
89	4444	3051<*>	CIP/089-201/CIP	.00	2379391.92	.00	2379391.92	.00	-2379391.92
89	4444	3067<*>	CIP/089-307/CIP	10.44	1050.00	1050.00	2110.44	.00	-2110.44
89	4444	3083<*>	CIP/089-503/CIP	463.25	24634.01	26438.57	51535.83	.00	-51535.83
89	4444	3085<*>	CIP/089-505/CIP	466.75	8707.75	165.00	9339.50	.00	-9339.50
			Fund (89) Total ---->	.00	2480786.86	27653.57	2510380.87	.00	-2510380.87

MINUTES

City of Guadalupe

Special Meeting of the Guadalupe City Council
Tuesday, May 18, 2021 at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

1. **ROLL CALL:**

Council Member Liliana Cardenas
Council Member Gilbert Robles
Council Member Eugene Costa Jr.
Mayor Pro Tempore Tony Ramirez
Mayor Ariston Julian

Council Member Cardenas was absent. All others were present.

2. **MOMENT OF SILENCE**

3. **PLEDGE OF ALLEGIANCE**

4. **AGENDA REVIEW**

At this time the City Council will review the order of business to be conducted and receive requests for, or make announcements regarding, any change(s) in the order of the day.

5. **COMMUNITY PARTICIPATION FORUM**

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. This time is reserved to accept comments from the public on Consent Calendar items, Ceremonial Calendar 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.

PUBLIC HEARING

6. **Introduction of Ordinance No. 2021-494 repealing Chapter 9.21 and adding Chapter 9.22 to Title 9 of the Guadalupe Municipal Code relating to commercial cannabis businesses and amending various sections of Title 12 (Zoning) of the Guadalupe Municipal Code to designate zoning districts for commercial cannabis businesses.**

Written Report: Todd Bodem, City Administrator

Recommendation: That the City Council, by motion, introduce, on its first reading and continue to the meeting of May 25, 2021 for second reading and adoption, Ordinance No. 2021-494 repealing Chapter 9.21 and adding Chapter 9.22 to Title 9 of the Guadalupe Municipal Code relating to commercial cannabis businesses, and amending various section of Title 12 (Zoning) of the Guadalupe Municipal Code to designate zoning districts for commercial cannabis businesses.

Mr. Bodem gave a brief background leading up to tonight's discussion and adoption of the first reading of this ordinance. At the City Council meeting on March 9, 2021, staff presented a report on the topic of the possible legalization of cannabis uses in the City. Staff reported on the history of legalization of cannabis in California, the City status with respect to regulation of cannabis, and current cannabis law and policy issues. Council then gave staff direction to hire a cannabis consultant from Hinderliter, de Llamas & Associates (HdL). At the City Council meeting on April 13, 2021, HdL gave a presentation on cannabis policy and strategy options. The City Council then gave staff direction to hold at least one community workshop for community input about possible cannabis legalization in the City. That community workshop (a special joint meeting between the City Council and the Recreation and Parks Commission) was held on May 12, 2021 attended by between 30-40 participants.

The staff report is basically a syllabus best practice with the ordinance to discuss operational and legal aspects of the ordinance. It is recommended that there be a public hearing; that the full reading be waived, read by title only; introduce for first reading, and continue to the City Council's regular meeting of May 25, 2021, for second reading and adoption. At this point, Mr. Bodem turned the discussion over to the HdL consultant and City Attorney.

Mr. Philip Sinco, City Attorney, said, "This is a draft of a regulatory ordinance that permits you to create procedures if adopted before July 1, 2021. Some of the highlights of the ordinance are: 1) minor additions to zoning ordinance; 2) minor amendments to allow for retail use of cannabis; 3) use of 3 to 4 zones and all the others for industrial and manufacturing; 4) can only be conditional uses that require another hearing for the City Council; and 5) select businesses that might be entitled to getting cannabis permit.

Mr. Sinco continued saying that it was important to adopt this ordinance before July 1, 2021. Proposition 64, State law, has an exemption from CEQA if adopted prior to July 1st. By adopting this ordinance before July 1st, it saves the City tremendous amount of money from having to do extensive CEQA reviews.

Other highlights of the ordinance are that there will be background checks for business owners and employees, passing with no felonies or any other conditions as stated in the ordinance. Council can decide the maximum number of businesses and types of businesses by resolution at a later date. Ordinance requires businesses would agree to provide community benefits, such as in-kind donations, sponsorship of community events, financial support/services for schools, parks & recreation programs, youth, seniors, homeless, etc.

Mr. Sinco again said, "Tonight is to approve the first reading of the ordinance. If approved, the process will be determined later. The City has the right to not award a permit per the ordinance. It also has the right of revocation or suspension. There's also an annual re-application for a permit with fees involved but less than the initial application fee. Criteria for a selection process will be decided later by resolution. If change in ownership is more than 51% in a transfer, selling of business/license to another, this would require an evaluation and the process would have to start all over."

Mr. Sinco then spoke briefly about appeals. He said, "The City Council will handle all appeals of decisions pursuant to the ordinance, except the final decision granting an applicant a cannabis business permit since the City Council would be making that decision. (City staff makes all other decisions under the ordinance.) Because the City Council is making that decision, the only way to appeal would be to seek judicial review of the decision."

He continued saying that there's a section that limits the City's liability. The applicant must indemnify the City as a condition of approval of the permit. There are recordkeeping requirements and specific security provisions required for all these types of businesses. There are other technical requirements related to operations. For example, retail businesses. There must be licensed uniformed security onsite. There's age verification. Government identification must be shown. There are provisions for other types of businesses that are highly technical, too. A provision was added to the ordinance as a result of the recent workshop. City Council seems to be in favor of not allowing cultivation in terms of growing in the City but possibility of cultivation processing which is a sub-category. There's a need for that. Jobs are good paying and there may be some facilities that could attract a quality applicant. Those are just some of the highlights. But tonight, is to approve the ordinance. If approved, the process will be determined later."

Mayor Julian asked, "Is this (the ordinance) on the website? Mr. Sinco said that it was. The mayor then said, "There's a lot of detail there, 43 pages. You can tell there's a lot of experience with other jurisdictions in terms of carving it down to where this particular ordinance eliminates any questions or goes to that point. It's technical and serves us well in terms of making a determination."

Mr. Sinco added, "I expressed my gratitude to Mr. McPherson when I saw this and how well thought out it was. I realize now that neither our staff nor myself could have brought you a quality ordinance in time before the July 1st deadline. Your decision to hire HdL was a very good one." He then asked Mr. McPherson from HdL if he wanted to make any comments.

Mr. McPherson, consultant from HdL, re-emphasized the importance of what the City Council was trying to achieve the last time the Council got together. He said, "They're trying to get to that deadline. One key issue: are you going to move forward? Even if you adopt the ordinance, you don't need to move forward right afterwards. You have time to consider a process, etc. Just want the audience to know as well."

Mr. McPherson continued saying, "The second key issue: how you want to approach it with that decision. The City will have a lot of flexibility to slow down after this ordinance is adopted. Go

through a thoughtful process. Just because the ordinance is adopted, doesn't mean someone can come in and immediately get a permit. Again, that gives Council a lot more leeway to do what you want to do and think things through. At the backend, if a decision is to award a regulatory permit, the applicant must go through the process, such as public noticing and all other concerns associated with that. As for fees, there's full cost recovery. It's not like the City is subsidizing through the General Fund in order to make things happen."

Mayor Julian said, "There might be some concerns people may have about the location or zone. What's the distance from schools and legalities related to that? Or concerns about licensing, security, etc. He said, "This is just a cover. The specifics aren't there yet but this ordinance gives us the ability and approval to define a process with all those details. There isn't a rush to go into any specifics now. Those decisions have yet to be worked through. But there's a timeline in terms of approving this ordinance." The mayor then opened the hearing @ 6:16 p.m.

Mr. Stewart Jenkins started his comments by saying, "I'm not judgmental about folks who want to use this". He then read his handout which previously had been given to the Council. The summary of Mr. Jenkins' handout is as follows: "I provided you last week with scientific studies on risks to physical and mental health caused by cannabis/marijuana. Three demonstrate that use of Cannabis triggers Testicular Cancer. (3 times the risk) One, the Comprehensive study of the increased risks from both Tobacco and Marijuana, shows that Marijuana delivers 50% more, and 75% more than tobacco, respectively, of two primary chemicals that cause Lung Cancer. A study shows extensive increases in mental illness and violence caused by increased use of Marijuana. Another study demonstrates extensive increases in mental illness and violence caused by increased use of Marijuana, while another shows Cannabis causes significant increases in premature and low weight births. Mr. Jenkins then spoke about the importance of labeling. He said, "A bottle of wine and a pack of cigarettes both come with a warning label. It's critical...that any ordinance exposing Guadalupe to sales of Cannabis include required Warning Labels on all packaging, advertising, and processing and sales locations." He suggested that all packaging, advertising and processing/sales locations must display a health warning. He also said, "If you want to make money as a City to offset the impacts of this product, levy a City tax on each cannabis product sale... I want Guadalupe to stay corruption-free."

Ms. Shirley Boydston: "The City is always looking for a goose to lay a golden egg to get the City out of financial difficulties. Some 30 years ago, the City lost \$80,000 to a very smart guy who was going to develop the old Genoa Hotel into a lucrative 'B-and-B'. Then 20 years ago, Pasadera was to be the key to the golden future. Has it helped? Yes, but it also opened up more costs for infrastructure upgrades, policing, etc. Was it the right move? Yes, it certainly has been but not for the right reasons. Now, will cannabis solve the current financial impasse? The budget is barely balanced, leaving no room for unexpected expenses. Other cities with their established retail places will keep their customers unless a retailer in Guadalupe can somehow attract them to our City. Tonight's news reported that Lompoc is looking to increase the taxes their retailers pay to their city. So, I ask you all. Think carefully in your decision tonight."

Mr. Michael Rochlin asked that his handout be given to the City Council. The following is a summary of what Mr. Rochlin read from his handout: "Preserving history generates high-end tourism and an historic core serves as a center for maintaining healthy neighborhoods. By maintaining our town, what message is communicated (especially to the city's youth)? Maintain schools...a library...parks and playing fields...cultural buildings. However, if the city introduces Marijuana sales, the message is 'get high'. There have recently been a string of burglaries, illegal firearms confiscation and links to methamphetamine addiction...Domestic violence, mental health issues, and the addition of approximately 1,000 new housing units overburden police and fire departments...Adding drug sales to that equation will result in social issues the town is unprepared and unfunded to address. Instead, by maintaining the city's investments working with businesses to promote high-end tourism, we can keep Guadalupe a vital and financially viable place." (Mr. Rochlin also translated his comments in Spanish.)

Melanie Backer gave her comments. She said, "I moved from Los Angeles to Pasadena last October. I was at your Oso Flaco meeting which was great. I just heard about this ordinance last week and I attended the workshop. In Los Angeles, you're surrounded by marijuana dispensaries. It was really dangerous. People were driving smoking marijuana. People walking on the sidewalks smoking marijuana and harassing people. It was dangerous before the pandemic, and then it got really bad. I guess you need to pass this ordinance by a certain date without a cost and can then really dig deep. But think about this long and hard. Back in 2019 I was looking at homes. I went to the Dunes Museum, ate at a local restaurant. Things are just opening up now. I agree with other people in the community. This isn't going to save everything. Get Pasadena involved with the City. Get great parks. I took Amtrak to Solano Beach and it was glorious. There are other opportunities...if you open one, then just one. Don't want to be the 'Go To' place for getting marijuana. This is still a most beautiful place left in California without crime. This is one reason why I moved here."

Joe Armendariz, Director of Government Affairs with the National Healing Center in Grover Beach spoke. He said, "We have 18 cultivating ranches and five dispensaries located across five different cities. I did read the ordinance, all 43 pages. That was a good job by the consultant and your city attorney. Within the four corners of the ordinance, it's an ironclad agreement." He then referenced the prior speaker who commented on problems in Los Angeles. He said, "She was probably referring to illegal dispensaries. Look at the California cannabis law; look at cities' municipal codes, and then look at ordinances. Cities are creating a contractual scenario where these companies are regulated like no other business or industry in the United States. Will opening a dispensary here turn Guadalupe into Hong Kong, circa 1988? No. I invite you to come and talk to businesses and our corporate neighbors in Grover Beach. Ask them if they appreciate the 800 to 1,000 people who come there daily. Ask them if they appreciate the \$1.1million in taxes we've given each year to Grover Beach for parks, public safety, and other needed services that citizens are entitled to. I'd agree that one dispensary is enough but if it's the wrong dispensary, there's a problem." Then he said, "Here in Guadalupe, a legal dispensary in a legal market will cause the 'illegal behaviors and illegal activities' to go down. We support what you're proposing here."

Anna Marie Michaud said, "I was born and raised here in Guadalupe. We were once considered the 'Drug Center of the World'. I don't want to have that happen again. California says cannabis is okay;

but Federal is not okay. Okay. But at what cost to our city? Yes, we'll get revenues for it, but I don't want to be labeled that we can come and get drugs in Guadalupe. I do know that if people want it, they'll get it, legally or illegally. Chief Cash gave us information before on the dispensaries in Lompoc and the processes followed there. You said that the City can request that the cannabis business must give community benefits. Can we legally do that? We can? How can we tell someone how they can spend their money? How are we going to know what they're buying and what they're selling? How's that going to be mandated? How are we going to keep track of their records? I'm in the middle on this. This will bring revenues to the City...but what will this do to our community? Our citizens? How will they feel about it? Maybe we should have thought to have them vote on it and let them decide and not the City Council."

Troy from 'Elevate Lompoc', a retail cannabis shop, gave his comments. He said, "I live in Lompoc. Our shop has been in Lompoc for two years now. We have more than 40 locals employed there. We contribute to the community. We restored a dog park. We cleaned up the open spaces around Hwy 246 & 1. We regularly volunteer at the River Bend Bike Park. We participate in food banks and toy drives. Last week, on May 15th, Armed Forces Day, we donated over \$3,000 in cannabis medication to local veterans. We provide medical outreach and education to local retirement homes as well as local veterans associations. Since COVID hit, which affected a lot of people in the area, we took a flat 25% off our entire store to make things easier for our consumers. We're interested in working with your community. We can bring the same type of outreach as well as clean, legal, safe access to cannabis."

The mayor closed the hearing at 6:39 p.m. The discussion was then brought back to the Council. Mayor Julian said, "When Prop 64 was on the ballot, the majority of Guadalupe residents voted to approve it. As you can imagine, we did our homework on this subject. On the comment about requiring community benefits, this is a requirement that we can have in a development agreement that says this is what we'd like you to do. Then they can agree to it. If they don't, then we relook the requirements. There are other requirements, such as sales documentation and finances; provide security, etc. Some of us went to Lompoc to do some research and were impressed with the security that was provided and required by its ordinance – top notch."

The mayor continued by saying, "For veterans...I'm a veteran. Every year 18,000 veterans commit suicide with drugs or weapons due to PTSD. That's a little over 50 a day, or two every hour. Organizations give free products to the homeless to relieve pain...not prescriptions, like oxy, etc. Organizations like 'Saving Veterans-One Plant at A Time'. A gentleman who spoke said this was an ironclad ordinance – it protects the City legally. One person mentioned being born and raised here. So was I and a number of others, too. For decades, there were gangs, drugs, and prostitution in our community. But that's in the past. Now we have one of the lowest, if not the lowest, crime rate in the County."

The mayor then referenced the comments by the person who recently moved to Guadalupe. He said, "The reasons you gave for moving here are the reasons why we stay. Yes, this is a beautiful place to be. We don't want the town to be drug infested, either. This ordinance puts a blanket on what can

and can't happen here in town. We don't know the details yet. The ordinance is just what the City 'could do'." He then asked if the Council or staff had any questions or comments.

Council Member Robles said, "The community workshop was good. I think a big part of cannabis is the medicinal part. And I think that's missing here. We need to look at that. A lot of people with arthritis use cannabis. Stewart (Jenkins) spoke and talked about cannabis being recreational, but you can't overlook the medicinal value. Cannabis can help with a lot of things, like stress, arthritis, diabetes, etc. I wouldn't want to deprive someone of their medicine."

Council Member Costa, Jr. then gave his comments. He said, "There could be a lot of bad with cannabis, but the same with alcohol and tobacco. Tell me a city that's drug-free. I don't see this as the 'golden egg'. There's a lot more needed. How many people stay in town and buy things? There's really one grocery store. We all go outside to buy things. The ordinance looks good. If someone wants to have a dispensary or whatever here, they have to jump through a lot of hoops to get through. Gilbert (Robles) made a good point. Recreational? Okay, but medicinal part is good. How many people got in an accident because someone was high on pot versus someone drunk from alcohol? Domestic violence can happen. But drugs don't play a role in everything. Not saying anybody can come in and just get approved. Things will be regulated. We need to get the 'Feds' on board, too."

Council Member Ramirez had some comments to add. He said, "I want to see the vigor that was shown at the workshop last week continued here and keep it going. Although the ordinance is comprehensive, there needs to be a little 'tweaking' here and there. Cannabis is happening now and how can we capitalize on it? Like Air-B-and-Bs and cannabis delivery in town, the City doesn't get any monies. We need to think narrow to wide scope on all of this. Having been in the City Council for 4.5 years now, I've seen the pendulum swing both ways. When I first came on board, the City was in the red. I was 28 years old then. People have core values that have shown up in this ordinance. Happy compromise. Where's the happy medium? Cannabis won't solve all problems, but it can help the City. One other thing...we can take it back if we want."

Specific to the ordinance, Council Member Ramirez had several questions, the first was on page 7 – 9.22.08, 'Evidence of Cannabis Owners and/or Employees Background Check Required'. His question was if he had been convicted of possession of marijuana prior to 1996, would he be excluded from applying for a permit. Mr. McPherson said that this section of the ordinance related to felony arrests. He also said that for any felony conviction associated with cannabis, the individual would need to get their record expunged to qualify. Council Member Ramirez then asked, "Does this section really need to be in the ordinance?" Mr. McPherson said, "Yes, it's state law."

The next part of the ordinance that Council Member Ramirez had a question on was on page 17 – 9.22.26, C.5, 'Administrative Hearings and Proceedings'. Item #5 states that 'The Appellant may bring a language interpreter to the hearing at their sole expense'. He said, "We (the Council) recently had a presentation on language barriers. Our community has various languages and variants of languages. Is it really necessary to have the appellant bear the expense for an interpreter?" Mr. Sinco answered, "The City doesn't currently provide those services. I would recommend against

removing this section since cannabis businesses presumably could afford to provide their own interpreters. But, if/when the City Council amended the Municipal Code so that interpreter services were provided, this provision could be removed. This could be one of the technical amendments to the Municipal Code I plan on doing once a year.”

On page 20 – 9.22.33, C., ‘Location and Design of Cannabis Businesses’. Council Member Ramirez asked, “What is the difference between a Conditional Use Permit and a Permitted Use?” Mr. Sinco said that a ‘Permitted Use’ would be for residential, single dwelling unit, duplex, etc. but a ‘Conditional Use Permit’ wouldn’t be permitted as a matter of right.” (For example, in an R-1 residential district (Permitted Use, single family home), there are certain rules. If the applicant follows those rules, it’s simply a matter of approval by Building and Planning staff. However, a ‘Conditional Use Permit’ (CUP) allows the City to consider special uses which may be essential or desirable to our community through a public hearing process, but which are not allowed as a matter of right within a zoning district.) (Another traditional purpose of the Conditional Use Permit is to enable the City to control certain uses which have detrimental effects on the community.)

On page 38 – 9.22.50, ‘Community Relations’, the question was ‘how will all of this be handled’? Mr. Sinco said, “We’d hold people accountable. The City would have the right to check in with the business to make sure things are going okay. We’d hold them to what they agreed to in the agreement. There would also be annual reviews. If the business isn’t adhering to the provisions of the agreement, their permit could be suspended or revoked.” Mr. McPherson added, “The City could set up meetings quarterly or whatever timeframe the City deemed reasonable. It would be part of the contractual agreement to meet whenever needed. Also, with public outreach, programs, brochures, flyers, etc. all have to have the City’s approval.”

Reflecting on comments made by some of the speakers, Mayor Julian said, “Pasadera. ‘Golden Goose/Golden Egg. Can’t be the ‘Golden Egg’. Pasadera started in 2002. 200 acres were brought into the community. Then in 2008, everything stopped due to the recession. The developer wasn’t going to move forward with any building. Then four or five years ago, construction started up again. It’s planned to have over 800 homes built. We’ll get property taxes from Pasadera homes as we do for the other homes here. In 2014 the City passed three measures by about 80%. In 2020, the City passed the full cent sales tax increase.”

The mayor then talked about COVID. He said, “Our restaurants were considered ‘essential’ but a lot of them couldn’t stay open. The Simpatia was closed for over a year and just recently re-opened. And Nardo’s and the Guadalupe Café were both ‘take-out only’. Sales tax revenues weren’t there for over a year. Gene (Costa, Jr.) mentioned that ‘cannabis isn’t going to save us’. The City Council was elected by the residents for a reason and that was to help make Guadalupe flourish. The City Council took a stand on the Oso Flaco issue because it wasn’t going to benefit Guadalupe.”

The mayor continued by saying, “The development agreement is a legally enforceable document which has specific details. It will spell out commitments to Guadalupe, like wages, training, social services, etc. Like the gentleman spoke about earlier. We know companies will generate revenues

if we target what we heard. We have a new LeRoy Park. How will we maintain it? We will and have the means to do so because we learned from our mistakes. We won't let that happen again. The City will make decisions. We won't just let anyone come in and start a business. That's not what this community is about. The residents voted and said, 'Tax us.' We'll bridge a gap. Envision us as a great place to live."

Council Member Ramirez commented that there will be a lot of opportunity for community input along the way. Mr. McPherson then made comments about a 'regulatory ordinance'. Amendments to an ordinance can be made and voted on by the City Council. However, that can't be done if the ordinance is voted on by the residents. He said, "If the ordinance is voted on by the residents, the City Council couldn't amend. If the voters adopted the ordinance and it wanted to be updated by the City Council, they would not have the authority to make the changes. Thus, it is important to have the City Council adopt the ordinance to give them flexibility down the road when there needs to be changes made." Mr. McPherson also referred to comments about 'regulation'. He said that additional rules can be established but he's not concerned about that now.

Mr. Sinco said, "Warning labels should on the products. Advertising is regulated by state law. Businesses will have to adhere to what's in the ordinance. We'll be working on a sign ordinance which will have special rules. San Luis Obispo just recently had an issue with illegal billboards." On the issue of a cannabis tax, Mr. Sinco said that a tax may not make sense, but that decision can be made later. The focus now is to get the ordinance approved before July 1st.

*Mr. Sinco also noted that there would be two corrections made to the ordinance: 1) page 18-B, change 'City Manager' to 'City Administrator', and 2) page 43-J, change 'Public Safety of' to 'Public Safety or'. Mayor Julian asked whether the recommendation stated on page 2 of the agenda needed to be turned into a motion? Mr. Sinco then read the recommendation with corrections to be incorporated and turned the discussion back to the Council. **Motion was made by Council Member Costa, Jr. and seconded by Council Member Ramirez to introduce the first reading of the ordinance with corrections. 4 Ayes; 0 Noes; Cardenas Absent 4/0 Passed.***

7. FUTURE AGENDA ITEMS

To be discussed at the next regular meeting.

8. ANNOUNCEMENTS - COUNCIL ACTIVITY/COMMITTEE REPORTS

Council Member Ramirez mentioned that he and Mayor Julian were invited to attend a meeting with the County on our trails plan...to become a destination.

9. ADJOURNMENT TO CLOSED SESSION MEETING

Motion was made by Council Member Robles and seconded by Council Member Costa, Jr. to adjourn to closed session. 4/0 Passed. Meeting adjourned to closed session at 7:24 p.m.

CLOSED SESSION

10. CONFERENCE WITH LABOR NEGOTIATORS

(Subdivision (a) of Government Code Section 54957.6)

Agency designated representatives: City Administrator and Human Resources Manager;

Employee Organizations: Service Employees International Union (SEIU), Local 620

11. CLOSED SESSION ANNOUNCEMENTS

Motion was made by Council Member Costa, Jr. and seconded by Council Member Ramirez to adjourn to open session. 4/0 Passed. Meeting adjourned to open session at 8:03 p.m.

12. ADJOURNMENT

Motion was made by Council Member Costa, Jr. and seconded by Council Member Ramirez to adjourn. 4/0 Passed. Meeting adjourned at 8:06 p.m.

Prepared by:

Prepared by:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

MINUTES
City of Guadalupe

Regular Meeting of the Guadalupe City Council
Tuesday, May 25, 2021, at 6:00 pm
City Hall, 918 Obispo Street, Council Chambers

1. ROLL CALL:

Council Member Liliana Cardenas
Council Member Gilbert Robles
Council Member Eugene Costa Jr.
Mayor Pro Tempore Tony Ramirez
Mayor Ariston Julian

All were present. Mayor Julian was on zoom with Mayor Pro Tempore Ramirez chairing the meeting.

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. AGENDA REVIEW

There were no changes made to the agenda.

5. COMMUNITY PARTICIPATION FORUM

Each person will be limited to a discussion of three (3) minutes or as directed by the Mayor. This time is reserved to accept comments from the public on Consent Calendar items, Ceremonial Calendar 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.

Mayor Pro Tempore mentioned that because there was no regular business, speakers who wished to speak on an item on the Consent Calendar could do so now.

Item #6.1:

Ms. Shirley Boydston had said, "On the two gentlemen who are being offered additional pay for their positions, Mr. Rose and Mr. Greene, were either of them recipients of complaints? If so, how were

they resolved?" Mr. Todd Bodem, City Administrator, said, "No, I've never received a call or any complaints on either of them. Have only heard positive things."

Item #6.J:

Brett Ferini explained that he is a member of Iremel Farms. He's been involved with farming since he was 14 years old. His family's been in farming for over 100 years. He said, "I care about the community and want to see it prosper. I agree with the ordinance. It's a step in the right direction but it's missing a key component that could offer the City hundreds of thousands of dollars each year. Section 9.22.48 of the ordinance prohibits all cannabis cultivation in the city limits. In-door cultivation should be allowed. It could bring in taxes. Similar indoor groves gross about \$15M a year, and at a 2% tax, that would be \$300,000 in revenue. In-door cultivation can bring high paying jobs, excellent indoor working conditions and no commute since it would be here within the city limits. Indoor cultivation centers are compatible with the Guadalupe community and concerns such as odor, increased crime, and poor aesthetics can all be mitigated with indoor cultivation."

Mr. Ferini continued by saying, "Finally, the City would be the final say on any project that comes across as it will need a CUP. I urge the Council to consider allowing indoor cannabis cultivation due to the positive economic effects Guadalupe has to benefit." Mayor Pro Tempore Ramirez added, "I had spoken with Mr. Ferini over the weekend explaining the general timelines on the ordinance and why it had been calendared the way it had. I explained what could be done later if we need to relook the ordinance. I just wanted to disclose that information."

Item #6.J:

Mr. Michael Rochlin said, "I presented the Council with a list of businesses opposing marijuana sales. The Council clarified they tend to buy goods and services in Santa Maria. For the most part, City employees are from out-of-town. It was explained that the Council could make decisions because they were elected by the voters. However, the majority of the council members ran unopposed and is the result of constituents that are wary of this officious litigious bias process. Why hire an expensive consultant for this? All speakers, 100% of them who were for the ordinance, were from outside the City. All speakers, 100% of them who were against the ordinance, were your constituents. You received a list of businesses who opposed the ordinance which has grown, but you didn't receive a list of businesses in favor of the ordinance. The Council's comments were tangential, such as veterans and medicinal value, etc. There were some misguided assumptions that people don't shop in Guadalupe making it necessary to offset with marijuana. There are many healthy businesses here in Guadalupe. The City has managed to maintain schools, parks and a library. Now they plan to sully those past efforts." Mr. Rochlin ended his comments by saying, "I hire locally and invest locally. I prefer the Guadalupe to the City to Santa Maria. It's a much better investment."

6. CONSENT CALENDAR

The following items are presented for City Council approval without discussion as a single agenda items 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. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Calendar will be adopted by the same vote cast as the first meeting, unless City Council indicates otherwise.
- B. Approve payment of warrants for the period ending May 20, 2021.
- C. Approve the Minutes of the City Council regular meeting of May 11, 2021, to be ordered filed.
- D. Adopt Resolution No. 2021-35 accepting the proposed Budget for the Fiscal Year 2021-2022, along with the Capital Improvement Projects and Capital Facilities Program of Projects.
- E. Adopt Resolution No. 2021-36 acknowledging the receipt of and filing of the Annual Statement of Investment Policy for Fiscal Year 2021-22.
- F. Accept the April 2021 Financial Report.
- G. Adopt Resolution No. 2021-37 approving a contract with Minagar & Associates, Inc. in the amount of \$39,564.00 for development of Local Road Safety Plan (LRSP).
- H. Receive an update to the City of Guadalupe water supply, in light of the current State of California drought conditions.
- I. Adopt Resolution No. 2021-38 authorizing the City to enter into an Agreement for Professional Services with David R. Rose; and Adopt Resolution No. 2021-39 authorizing the City to enter into an Agreement for Professional Services with Mark Alain Green (“AKA Pacific Coast Plan Review”).
- J. Second Reading of Ordinance No. 2021-494 repealing Chapter 9.21 and adding Chapter 9.22 to Title 9 of the Guadalupe Municipal Code relating to Commercial Cannabis Businesses and amending various section of Title 12 (Zoning) of the Guadalupe Municipal Code to designate Zoning District for Commercial Cannabis Businesses.
- K. **MONTHLY REPORTS FROM DEPARTMENT HEADS**
 - 1. Police & Fire Department report for April 2021
 - 2. City Treasurer’s Report for April 2021
 - 3. Recreation and Parks Department Report for April 2021
 - 4. Human Resources Department report for April 2021

Items 6D, F, H, I and K-1 were pulled.

Motion made by Mayor Julian and seconded by Council Member Costa, Jr. to approve the balance of the calendar. 5/0 Passed.

Item #6.D:

Mayor Pro Tempore Ramirez acknowledged all the hard work and countless amount of hours from the staff. He especially thanked Lorena Zarate, Finance Director, by saying, "Thank you for everything presented to us in multiple forums and workshops during this budget process. You were always available to answer any questions. So, thank you. I always want to acknowledge management, and this having been a tough year. Just wanted to make sure we acknowledge that."

Mr. Philip Sinco, City Attorney, said, "Now that the cannabis ordinance has been approved, the clerical changes that were to be made in the ordinance that were discussed at the last council meeting, there were two of them. Those were not made on the ordinance that's posted on the website." Mr. Bodem said, "They were made. I made the corrections in the final copy of the ordinance." Mr. Sinco then said, "There were three other places where the word 'Administrator' should be used instead of 'Manager'. I just wanted to mention that those changes will be made as well. There's a provision in the ordinance that allows the City Clerk to make any clerical changes. I just wanted to mention that will be done if anyone who, down the road, compares the ordinance on the website to what's actually published, there'd be that explanation."

Item #6.F:

Council Member Cardenas asked about the Cares Act. She said, "We lost revenue. For losses in facility rentals and sales tax, can we get those monies back? Can we use the Cares Act monies for those losses?" Mr. Bodem said, "Yes, we're going back over the last three years to see what the average rent had been for our facilities. In fact, Charlie Guzman is working all of that up now. We'll calculate that as a loss as well as sales taxes, too." Council Member Cardenas added, "I just wanted to make sure for the facility rentals that we could use the Cares Act monies, too." Mr. Bodem reiterated that those monies could be used.

Item #6.H:

Mayor Pro Tempore Ramirez asked Ms. Shannon Sweeney, Public Works Director, to comment on the water situation and give an overview of what can be done to pre-empt a possible shortage in a drought. Ms. Sweeney mentioned that precipitation conditions aren't very good this year throughout Northern, Central and Southern California. She said, "We've purchased water through the State Water Project which received its water supply from the snow in the Sierras and local groundwater supply. Summary is that our water supply, despite those conditions, is in decent shape. The conditions for groundwater rely on water that comes through Twitchell. It's natural for it to have some wet years and some dry years. It's not unusual to not have a lot of water come and infiltrate the groundwater basin. We check for levels of our wells and they're in good shape."

Ms. Sweeney further explained that we will get a 5% allocation of water which we signed up for with the State Water Project. We've had that allocation before during the drought. She said, "It's not a great place to be, but we have more than enough capability to produce our demand from our groundwater wells to meet the supply in the City. We actually can do it with one of our wells, but we have two wells that have a capacity of 1,000 gallons per minute. We're in better shape than we

were in the 2010's when we only had one 1,000 gallon per minute well and a tiny one. As for our ability to produce water, we're in an 'okay' shape." She also said that the staff report has suggestions on how to conserve water even though it isn't necessary as our water supply is very good. But it would be nice to look at it and consider doing things on a voluntary basis. She ended by saying, "We welcome any calls. We have staff that can go to houses and businesses and take a look at your water use and make recommendations." (Council Member Cardenas had pulled this item, too.)

Item #6.1:

Council Member Cardenas asked, "Were these calculations in the renewal of two proposed agreements calculated in the proposed budget? Mr. Bodem said, "Yes, those calculations are in the proposed budget. The increases are nominal and there are the 35% recoverable costs, too. There are significant savings compared to the previous three years. The Building Official has minimal hours. The hourly rate is low with negligible impact to the budget. I will say that there will be some items, specific to research, that may hit the General Fund."

Item #K-1: Mayor Pro Tempore Ramirez said that he started thinking ahead to the next budget process. He said, "One of the things we had talked about before was a focus on mental health. I know we do a good job of capturing certain metrics in the monthly Police Department report. Is there a way to capture moments when we need to call County, social services, Child Protective Services, etc. to help make decisions on what our community needs? Are there any reporting metrics that we can use to show that?" Chief Cash, "Yes, we'll recalculate our formats. Those stats aren't reported to the State or the federal government. We can make a new type of form and can start working on it."

Mayor Pro Tempore Ramirez then said, "Let's start thinking ahead that for next budget time. We'd have a year's worth of data to make decisions." Chief Cash said, "We could have a specific call for a mental crisis. It could be called out as a family disturbance but could turn into something else. We need to be careful not to play 'doctor in the field'. We can look at doing something on the reporting." Mayor Pro Tempore Ramirez said he was willing to be a part of that process. Chief Cash further said, "That would be good. We will also talk with our mental health services here because that information, on its face, that call is public. But if we put that aspect into it, that becomes confidential. There are a lot of little steps involved. We need to sit down and figure out exactly what we're getting into."

Mayor Julian added, "In terms of our staff and their abilities to look at mental health issues, what training is there? What training has been given? Is there a plan to de-escalate a situation where there are mental health issues?" Chief Cash said, "The police officers are not trained. Don't really want to put that on them. Santa Barbara County is one of the few counties in California where an officer doesn't have the authority to commit someone for a 72-hour evaluation. We don't have the resources, knowledge, training, and to be honest, the time."

Chief Cash went further saying that he thinks there's a need for an ad hoc committee to figure out what we want as a city. What happens to the rest of the community if officers are dedicated to

handling these issues? Maybe we can bring in some clinicians and services from the outside to see how we can jointly do something. Or maybe have some satellite here that we could call mental health services.” Mayor Pro Tempore Ramirez talked a little about “mental health first aid”. He said, “I know in San Luis Obispo County, they have lay people handling this type of aid. Looking at a situation where the individual might be suicidal versus something else. It’s a free service. Maybe Santa Barbara County has this, too. We should do some research, but I think they do have this.”

Motion made by Mayor Julian and seconded by Council Member Robles to approve Items #6D, #6F, #6H, #6I and #6K-1 of the consent calendar. 5/0 Passed

7. CITY ADMINISTRATOR REPORT: (Information Only)

Mr. Bodem said that there was tentative agreement with SEIU. The members would be taking a vote on June 3rd. He also mentioned for the City’s 75th anniversary, there will be events that probably will require some overtime for the Police Department and Public Works staff. There probably will be an expense that the City will incur.

8. DIRECTOR OF PUBLIC SAFETY REPORT: (Information Only)

Chief Cash reported having met with the family of the deceased young man who was murdered in Santa Maria. He said he’s helping with the services and fundraising efforts. He also said that the family felt good about their partnership during this difficult time.

On the budget, he said he’s moving on with that and wanted to stress the airport costs and analysis previously requested by the Council. He had a meeting with the TSA and the airport officials. He said he’d have those airport costs. He then referenced back to the approved budget saying, “See ‘F, page 3’, Police budget is bigger than the others. In the last 2.5-3 years, PD has come in under budget each month. We’re now at 82% and for this period, should be under 83%. Every month we’ve made it under budget. I’m very proud of our personnel. So, a lot of kudos to the officers for listening, understanding, and still providing the best services possible to our community.”

REGUAR BUSINESS

9. FUTURE AGENDA ITEMS

Council Member Cardenas asked that the City’s 75th anniversary be put on the June 8th agenda to discuss the celebration and possibly have an assessment done on the overall cost for the staff. Mayor Pro Tempore Ramirez asked if she wanted a resolution and she said, “Hopefully, a resolution for that event.

Mayor Pro Tempore Ramirez requested to have the PRIDE Proclamation on the June 8th agenda.

10. ANNOUNCEMENTS - COUNCIL ACTIVITY/COMMITTEE REPORTS

Mayor Julian said that last Thursday, he attended an SBCAG meeting. Several things were discussed that related to Guadalupe. On Obispo Street and Hwy 166, Mayor said, "Cal Trans is waiting for the landowner's commitment working out an arrangement to move that project forward. It's not in Cal Trans' hands...it's in the developer's, DJ Farms." He also mentioned that there's a slight delay on the project with Hwy 166 and Black Road. One-tenth of an acre had to be purchased from a landowner, which has happened, and the signalization project is moving forward now.

He also gave an update on the signalization project of the railroad and Hwy 1 and 166. He said, "They're repairing and paving the road. I asked if that would include the signalization of Union Pacific. They didn't know if Union Pacific was doing anything with that. Basically, they're resurfacing the road. I don't see them much doing anything with signalization. As we've mentioned before, there's a study grant out for \$325,000 for the signalization of the railroad and for Obispo Street."

The mayor also said that the Air Pollution Control District (APCD) will be buying a building on McCoy Street in Santa Maria, the old CA Highway Patrol building. They'll be moving some APCD staff to North County, and the building will also house their monitoring equipment.

Another item discussed at the SBCAG meeting was, "Protect Blue Whale & Blue Sky", the monitoring of boating/shipping traffic through all of California. He said, "Twenty flagship companies are reducing their speed through the channel and California, resulting in a reduction in pollution and collision of whales and ships."

On a separate matter, the mayor mentioned that on May 27th and 28th at Mary Buren School, Pfizer vaccinations will be given between 3pm and 7pm.

Mayor Julian commented that zooming was a good process. He said, "Zoom is the future for us if people can't make a meeting. It would be nice if we could do it in Spanish, but that's way down the line. I'm on zoom because this trip was pre-planned since last year. I appreciate the Council taking control. It's neat to see. Also, if we didn't have to wear masks as it's hard to understand."

Mayor Pro Tempore Ramirez said that both San Luis Obispo and Santa Barbara Counties gave their approval to start wind farming out in the ocean. He said, "Let's see how this could benefit us. Could be a boost for jobs here in Guadalupe."

11. ADJOURNMENT

Motion was made by Mayor Julian and seconded by Council Member Costa, Jr. to adjourn the meeting. 5/0 Passed. Meeting adjourned at 6:40 p.m.

Prepared by:

Approved by:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor



**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of June 8, 2021**

Todd Bodem

Prepared by:
Todd Bodem, City Administrator

SUBJECT: Santa Barbara County Animal Services Agreement – One-Year Extension

RECOMMENDATION:

That City Council approve a one-year extension of the City's current animal control services agreement with the County of Santa Barbara and authorize the Mayor to execute that extension.

BACKGROUND:

The City of Guadalupe, like most other cities in Santa Barbara County, contracts with the County for animal control services. If the City did not contract with the County, the City would have to perform those services itself. In particular, the City would have to operate its own pound and deal with the task of arranging adoption or euthanasia of abandoned pets.

Staff is recommending that City Council approve a one-year extension of the current animal control services contract at a cost of \$61,900 in FY 21/22. That is an increase of 2% or \$60,716 from FY 20/21. The County sets the rate for animal control services for each city it contracts with based on population.

FISCAL IMPACT:

Funding for the one-year extension will be incorporated into the upcoming FY 21/22 General Fund budget.

ATTACHMENTS

1. Eighth Amendment to the Agreement between the County of Santa Barbara and City of Guadalupe for Animal Control Services FY 21/22.

AGREEMENT FOR ANIMAL CONTROL SERVICES

between

COUNTY OF SANTA BARBARA

and the City of Guadalupe

THIS AGREEMENT (hereafter Agreement) is made by and between the County of Santa Barbara, a political subdivision of the State of California (hereafter COUNTY) and the City of Guadalupe with an address at 918 Obispo Street, Guadalupe, CA 93449 (hereafter CITY) wherein COUNTY agrees to provide, and CITY agrees to accept the services specified herein.

WHEREAS, CITY, mindful of its duties and responsibilities to protect and maintain the public health, safety, and welfare of its citizens and provide for the humane care of animals, finds it necessary to regulate and control the enforcement of Animal Control Ordinances within the CITY; and

WHEREAS, CITY has determined that the best interest of the CITY would be served by having the animal control services provided by the COUNTY; and

WHEREAS, pursuant to Section 101400 of the Health and Safety Code, COUNTY and CITY may contract for the performance by COUNTY employees for any or all functions relating to and in connection with the enforcement of local health and sanitation laws.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

The County agrees, through its Animal Services division (“Animal Services”) to provide animal services to the City as set forth herein and in the attached Service Level Request (EXHIBIT A), as it may be amended by the parties from time to time.

Such services shall comply with applicable County ordinances, the municipal code of the City and the statutes of the State of California. The County will provide only those services set forth in the attached Service Level Request (EXHIBIT A) and Municipal Code Enforcement (EXHIBIT B).

1. DESIGNATED REPRESENTATIVE

Chair Board of Supervisors Bob Nelson is the representative of COUNTY and will administer this Agreement for and on behalf of COUNTY. Mayor Ariston Julian is the authorized representative for CITY. Changes in designated representatives shall be made only after advance written notice to the other party.

2. NOTICES

Any notice or consent required or permitted to be given under this Agreement shall be given to the respective parties in writing, by personal delivery or facsimile, or with postage prepaid by first class mail, registered or certified mail, or express courier service, as follows:

To COUNTY: Mona Miyasato, County Executive Officer
 263 Camino del Remidio
 Santa Barbara, CA 93110

To City: Todd Bodem, City Administrator
918 Obispo Street
Guadalupe, CA 93434

or at such other address or to such other person that the parties may from time to time designate in accordance with this Notices section. If sent by first class mail, notices and consents under this section shall be deemed to be received five (5) days following their deposit in the U.S. mail. This Notices section shall not be construed as meaning that either party agrees to service of process except as required by applicable law.

3. SCOPE OF SERVICES

COUNTY agrees to provide services to CITY in accordance with the Service Level Request (EXHIBIT A) attached hereto and incorporated herein by reference. The COUNTY is contracting to enforce the CITY codes listed in Exhibit B.

4. TERM

The term of this Agreement shall be from July 1, 2021 through June 30, 2022.

5. COMPENSATION OF COUNTY

For services rendered from the County operated shelter in Santa Maria between July 1, 2021 and June 30, 2022, City shall pay County \$61,900, billed in four equal quarterly payments of: \$15,475. Quarterly payments to COUNTY shall be made within thirty (30) days of receipt of invoice. Invoices shall be delivered to the CITY address specified in Section 3, NOTICES above.

6. INTERPRETATION/APPLICATION OF CITY CODES

City shall be responsible for the legal work associated with the interpretation and prosecution of its ordinances, and defense of the ordinance content and application.

7. INDEPENDENT CONTRACTOR

The parties hereto, in the performance of this Agreement, will be acting in their individual governmental capacities and not as agents, employees, partners, joint venturers, or associates of one another. The parties intend that an independent contractor relationship will be created by this Agreement. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever. Without limiting the foregoing, the City shall advise the County's Division of Animal Services in the implementation and enforcement of its code pursuant to this Agreement.

8. CONFLICT OF INTEREST

CITY covenants that CITY presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. CITY further covenants that in the performance of this Agreement, no person having any such interest shall be employed by CITY.

9. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

All reports and documents prepared by County under this Agreement are the joint property of the City and the County.

No materials produced in whole or in part under this Agreement shall be subject to copyright in the United States or in any other country except as determined at the sole discretion of COUNTY. COUNTY shall have the

unrestricted authority to publish, disclose, distribute, and otherwise use in whole or in part, any reports, data, documents or other materials prepared under this Agreement.

10. NO PUBLICITY OR ENDORSEMENT

CITY shall not use COUNTY's name or logo or any variation of such name or logo in any publicity, advertising or promotional materials. CITY shall not use COUNTY's name or logo in any manner that would give the appearance that the COUNTY is endorsing CITY. CITY shall not in any way contract on behalf of or in the name of COUNTY. CITY shall not release any informational pamphlets, notices, press releases, research reports, or similar public notices concerning the COUNTY or its projects, without obtaining the prior written approval of COUNTY.

11. COUNTY PROPERTY AND INFORMATION

All of COUNTY's property, documents, and information provided for CITY's use in connection with the services shall remain COUNTY's property, and CITY shall return any such items whenever requested by COUNTY and whenever required according to the Termination section of this Agreement. CITY may use such items only in connection with providing the services. CITY shall not disseminate any COUNTY property, documents, or information without COUNTY's prior written consent.

12. INDEMNIFICATION AND INSURANCE

12.1 Indemnification.

In lieu of and notwithstanding the pro rata risk allocation which might otherwise be imposed between the parties pursuant to Government Code Section 895.6, the parties agree that all losses or liabilities incurred by a party shall not be shared pro rata but instead all parties agree that pursuant to Government Code Section 895.4, each of the parties hereto shall fully defend, indemnify and hold each of the other parties, their officers, board members, employees and agents, harmless from any claim, expense or cost, damage or liability imposed for injury (as defined by Government Code Section 810.8) occurring by reason of the acts or omissions of the indemnifying party, its officers, board members, employees or agents, under or in connection with or arising out of any work, authority or jurisdiction delegated to such party under this Agreement. No party, nor any officer, board member, employee or agent thereof shall be responsible for any damage, claim, expense, cost, or liability occurring by reason of the acts or omissions of other parties hereto, their officers, board members, employees or agents, under or in connection with or arising out of any work, authority or jurisdiction delegated to such other parties under this Agreement

12.2 Insurance.

Each party recognizes and accepts the other party is self-insured. Either party may purchase commercial insurance to cover their exposure hereunder, in whole or in part.

13. NONDISCRIMINATION

COUNTY hereby notifies CITY that COUNTY's Unlawful Discrimination Ordinance (Article XIII of Chapter 2 of the Santa Barbara County Code) applies to this Agreement and is incorporated herein by this reference with the same force and effect as if the ordinance were specifically set out herein and CITY agrees to comply with said ordinance.

14. NONEXCLUSIVE AGREEMENT

CITY understands that this is not an exclusive Agreement and that COUNTY shall have the right to negotiate with and enter into contracts with others to provide the same or similar services as those provided to CITY as the COUNTY desires.

15. ASSIGNMENT

COUNTY shall not assign any of its rights nor transfer any of its obligations under this Agreement without the prior written consent of CITY and any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination.

16. TERMINATION

16.1 For Cause. In the event of a material breach of this Agreement, either party may initiate termination of the Agreement. The aggrieved party shall serve the other party with a thirty (30) day notice to cure the breach. The notice must specify in detail the nature of the alleged material breach, including the supporting factual basis and any relevant documentation. (i) A material breach by COUNTY may include, but not be limited to, COUNTY's failure to meet the requirements described in Exhibit A of this Agreement; (ii) A material breach by CITY may include, but not be limited to, failing to make timely payments as required by this Agreement.

The party receiving the notice shall have ten (10) days from the date of receipt to respond to the alleged breach by either requesting in writing a meeting with the noticing party, curing the breach, or if the breach is of such a nature that it cannot be reasonably cured within thirty (30) days, commence curing the breach within said period and notifying the other party of the actions taken. If a meeting is requested by the party receiving the notice, it shall be scheduled within ten (10) days of the date notice is received. If corrective action is not taken by the party receiving notice, or the parties do not reach an agreement during the notice period, the parties shall deliver to each other all data, estimates, graphs, summaries, reports, and all other records, documents or papers as may have been accumulated or produced by the other party in performing this Agreement, whether completed or in process, and this Agreement shall terminate upon completion of the thirty (30) days notice period, at the option of the noticing party, notwithstanding any other provision of this Agreement.

16.2 For Convenience. COUNTY or CITY may terminate this Agreement upon thirty (60) days written notice. Following notice of such termination, COUNTY shall cease work and notify CITY as to the status of its performance.

16.3 Notwithstanding any other payment provision of this Agreement, CITY shall pay COUNTY for service performed to the date of termination to include a prorated amount of compensation due hereunder less payments, if any, previously made. The foregoing is cumulative and shall not affect any right or remedy which COUNTY may have in law or equity.

17. SECTION HEADINGS

The headings of the several sections, and any Table of Contents appended hereto, shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof.

18. SEVERABILITY

If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

19. REMEDIES NOT EXCLUSIVE

No remedy herein conferred upon or reserved to COUNTY is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

20. TIME IS OF THE ESSENCE

Time is of the essence in this Agreement and each covenant and term is a condition herein.

21. NO WAIVER OF DEFAULT

No delay or omission of COUNTY to exercise any right or power arising upon the occurrence of any event of default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Agreement to COUNTY shall be exercised from time to time and as often as may be deemed expedient in the sole discretion of COUNTY.

22. ENTIRE AGREEMENT AND AMENDMENT

In conjunction with the matters considered herein, this Agreement contains the entire understanding and agreement of the parties and there have been no promises, representations, agreements, warranties or undertakings by any of the parties, either oral or written, of any character or nature hereafter binding except as set forth herein. This Agreement may be altered, amended or modified only by an instrument in writing, executed by the parties to this Agreement and by no other means. Each party waives their future right to claim, contest or assert that this Agreement was modified, canceled, superseded, or changed by any oral agreements, course of conduct, waiver or estoppel.

23. SUCCESSORS AND ASSIGNS

All representations, covenants and warranties set forth in this Agreement, by or on behalf of, or for the benefit of any or all of the parties hereto, shall be binding upon and inure to the benefit of such party, its successors and assigns.

24. COMPLIANCE WITH LAW

CITY shall, at its sole cost and expense, comply with all County, State and Federal ordinances and statutes now in force or which may hereafter be in force with regard to this Agreement. The judgment of any court of competent jurisdiction, or the admission of CITY in any action or proceeding against CITY, whether COUNTY is a party thereto or not, that CITY has violated any such ordinance or statute, shall be conclusive of that fact as between CITY and COUNTY.

25. CALIFORNIA LAW AND JURISDICTION

This Agreement shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

26. EXECUTION OF COUNTERPARTS

This Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.

27. AUTHORITY

All signatories and parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement in the names, titles and capacities herein stated and on behalf of any entities, persons, or firms represented or purported to be represented by such entity(ies), person(s), or firm(s) and that all formal requirements necessary or required by any state and/or federal law in order to enter into this Agreement have been fully complied with. Furthermore, by entering into this Agreement, CITY hereby warrants that it shall not have breached the terms or conditions of any other contract or agreement to which CITY is obligated, which breach would have a material effect hereon.

28. SURVIVAL

All provisions of this Agreement which by their nature are intended to survive the termination or expiration of this Agreement shall survive such termination or expiration.

29. PRECEDENCE

In the event of conflict between the provisions contained in the numbered sections of this Agreement and the provisions contained in the Exhibits, the provisions of the Exhibits shall prevail over those in the numbered sections.

(Signatures on following pages)

Agreement for Services of Independent Contractor between the **County of Santa Barbara** and The City of Guadalupe.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the date executed by COUNTY.

ATTEST:

Mona Miyasato
County Executive Officer
Clerk of the Board

By: _____
Deputy Clerk

COUNTY OF SANTA BARBARA:

Bob Nelson

By: _____
Chair, Board of Supervisors

Date: _____

RECOMMENDED FOR APPROVAL:

Van Do-Reynoso, MPH, PhD
Public Health Department
Director

By: _____
Department Head

APPROVED AS TO ACCOUNTING FORM:

Betsy M. Schaffer, CPA
Auditor-Controller

By: _____
Deputy

APPROVED AS TO FORM:

Michael C. Ghizzoni
County Counsel

By: _____
Deputy County Counsel

APPROVED AS TO FORM:

Risk Management

By: _____
Risk Management

Agreement for Services of Independent Contractor between the **County of Santa Barbara** and The City of Guadalupe.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective on the date executed by COUNTY.

City of Guadalupe:

By: _____

Name: Ariston Julian

Title: Mayor

EXHIBIT A

SERVICE LEVEL REQUEST
(Custom SOW for each city)

EXHIBIT A
SERVICE LEVEL REQUEST
COUNTY OF SANTA BARBARA
AND
CITY OF GUADALUPE
FY 2021/2022 FULL-SERVICE REQUEST

DEFINITIONS. For the purpose of this Agreement, the following terms shall have the meaning as set forth below:

1. **IMPOUND:** Taking physical custody of an animal that has been taken to the County Animal Shelter or relocated. For purposes of this definition, “IMPOUND” refers the County’s receipt of animals that are brought to the County Animal Shelter by City residents as well as animals that have been brought to the County Animal Shelter by Animal Control Officers acting within the scope of their duties.
2. **SHELTER BOARDING:** Providing food, water and humane housing for an impounded animal, and the cleaning and disinfecting of such housing.
3. **ROUTINE VETERINARY CARE WHILE IN COUNTY CUSTODY:** Shall include intake vaccines, deworming, flea control, general exam, rabies vaccine, general medications, and bandage changes.
4. **EUTHANASIA – DOG:** The humane killing of a dog by lethal injection.
5. **EUTHANASIA – CAT:** The humane killing of a cat by lethal injection.
6. **EUTHANASIA – OTHER:** The humane killing of an animal other than a dog or cat by lethal injection.
7. **DEAD ANIMAL DISPOSAL:** Disposing of all dead animals brought to the County Animal Shelter by City staff or a resident of the City.
8. **RABIES SPECIMEN TESTING:** Deceased animal specimens submitted by City to County for the purpose of rabies testing. Brain specimen will be extracted by County staff and testing conducted by the Public Health Laboratory.

Animal Sheltering Services

The County will impound animals, humanely maintain impounded animals, and if necessary, euthanize animals in accordance with applicable law. In addition, the City authorizes the County to enforce the specific City ordinances provided in Exhibit B. The location of this service will be at the discretion of the County.

The County shall provide animal sheltering services to the City for all those animals originating within the boundaries of the City (whether picked up in the City or dropped off at the County's animal shelter) as a result of: confiscation, requests for euthanasia, owner surrender, owner return, pick-up of stray animals and transfers. For animals originating in the City, the County shall provide the following animal care services: impoundment, sheltering, boarding, quarantine, veterinary services, euthanasia services, animal adoptions, foster program, disposal of dead animals, pet retention services, foster coordination, volunteer management, return-to-field services for cats and related administrative services. Impounded animals will be vaccinated and provided necessary care, microchipping, food and shelter in accordance with the provisions of state law. The animal's picture will be posted on the Santa Barbara County Animal Services' ("SBCAS") website as soon as practicable to assist the City's residents in reclaiming a missing pet. The County, in its sole and exclusive discretion, shall determine the public and non-public hours of operation and the staffing of the County animal shelters.

The owner or person entitled to the custody of any animal originating within the boundaries of the City and impounded at a County animal shelter can redeem such animal by paying applicable fees according to the SBCAS approved schedule of rates and fees accruing up to the time of such redemption.

If the County impounds an animal pursuant to legal action, the animal shall be held, and the County shall consult with the City regarding the animal's disposition.

Field Services

The County shall provide the City with the following field services as may be required: responding to calls for service; pick up of dead animals; capture and transportation of animals; emergency humane euthanasia of animal in the field as required to alleviate suffering; permit compliance and other inspections; pre-hearing investigation of nuisance complaints; post-nuisance hearing compliance checks; investigation of potential cases of animal abuse and mistreatment; investigation of potential animal nuisances in violation of Santa Barbara County Ordinance (Chapter 7) or an equivalent municipal code provision; assistance with animal evacuations due to disaster or emergency; and similar or related field services.

Rabies Control: The County shall provide the City with the following rabies control program as may be required: response and investigation of reported animal bite and intimate contact cases to establish that there is compliance with state mandated quarantine procedures. This includes a follow-up visit to verify the health of the animal after quarantine. Shelter quarantine will be at the discretion of the County.

The County will be responsible for processing deceased animal specimens submitted by City to County for the purpose of rabies testing. Brain specimens will be extracted by County staff and testing will be conducted by the Public Health Laboratory.

Vicious and Restricted Dogs Hearings: The County shall provide the City with the services of one Hearing Officer to conduct vicious and restricted dog hearings in accordance with the applicable City municipal code provision. The County's Vicious and Restricted Dog services under this Agreement shall extend to appeals of its Hearing Officer's determinations pursuant to California Food and Agricultural Code Section 31622. In such appeals, County Counsel may represent County in defense of its Hearing Officer's determination. In such appeals, County Counsel represents the County; the parties do not intend to create an attorney-client relationship between the City and the County Counsel's Office.

Animal License and Permit Services

The County shall provide the City with animal license services for applicable cat or dog licenses within the boundaries of the City. The County shall mail license renewal notices to the animal owner of record; and when the renewal and payment are received, the County will process licenses. City residents can use the County's online web licensing feature. Licenses will be required before the County will release an animal to a resident of the City.

The County shall provide the City with permit services for kennels, catteries, groomers, and mobile groomers within the boundaries of the City. The County shall mail permit renewal notices to the business owner of record; and when the renewal and payment are received, the County will process the permit.

EXHIBIT B
MUNICIPAL CODE ENFORCEMENT

(Custom list of municipal codes that SBCAS is authorized to enforce for each city)

- 6.04.010 Definitions.
- 6.04.020 Poundmaster.
- 6.04.030 Impoundment of animals.
- 6.04.040 Trespassing—Seizure.
- 6.04.050 Record of impoundment.
- 6.04.060 Duties of Animal Control Officer.
- 6.04.070 Authority of Animal Control Officer.
- 6.04.080 Animal care.
- 6.04.090 Limits on number of dogs.
- 6.04.100 Excessive noise—Nuisance.
- 6.04.110 Running at large prohibited.
- 6.04.120 Animal bites.
- 6.04.130 Animals bitten by other animals.
- 6.04.140 Bringing animal into City.
- 6.04.150 Licenses and tags required.
- 6.04.155 Transfer of dogs and cats.
- 6.04.160 Issuance of license.
- 6.04.170 Impoundment of unlicensed dogs.
- 6.04.180 Confinement of dogs less than 4 months of age.
- 6.04.190 Redemption of impounded animals.
- 6.04.200 Impoundment fees.
- 6.04.210 Prohibition of fowl, livestock and wild animals.
- 6.04.220 Disposition of impounded animals.
- 6.04.230 Commercial animal establishments.
- 6.04.240 Permit requirements.
- 6.04.250 Kennel permit.
- 6.04.260 Breeder permit.
- 6.04.270 Breeder advertising.
- 6.04.280 Reporting of dog records.
- 6.04.290 Spay/neuter compliance for shelter animals.
- 6.04.300 Potbellied pigs as household pets.
- 6.04.310 Prohibition of dangerous or vicious animals.
- 6.04.320 Procedure to determine if animal is dangerous/vicious.
- 6.04.330 Impound notice.
- 6.04.340 Conduct of hearing.
- 6.04.350 Hearing decision.
- 6.04.360 Disposition of a dangerous or vicious animal.
- 6.04.370 Procedure if animal is not found dangerous/vicious.
- 6.04.380 Penalties for animal bites and attacks.
- 6.04.390 Penalties.



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of June 8, 2021

Lorena Zarate

Todd Bodem

Prepared by:
Lorena Zarate, Finance Director

Approved by:
Todd Bodem, City Administrator

SUBJECT: 2021-2022 Cost Allocation Plan

RECOMMENDATION:

That the City Council approve the fiscal year 2021-2022 Cost Allocation Plan by adopting Resolution No. 2021- 40.

DISCUSSION:

The purpose of the City's Cost Allocation Plan is to identify the total cost of providing specific City services. The total costs include direct and indirect costs. Please see the introductory pages of Attachment 2 for further details as to how indirect costs are allocated.

The goal of the Cost Allocation Plan is to provide a reasonable allocation of indirect costs in an equitable and consistent manner. A Cost Allocation Plan assists in identifying the total costs for the delivery of services both internally and externally. The plan is used for several purposes including:

- **Grant Administration** - Under federal cost accounting policies (Circular A-87), it is permissible to include indirect costs in accounting for grant programs. By establishing indirect cost rates, the cost allocation plan can be used in recovering the total costs (direct and indirect) associated with implementing grant programs.
- **Reimbursement Transfers** - The Cost Allocation Plan identifies the costs incurred by the General Fund in providing administrative support services to the City's other funds such as enterprise operations and special revenue funds.
- **General Fund User Charges** - Similar to ensuring that enterprise fund revenues fully recover their costs, the Cost Allocation Plan can also be used in determining appropriate user fees for General Fund services, such as planning applications, building permits and recreation activities, in ensuring that full cost of services are considered in setting rates.
- **Labor Rates** - In preparing the Budget, the City has developed full compensation costs for each of its regular employees. Along with accounting for paid leave (such as vacation, sick and holidays), "full cost" hourly labor rates can be developed that appropriately include indirect costs.

- **Contracting-Out for Services** - By identifying total costs, the cost allocation plan can also be helpful in analyzing the costs of contracting for services versus performing services in-house.

It should be noted that the City has used the same methodology for developing the Cost Allocation Plan every fiscal year dating back to FY2014-2015. The Plan's methodology is based on the adopted budget and must therefore be updated with the approval of a new budget every fiscal year.

FISCAL IMPACT:

The overall indirect cost rate decreased from 21.5 percent in the prior year to 20.2 percent in 2021-2022. The Cost Allocation Plan is used for General Fund Reimbursement Transfers in the City's annual budget document. The current fiscal year's budget includes transfers to the General Fund totaling \$850,400. This amount was partly a preliminary figure until the preparation of this Cost Allocation Plan. As reflected on Table 7 (page 24), total transfers to the General Fund per the 2021-2022 Cost Allocation Plan total \$852,200, which results in an increase of funds of \$1,800 to the General Fund. Staff will provide this change to the transfers into the General Fund at the mid-year budget review in January. A budget amendment and Resolution will be presented at that time, with other budget amendments if necessary.

ATTACHMENTS:

1. Resolution No. 2021-40
2. FY 2021-2022 Cost Allocation Plan

RESOLUTION NO. 2021-40

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA, ADOPTING
THE COST ALLOCATION PLAN FOR FISCAL YEAR 2021-2022**

WHEREAS, City Staff has prepared a Cost Allocation Plan for fiscal year 2021-2022; and

WHEREAS, the purpose of the City's Cost Allocation Plan is to identify the total cost of providing specific City services, which includes direct and indirect costs; and

WHEREAS, the goal of the Cost Allocation Plan is to reasonably allocate indirect costs by determining an indirect cost rate; and

WHEREAS, the indirect cost rate has been determined in a fair, convenient and consistent manner under this Cost Allocation Plan for fiscal year 2021-2022.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Guadalupe that the attached Cost Allocation Plan for fiscal year 2021-2022 is hereby approved and adopted.

PASSED AND ADOPTED at a regular meeting on the 8th of June 2021 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, **Amelia M. Villegas**, City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2021-40** has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 8, 2021, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Phillip Sinco, City Attorney

COST ALLOCATION PLAN

Fiscal Year 2021-22



City of Guadalupe

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INTRODUCTION

OVERVIEW

Purpose of the Plan

The purpose of the City's Cost Allocation Plan is to identify the total costs of providing specific City services. Why is a separate cost accounting analysis required to do this? Because in almost all organizations—whether in the private or the public sector—the cost of producing goods or delivering services can be classified into two basic categories: direct and indirect costs.

“Direct costs” by their nature are usually easy to identify and relate to a specific service. However, this is not the case for “indirect costs.” As such, if we want to know the “total cost” of providing a specific service, then we need to develop an approach—a plan—for reasonably allocating indirect costs to direct cost programs.

What Are Direct and Indirect Costs?

Direct costs are those that can be specifically identified with a particular cost objective, such as street maintenance, police protection and water service. Indirect costs are not readily identifiable with a direct operating program, but rather, are incurred for a joint purpose that benefits more than one cost objective.

Common examples of indirect costs include accounting, legal services, human resources and building maintenance. Although indirect costs are generally not readily identifiable with direct cost programs, their cost should be included if we want to know the total cost of delivering specific services.

Budgeting and Accounting for Indirect Costs

Theoretically, all indirect costs could be directly charged to specific cost objectives; however, practical difficulties generally preclude such an

approach for organizational and accounting reasons. As such, almost all organizations in both the private and public sector separately budget and account for direct and indirect costs at some level depending on their financial reporting needs and the level of sophistication and complexity of their operations.

Distributing Indirect Costs

However, in order to determine the total cost of delivering specific services, some methodology for determining and distributing indirect costs must be developed, and that is the purpose of cost allocation plans: to identify indirect costs and to allocate them to benefiting direct cost programs in a logical, consistent and reasonable manner.

Plan Goal: Reasonable Allocation of Costs. It is important to stress that the goal of the Cost Allocation Plan is a reasonable allocation of indirect costs, not a “perfect” one. By their very nature, indirect costs are difficult to link with direct costs. As such, in developing an allocation approach, it is important to keep this goal in mind balancing the cost and of effort of complicated allocation methods with the likely benefits from the end results.

DETERMINING DIRECT AND INDIRECT COSTS

The first step in preparing the City's Cost Allocation Plan is determining direct and indirect costs. Program costs that primarily provide service to the public are identified as direct costs, whereas the cost of programs that primarily provide services to the organization are identified as indirect costs.

Additionally, use allowance costs for City Hall have also been developed. In accordance with generally accepted accounting principles, only operating costs are considered in preparing the cost allocation plan. As such, capital outlay, debt service, interfund transfers and “pass-through” costs (such as

INTRODUCTION

solid waste billing for the Valley Refuse and Garbage Company) are excluded from the calculations.

ALLOCATING INDIRECT COSTS

For general purposes, the City-wide indirect cost rate can be used as the basis for allocating indirect costs. The indirect cost rate is simply the ratio between indirect and direct costs, which can be easily computed for the City as a whole once the direct and indirect cost base has been determined.

Citywide Indirect Cost Rate

Provided in Table 1 (page 4) is a summary of direct and indirect costs for the City of Guadalupe based on the approved 2021-2022 Budget, along with the resulting citywide indirect cost rate. By applying the overall indirect cost rate to any specific direct cost program, the total cost of the program can be determined. For example, with an overall indirect cost rate of 20.2%, the total cost for a direct program of \$100,000 in Guadalupe would be \$120,200 with this approach.

Bases of Allocation

This method of cost allocation assumes that all indirect costs are incurred proportionately to the direct cost of the program. However, this may not be a reasonable assumption in all cases, as the benefit received from certain types of support service programs may be more closely related to another indicator of activity than cost.

For example, if a program service is primarily delivered through contract and does not have any City staffing directly associated with it, distributing payroll preparation and Human Resources costs to it may result in an inequitable allocation of costs. Because of this, the City's Cost Allocation Plan establishes separate *bases of allocation* for each major indirect cost category. With this approach, indirect costs can be allocated to each direct cost program in a fair, convenient, and most importantly, consistent

manner. Provided in Table 3 (page 6) is a summary of the primary methods of allocation used in distributing indirect costs to direct cost programs.

Some of these costs lend themselves to an easily justified, rational approach of distribution. For example, payroll and human resources costs are related to the number of employees serviced. Other costs may appear to be arbitrarily distributed; however, the allocation bases are consistent with generally accepted accounting principles, and recognize the concept that the cost of developing the information necessary to perform the cost allocations should not exceed the benefits likely to be gained.

Summary of Indirect Cost Allocations

A summary of the indirect cost allocations is provided in Tables 5.1 through 5.4 (pages 9 through 12), followed by the detailed allocations for each specific indirect cost program (Tables 6.1 through 6.6, pages 13 to 23).

Simple Method of Allocating Costs

In performing the cost allocations, all indirect costs have been allocated only to direct cost programs rather than using a more complex sequential allocation system. Although there are some conceptual difficulties with this approach, since all indirect costs are ultimately allocated to direct programs, the difference in the end result is insignificant. However, the cost of preparation, review and audit is significantly reduced; and how indirect costs are allocated is much more transparent.

For example, the cost of general administration by the City Administrator's office is allocated solely to direct cost programs based on their operating budget. However, as the general administration program also benefits the other indirect cost programs such as human resources, finance and building maintenance, the cost allocations could appear to be distorted since no allocations are made to them. Similarly, payroll preparation also benefits the general administration program (in fact, it also benefits itself).

INTRODUCTION

USES OF THE COST ALLOCATION PLAN

By identifying total program costs, the Cost Allocation Plan can be used as an analytical tool in many financial decision-making situations, including:

- **Grant Administration.** Under federal cost accounting policies (Circular A-87), it is permissible to include indirect costs in accounting for grant programs. By establishing indirect cost rates, the cost allocation plan can be used in recovering the total costs (direct and indirect) associated with implementing grant programs.
- **Reimbursement Transfers.** The Cost Allocation Plan identifies the costs incurred by the General Fund in providing administrative support services to the City's other funds such as enterprise operations and special revenue funds.
 - For example, although the City's administrative, legal services, finance, human resources and building maintenance programs are budgeted and accounted for in the General Fund, these programs provide support services to other City funds. The Cost Allocation Plan provides a clear methodology for determining this level of support in for the reimbursement of these costs. Recommended reimbursement transfers based on the Cost Allocation Plan compared with budget estimates are provided are provided in Table 7 (page 24).
- **General Fund User Charges.** Similar to ensuring that enterprise fund revenues fully recover their costs, the Cost Allocation Plan can also be used in determining appropriate user fees for General Fund services, such as planning applications, building permits and recreation activities, in ensuring that full cost of services are considered in setting rates.

- **Labor Rates.** In preparing the Budget, the City has developed full compensation costs for each of its regular employees. Along with accounting for paid leave (such as vacation, sick and holidays), “full cost” hourly labor rates can be developed that appropriately include indirect costs.
- **Contracting-Out for Services.** By identifying total costs, the cost allocation plan can also be helpful in analyzing the costs of contracting for services versus performing services in-house.

PLAN PREPARATION

In a true cost accounting system, indirect costs would be computed and allocated on an ongoing basis throughout the fiscal year based on actual costs. However, frequent updating in municipal finance would not serve any specific purpose—such as unit price control in a manufacturing company—but it would consume significant accounting resources. As such, the City's Cost Allocation Plan is prepared annually based on the budget adopted by the Council.

SUMMARY

The Cost Allocation Plan makes determining total program costs possible by establishing a reasonable methodology for identifying and allocating indirect costs to direct cost programs. Because of this, the Cost Allocation Plan can be a valuable analytical tool in a number of situations, including allocating organizational resources, performing expense analyses, evaluating the costs of performing services in-house versus contract, establishing fees designed for full cost recovery, recovering indirect costs associated with grant programs and reimbursing support service costs provided by the General Fund to other funds.

DIRECT AND INDIRECT COST SUMMARY

Table 1

DIRECT COSTS	
General Fund	
Police 01 4200	2,437,300
Fire 01 4220	1,145,700
Parks & Recreation 01 4300	212,530
Permits 01 4405	258,850
General Street Improvements(01 4451)	-
Special Revenue Funds	
Street & Roads Funds (20,22,71,83)	311,000
Public Safety Funds (57,42,40,43)	-
Lighting and Landscape Maintenance (60, 65, 63)	79,770
Library Fund (28)	15,000
Public Facilities Fund (36)	-
Park Development Fund (38)	-
CDBG Fund (67)	270,000
City Hall Equip Fund (78)	25,000
Traffic Mitigation (87)	-
Capital Facilities Fund (76)	-
Enterprise Funds	
Water Fund Operating (10)	1,918,200
Wastewater Fund Operating (12)	1,071,880
Solid Waste Fund (15)	-
Transit Fund (23)	516,350
TOTAL DIRECT COSTS	8,261,580

INDIRECT COSTS	
City Council	15,070
City Administration	485,330
City Attorney	90,000
Finance	548,475
Building Maintenance & Non Departmental	348,270
City Hall Use Allowance	183,400
TOTAL INDIRECT COSTS	1,670,545

OVERALL INDIRECT COST RATE	
Indirect Costs Divided by Direct Costs	20.2%

Under generally accepted accounting principles, capital outlay, debt service, interfund transfers and pass-through payments are usually excluded in calculating indirect cost rates; accordingly, only operating costs (less transfers) are considered in the City's cost allocation plan.

SUMMARY OF EXCLUDED COSTS AND OTHER ADJUSTMENTS

Table 2

RECONCILIATION TO 2021-22 BUDGET

Excluded Costs and Other Reconciling Adjustments	
Less Non-Budget Costs:	
City Hall Use Allowance	(183,400)
Plus Excluded Costs:	
General Fund Reimbursement Transfers	
Special Revenue Funds	
Street & Roads Funds	98,400
Public Safety Funds	
Enterprise Funds	
Water Fund Operating	315,600
Wastewater Fund Operating	226,600
Transit Fund	35,000
Lighting/Landscape Districts	9,800
CDBG Misc	-
Other Transfers	
Measure A to Solid Waste	-
Capital Outlay - Transfers to CIP fund 89	
General Fund (Gen Plan Update)	130,738
General Fund (Financial Actg Software)	26,000
General Fund (Park Improvements)	45,000
General Fund (Library)	5,000
General Fund (Street Improvements)	36,200
Special Revenue Funds	
Street & Roads Funds	1,630,070
Park Development Fund	-
Traffic Mitigation	60,000
Capital Facilities Fund	631,537
CDBG Funds (Leroy Park)	2,000,000
Enterprise Funds	
Water Operating Fund - Deprc	196,725
Water Capital Fund	1,032,000
Transit Fund - Deprc. And capital	295,011
Wastewater Operating Fund - Deprc.	474,982
Wastewater Capital Fund	3,979,821
Sewer Bond Fund	-
Pasadera Lighting & Landscape	-
Debt Service	
Capital Facilities Fund	-
Police & Fire (moved to Capital Facilities Fund)	-
Parks & Rec	-
Non-Departmental	27,018
Streets	-
Transit	-
Water Operating Fund	121,091
Wastewater Operating Fund	74,000
Pass-Throughs	
Total	11,267,193

Cost Allocation Plan	
Indirect	1,670,545
Direct	8,261,580
Total	\$9,932,125

Under generally accepted accounting principles, capital outlay, debt service, interfund transfers, and pass-through payments are usually excluded in calculating indirect cost rates; accordingly, only operating costs (less transfers and pass-throughs) are considered in the City's Cost Allocation Plan.

This schedule identifies these excluded costs, and along with other adjustments ("such as non-budgeted" use allowance costs), reconciles the direct and indirect costs used in the Cost Allocation Plan with the adopted budget.

2021-22	
Total: All City Funds	\$21,199,318

BASIS OF INDIRECT COST ALLOCATIONS

Table 3

INDIRECT COST PROGRAM	BASIS OF ALLOCATION
City Council	Operating Budget
City Administration	Operating Budget
General Administration	Assigned Program
Program Supervision	Full-Time Equivalent Staffing
Human Resources	Operating Budget
City Attorney	Operating Budget
Finance	Operating Budget
General Finance	Full-Time Equivalent Staffing
Payroll	Water and Wastewater Funds
Utility Billing	General Fund Operating Budget
Business License Tax	Assigned Space/Operating Budget
Building Maint/Non Dept	Assigned Space/Operating Budget
City Hall Use Allowance	Assigned Space/Operating Budget

CITY ADMINISTRATION PROGRAM COSTS

Table 4.1

	General Administration	Program Supervision	Human Resources	Total
Staffing	Percent			
City Administrator	0.20	0.75	0.05	1.00
Administrative Assistant	0.40	0.55	0.05	1.00
Human Resources Coordinator			1.00	1.00
Allocated Cost				
City Administrator	40,030	150,112	10,007	200,149
Administrative Assistant	55,594	76,442	6,949	138,986
Human Resources Coordinator	-	-	123,545	123,545
Total Staffing	95,624	226,554	140,501	462,680
Percent	20.7%	49.0%	30.4%	100.0%
Other Operating Costs	4,681	11,091	6,878	22,650
Total Allocated	100,305	237,645	147,380	485,330
Direct Allocations				
Animal Regulation (Police)				60,716
TOTAL				\$546,046

FINANCE PROGRAM COSTS

Table 4.2

	General Finance	Payroll	Utility Billing	Business License Tax	Total
Staffing	Percent				
Finance Director	75.0%	5.0%	15.0%	5.0%	100.0%
Business Manager	10.0%	62.5%	25.0%	2.5%	100.0%
Account Clerk	67.5%		30.0%	2.5%	100.0%
Account Clerk	5.0%		85.0%	10.0%	100.0%
	Allocated Cost				
Finance Director	117,185	7,812	23,437	7,812	156,247
Business Manager	16,087	100,545	40,218	4,022	160,872
Account Clerk	62,726	-	27,878	2,323	92,927
Account Clerk	5,739	-	97,557	11,477	114,773
Total Staffing	201,700	108,400	189,100	25,600	524,800
Percent	38.4%	20.7%	36.0%	4.9%	100.0%
Other Operating Costs	9,200	4,900	8,500	1,200	23,800
TOTAL	\$210,900	\$113,300	\$197,600	\$26,800	\$548,475

SUMMARY OF INDIRECT COST ALLOCATIONS

Table 5.1

	DIRECT COST PROGRAM SUMMARY			Total
	General Fund	Special Revenue Funds	Enterprise Funds	
City Council	7,396	1,278	6,396	15,070
City Administration				
General Administration	49,225	8,508	42,572	100,305
Program Supervision	71,293	47,529	118,822	237,645
Human Resources	113,510	10,069	23,800	147,380
City Attorney	44,168	7,634	38,198	90,000
Finance				
General Finance	103,499	17,889	89,386	210,775
Payroll	87,262	7,741	18,297	113,300
Utility Billing			197,600	197,600
Business License Tax	26,800			26,800
Building Maintenance/Non Dept	291,466	16,849	39,955	348,270
City Hall Use Allowance	147,171	10,746	25,483	183,400
TOTAL INDIRECT COSTS	\$941,790	\$128,244	\$600,511	\$1,670,545

Total Direct Costs	4,054,380	700,770	3,506,430	8,261,580
Total Costs	\$4,996,170	\$829,014	\$4,106,941	\$9,932,125
Indirect Cost Rate	23.2%	18.3%	17.1%	20.2%

SUMMARY OF INDIRECT COST ALLOCATIONS

Table 5.2

	GENERAL FUND				Total
	Police	Fire	Parks & Recreation	Permits	
City Council	4,446	2,090	388	472	7,396
City Administration					
General Administration	29,592	13,910	2,580	3,143	49,225
Program Supervision	77,351	7,129	11,882	35,647	132,009
Human Resources	76,665	28,606	3,662	4,577	113,510
City Attorney	26,551	12,481	2,315	2,820	44,168
Finance					
General Finance	62,219	29,247	5,425	6,608	103,499
Payroll	58,937	21,991	2,815	3,519	87,262
Utility Billing					
Business License Tax	16,111	7,573	1,405	1,711	26,800
Building Maintenance & Non Departmental	73,901	38,450	96,314	22,085	230,750
City Hall Use Allowance	47,134	24,523	61,429	14,085	147,171
TOTAL INDIRECT COSTS	\$472,907	\$186,002	\$188,215	\$94,666	\$941,790

Total Direct Costs	2,437,300	1,145,700	212,530	258,850	4,054,380
Total Costs	\$2,910,207	\$1,331,702	\$400,745	\$353,516	\$4,996,170
Indirect Cost Rate	19.4%	16.2%	88.6%	36.6%	23.2%

SUMMARY OF INDIRECT COST ALLOCATIONS

Table 5.3

	SPECIAL REVENUE FUNDS					Total
	CDBG & Cap Fac Fund	Pub Fac, Library & Park Dev	Streets & Roads	Public Safety	Lighting & Landscape	
City Council	493	73	567		146	1,278
City Administration						
General Administration	3,278	486	3,776		969	8,508
Program Supervision			42,776		4,753	47,529
Human Resources			10,069			10,069
City Attorney	2,941	436	3,388		869	7,634
Finance						
General Finance	6,893	1,021	7,939		2,036	17,889
Payroll			7,741			7,741
Utility Billing						
Business License Tax						
Building Maintenance	2,224	329	13,639		657	16,849
City Hall Use Allowance	1,418	210	8,699		419	10,746
TOTAL INDIRECT COSTS	\$17,246	\$2,555	\$98,594		\$9,848	\$128,244
Total Direct Costs	270,000	40,000	311,000	-	79,770	700,770
Total Costs	\$287,246	\$42,555	\$409,594		\$89,618	\$829,014
Indirect Cost Rate	6.4%	6.4%	31.7%		12.3%	18.3%

SUMMARY OF INDIRECT COST ALLOCATIONS

Table 5.4

	ENTERPRISE FUNDS			Total
	Water	Wastewater	Transit	
City Council	3,499	1,955	942	6,396
City Administration				-
General Administration	23,289	13,014	6,269	42,572
Program Supervision	47,529	47,529	23,764	118,822
Human Resources	11,900	11,900		23,800
City Attorney	20,896	11,677	5,625	38,198
Finance				-
General Finance	48,967	27,363	13,181	89,511
Payroll	9,148	9,148		18,297
Utility Billing	107,395	90,205		197,600
Business License Tax				-
Building Maintenance	26,875	8,828	4,252	39,955
City Hall Use Allowance	17,141	5,630	2,712	25,483
				-
TOTAL INDIRECT COSTS	\$316,641	\$227,249	\$56,746	\$600,636
Total Direct Costs	1,918,200	1,071,880	516,350	3,506,430
Total Costs	\$2,234,841	\$1,299,129	\$573,096	\$4,107,066
Indirect Cost Rate	16.5%	21.2%	11.0%	17.1%

INDIRECT PROGRAM COST ALLOCATION

Table 6.1

Indirect Cost Program	City Council
Budget	\$15,070
Base of Allocation	Operating Budget

Direct Cost Program	Base of Allocation	Percent of Total	Cost Allocation
General Fund			
Police	2,437,300	29.5%	4,446
Fire	1,145,700	13.9%	2,090
Parks & Recreation	212,530	2.6%	388
Permits	258,850	3.1%	472
Special Revenue Funds			
Street & Roads Funds	311,000	3.8%	567
Public Safety Funds			
Lighting and Landscape Maintenance	79,770	1.0%	146
Library Fund (28)	15,000	0.2%	27
Public Facilities Fund (36)			
Park Development Fund (38)			
CDBG Fund (67)	270,000	3.3%	493
City Hall Equip (78)	25,000	0.3%	46
Capital Facilities Fund (76)			
Enterprise Funds			
Water Fund Operating	1,918,200	23.2%	3,499
Wastewater Fund Operating	1,071,880	13.0%	1,955
Transit Fund	516,350	6.3%	942
Total Direct Cost Programs	8,261,580	100.0%	\$15,070

INDIRECT PROGRAM COST ALLOCATION

Table 6.2(a)

Indirect Cost Program	City Administration: General Administration
Budget	\$100,305
Base of Allocation	Operating Budget

Direct Cost Program	Base of Allocation	Percent of Total	Cost Allocation
General Fund			
Police	2,437,300	29.5%	29,592
Fire	1,145,700	13.9%	13,910
Parks & Recreation	212,530	2.6%	2,580
Permits	258,850	3.1%	3,143
Special Revenue Funds			
Street & Roads Funds	311,000	3.8%	3,776
Public Safety Funds			
Lighting and Landscape Maintenance	79,770	1.0%	969
Library Fund (28)	15,000	0.2%	182
Public Facilities Fund (36)			
Park Development Fund (38)			
CDBG Fund (67)	270,000	3.3%	3,278
City Hall Equip (78)	25,000	0.3%	304
Capital Facilities Fund (76)			
Enterprise Funds			
Water Fund Operating	1,918,200	23.2%	23,289
Wastewater Fund Operating	1,071,880	13.0%	13,014
Transit Fund	516,350	6.3%	6,269
Total Direct Cost Programs	8,261,580	100.0%	\$100,305

INDIRECT PROGRAM COST ALLOCATION

Table 6.2(b)

Indirect Cost Program	City Administration: Program Supervision
Budget	298,361
Base of Allocation	Assigned Program

Direct Cost Program		Percent of Total	Cost Allocation	Animal Regulation	Staff Planner	Total
General Fund						
Police	7	7%	16,635	60,716		77,351
Fire	3	3%	7,129			7,129
Parks & Recreation	5	5%	11,882			11,882
Permits (includes Planning)	15	15%	35,647			35,647
Special Revenue Funds						
Street & Roads Funds	18	18%	42,776			42,776
Public Safety Funds						
Lighting and Landscape Maintenance	2	2%	4,753			4,753
Enterprise Funds						
Water Fund Operating	20	20%	47,529			47,529
Wastewater Fund Operating	20	20%	47,529			47,529
Transit Fund	10	10%	23,764			23,764
	100.0					
Total Direct Cost Programs		100%	\$237,645	\$60,716		\$298,361

INDIRECT PROGRAM COST ALLOCATION

Table 6.2(c)

Indirect Cost Program	City Administration: Human Resources
Budget	\$147,380
Base of Allocation	Full-Time Equivalent Employees

Direct Cost Program	Base of Allocation	Percent of Total	Cost Allocation
General Fund			
Police	16.75	52.0%	76,665
Fire	6.25	19.4%	28,606
Parks & Recreation	0.80	2.5%	3,662
Permits	1.00	3.1%	4,577
Special Revenue Funds			
Street & Roads Funds	2.20	6.8%	10,069
Public Safety Funds	-	-	-
Lighting and Landscape Maintenance	-	-	-
Enterprise Funds			
Water Fund Operating	2.60	8.1%	11,900
Wastewater Fund Operating	2.60	8.1%	11,900
Transit Fund			
Total Direct Cost Programs	32.20	100.0%	\$147,380

INDIRECT PROGRAM COST ALLOCATION

Table 6.3

Indirect Cost Program	City Attorney
Budget	\$90,000
Base of Allocation	Operating Budget

Direct Cost Program	Base of Allocation	Percent of Total	Cost Allocation
General Fund			
Police	2,437,300	29.5%	26,551
Fire	1,145,700	13.9%	12,481
Parks & Recreation	212,530	2.6%	2,315
Permits	258,850	3.1%	2,820
Special Revenue Funds			
Street & Roads Funds	311,000	3.8%	3,388
Public Safety Funds			
Lighting and Landscape Maintenance	79,770	1.0%	869
Library Fund (28)	15,000	0.2%	163
Public Facilities Fund (36)			
Park Development Fund (38)			
CDBG Fund (67)	270,000	3.3%	2,941
City Hall equip (78)	25,000	0.3%	272
Capital Facilities Fund (76)			
Enterprise Funds			
Water Fund Operating	1,918,200	23.2%	20,896
Wastewater Fund Operating	1,071,880	13.0%	11,677
Transit Fund	516,350	6.3%	5,625
Total Direct Cost Programs	8,261,580	100.0%	\$90,000

INDIRECT PROGRAM COST ALLOCATION

Table 6.4(a)

Indirect Cost Program	Finance: General Finance
Budget	\$210,900
Base of Allocation	Operating Budget

Direct Cost Program	Base of Allocation	Percent of Total	Cost Allocation
General Fund			
Police	2,437,300	29.5%	62,219
Fire	1,145,700	13.9%	29,247
Parks & Recreation	212,530	2.6%	5,425
Permits	258,850	3.1%	6,608
Special Revenue Funds			
Street & Roads Funds	311,000	3.8%	7,939
Public Safety Funds			
Lighting and Landscape Maintenance	79,770	1.0%	2,036
Library Fund (28)	15,000	0.2%	383
Public Facilities Fund (36)			
Park Development Fund (38)			
CDBG Fund (67)	270,000	3.3%	6,893
City Hall Equip (78)	25,000	0.3%	638
Capital Facilities Fund (76)			
Enterprise Funds			
Water Fund Operating	1,918,200	23.2%	48,967
Wastewater Fund Operating	1,071,880	13.0%	27,363
Transit Fund	516,350	6.3%	13,181
Total Direct Cost Programs	8,261,580	100.0%	\$210,900

INDIRECT PROGRAM COST ALLOCATION

Table 6.4(b)

Indirect Cost Program	Finance: Payroll
Budget	\$113,300
Base of Allocation	Full-Time Equivalent Staffing

Direct Cost Program	Base of Allocation	Percent of Total	Cost Allocation
General Fund			
Police	16.75	52.0%	58,937
Fire	6.25	19.4%	21,991
Parks & Recreation	0.80	2.5%	2,815
Permits	1.00	3.1%	3,519
Special Revenue Funds			
Street & Roads Funds	2.20	6.8%	7,741
Public Safety Funds			
Lighting and Landscape Maintenance			
Enterprise Funds			
Water Fund Operating	2.60	8.1%	9,148
Wastewater Fund Operating	2.60	8.1%	9,148
Transit Fund			
Total Direct Cost Programs	32.20	100.0%	\$113,300

INDIRECT PROGRAM COST ALLOCATION

Table 6.4(c)

Indirect Cost Program	Finance: Utility Billing
Budget	\$197,600
Base of Allocation	Water and Wastewater

Direct Cost Program	Percent of Total	Cost Allocation
General Fund		
Police		
Fire		
Parks & Recreation		
Permits		
Special Revenue Funds		
Street & Roads Funds		
Public Safety Funds		
Lighting and Landscape Maintenance		
Enterprise Funds		
Water Fund Operating	54.3%	107,395
Wastewater Fund Operating	45.7%	90,205
Transit Fund		
Total Direct Cost Programs	100.0%	\$197,600

INDIRECT PROGRAM COST ALLOCATION

Table 6.4(d)

Indirect Cost Program	Finance: Business License Tax
Budget	\$26,800
Base of Allocation	General Fund Operating Budget

Direct Cost Program	Base of Allocation	Percent of Total	Cost Allocation
General Fund			
Police	2,437,300	60.1%	16,111
Fire	1,145,700	28.3%	7,573
Parks & Recreation	212,530	5.2%	1,405
Permits	258,850	6.4%	1,711
Special Revenue Funds			
Street & Roads Funds			
Public Safety Funds			
Lighting and Landscape Maintenance			
Enterprise Funds			
Water Fund Operating			
Wastewater Fund Operating			
Transit Fund			
Total Direct Cost Programs	4,054,380	100.0%	\$26,800

INDIRECT PROGRAM COST ALLOCATION

Table 6.5

Indirect Cost Program	Building Maintenance & Non Departmental	<i>Direct</i>	<i>Indirect</i>	<i>Total</i>
Budget	287,554	\$219,515	\$68,039	\$287,554
Base of Allocation	Assigned Space/Operating Budget	12,960	4,017	16,977

Direct Cost Program	Direct Cost Programs			Indirect Cost Programs			Total Cost Allocation
	Base of Allocation	Percent of Total	Cost Allocation	Base of Allocation	Percent of Total	Operating Allocation	
General Fund							
Police	3,178	24.5%	53,829	2,437,300	29.5%	20,073	73,901
Fire	1,713	13.2%	29,015	1,145,700	13.9%	9,436	38,450
Parks & Recreation	5,583	43.1%	94,564	212,530	2.6%	1,750	96,314
Permits	1,178	9.1%	19,953	258,850	3.1%	2,132	22,085
Special Revenue Funds	-						
Street & Roads Funds	654	5.0%	11,077	311,000	3.8%	2,561	13,639
Public Safety Funds	-			-			
Lighting and Landscape Maintenance				79,770	1.0%	657	657
Library Fund (28)				15,000	0.2%	124	124
Public Facilities Fund (36)				-			
Park Development Fund (38)				-			
CDBG Fund (67)				270,000	3.3%	2,224	2,224
City Hall Equip (78)				25,000	0.3%	206	206
Capital Facilities Fund (76)				-			
Enterprise Funds	-						
Water Fund Operating	654	5.0%	11,077	1,918,200	23.2%	15,798	26,875
Wastewater Fund Operating	-			1,071,880	13.0%	8,828	8,828
Transit Fund	-			516,350	6.3%	4,252	4,252
Total Direct Cost Programs	12,960	100.0%	\$219,515	8,261,580	100.0%	\$68,039	\$287,554

INDIRECT PROGRAM COST ALLOCATION

Table 6.6

Indirect Cost Program	City Hall Use Allowance	<i>Direct</i>	<i>Indirect</i>	<i>Total</i>
Budget	\$183,400	\$140,005	\$43,395	\$183,400
Base of Allocation	Assigned Space/Operating Budget	12,960	4,017	16,977

Direct Cost Program	Direct Cost Programs			Indirect Cost Programs			Total Cost Allocation
	Base of Allocation	Percent of Total	Cost Allocation	Base of Allocation	Percent of Total	Operating Allocation	
General Fund							
Police	3,178	24.5%	34,331	2,437,300	29.5%	12,802	47,134
Fire	1,713	13.2%	18,505	1,145,700	13.9%	6,018	24,523
Parks & Recreation	5,583	43.1%	60,312	212,530	2.6%	1,116	61,429
Permits	1,178	9.1%	12,726	258,850	3.1%	1,360	14,085
Special Revenue Funds							
Street & Roads Funds	654	5.0%	7,065	311,000	3.8%	1,634	8,699
Public Safety Funds				-			
Lighting and Landscape Maintenance				79,770	1.0%	419	419
Library Fund (28)				15,000	0.2%	79	79
Public Facilities Fund (36)				-			
Park Development Fund (38)				-			
CDBG Fund (67)				270,000	3.3%	1,418	1,418
City Hall Equip (78)				25,000	0.3%	131	131
Capital Facilities Fund (76)				-			
Enterprise Funds							
Water Fund Operating	654	5.0%	7,065	1,918,200	23.2%	10,076	17,141
Wastewater Fund Operating				1,071,880	13.0%	5,630	5,630
Transit Fund				516,350	6.3%	2,712	2,712
Total Direct Cost Programs	12,960	100.0%	\$140,005	8,261,580	100.0%	\$43,395	\$183,400

Rental rates are conservatively based on a market rental rate of 87.5 cents per month per square feet based on three factors:

1. A recent appraisal for Successor Agency property shows market rents in the City ranging from 60 cents to \$1.20 per square foot per month for commercial uses. 87.5 cents is slightly below the middle of this range.
2. Commercial space is currently on the market for \$1.00 per square foot per month.
3. This market rate use allowance is made even more conservative based its application to “net” square footage (net of circulation, bathrooms, storage and other common areas), whereas commercial rates are typically based on “gross area.”

GENERAL FUND REIMBURSEMENT TRANSFERS

Table 7

	Per Estimate Table 2	2021-22 Per Cost Allocation Plan	Imposed Limitation*	Variance	Use
Special Revenue Funds					
Street & Roads Funds	98,400	98,600		200	98,600
Lighting and Landscape Maintenance	9,800	9,800		-	9,800
CDBG - Microenterprise	-			-	-
Enterprise Funds					
Water Fund Operating	315,600	316,600		1,000	316,600
Wastewater Fund Operating	226,600	227,200		600	227,200
Transit Fund	35,000	56,700	(21,700)	-	35,000
Successor Agency per 20-21 ROPS	165,000	165,000		-	165,000
Total	\$850,400	\$873,900	(\$21,700)	\$1,800	\$852,200

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

ALLOCATION BASES: FULL-TIME STAFFING

Table 8.1

DIRECT COST PROGRAMS	
General Fund	
Police	16.75
Fire	6.25
Parks & Recreation	0.80
Permits	1.00
Special Revenue Funds	
Street & Roads Funds	2.20
Public Safety Funds	-
Lighting and Landscape Maintenance	-
Enterprise Funds	
Water Fund Operating	2.60
Wastewater Fund Operating	2.60
Transit Fund	-
TOTAL DIRECT COST PROGRAMS	32.20

INDIRECT COST PROGRAMS	
City Council	-
Administration	3.00
City Attorney	-
Finance	4.00
Building Maintenance	0.30
City Hall Use Allowance	-
TOTAL INDIRECT COST PROGRAMS	7.30

TOTAL **39.50**

ALLOCATION BASES: ASSIGNED SPACE

Table 8.2

DIRECT COST PROGRAMS	
General Fund	
Police	3,178
Fire	1,713
Parks & Recreation	5,583
Permits	1,178
Special Revenue Funds	
Street & Roads Funds	654
Public Safety Funds	
Lighting and Landscape Maintenance	
Enterprise Funds	
Water Fund Operating	654
Wastewater Fund Operating	
Transit Fund	
TOTAL DIRECT COST PROGRAMS	12,960

Cost* @ \$0.90 per square foot per month ** \$140,000

INDIRECT COST PROGRAMS	
City Council	1,523
Administration	1,377
City Attorney	-
Finance	1,117
Building Maintenance	-
TOTAL INDIRECT COST PROGRAMS	4,017

Total Cost \$43,400

Total Cost **\$183,400**

Total Sq Ft **16,977**

	Direct	Indirect
Percent of Total Square Feet	76.3%	23.7%



**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of June 8, 2021**

Lorena Zarate

Todd Bodem

Prepared by:
Lorena Zarate, Finance Director

Approved by:
Todd Bodem, City Administrator

SUBJECT: Fiscal Year 2021-22 Appropriations Limit

RECOMMENDATION:

That the City Council adopt Resolution No. 2021-41 establishing the appropriations limit from tax proceeds for Fiscal Year 2021-22

BACKGROUND:

Per Article XIII B of the California Constitution, the City is required to calculate annually the expenditure appropriations limit from tax proceeds to determine compliance with Propositions 4 (Gann Initiative) and 111 (Spending Limitations Act of 1990). This calculation is based on the previous year's appropriations limit of \$3,065,271.56 multiplied by the growth factor in the California Per Capita Personal Income percentage increase (1.0573) and multiplied again by the population percentage change for Guadalupe (1.0503) for an adjustment per factor of 1.1105. This calculation is demonstrated on Exhibit 1 to Resolution No. 2021-41. The California Department of Finance provides both the population change and the per capita personal income change in May of each year, see Attachment 2.

Per the agreed-upon-procedures report prepared by the City's auditors, Badawi & Associates, for fiscal year 2018, there was a \$29,781 modification to the appropriations limit that was unsupported. Thus, the recalculation of the cumulative prior year limit was necessary. The recalculation of the appropriation limit for fiscal years 2018, 2019, 2020, and 2021 did not result in the City exceeding the appropriation limit. The recalculations of the appropriation limits are included in Exhibit 1 to Resolution No. 2021-41.

DISCUSSION:

The City is responsible for dividing citywide revenues between appropriations subject to the Gann Limit (tax revenue) and non-tax revenue and then comparing the appropriations subject to the Gann Limit to the cumulative appropriation limit. For Fiscal Year 2021-22, the cumulative appropriation limit has been determined to be \$3,403,929.48.

During any fiscal year, a government entity may not appropriate any proceeds of taxes received in excess of the appropriations limit. The estimated tax-based revenues for Fiscal Year 2021-22 have been calculated to be \$3,608,345, which includes a projected amount of \$625,000 from the new Measure N

for sales tax revenue, per the approved FY21-22 budget. This resulted in an excess over the appropriation limit of approximately \$204,415.52. Proposition 111 allows to carryover excess funds into the succeeding fiscal year in order to determine whether the limit has been exceeded. The City can avoid a refund of funds if they are below their limit in the next succeeding year by an equal or greater amount. If there is still excess funds in the subsequent fiscal year, the City has two years to either refund the money or obtain voter approval to increase the limit for FY2022.

FISCAL IMPACT:

None for FY2022. However, if the City is still over the appropriation limit in FY2023, the City would either need to refund the excess or obtain voter approval to increase the appropriation limit for FY2022.

ATTACHMENTS:

1. Resolution No. 2021-41
2. Department of Finance Price and Population Information Letter

RESOLUTION NO. 2021-41**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE, CALIFORNIA,
ESTABLISHING THE CITY'S APPROPRIATIONS LIMIT FOR FISCAL YEAR 2021-22**

WHEREAS, Sections 7900 et seq. of the Government Code provide for the effective and efficient implementation of Article XIII B of the California Constitution; and

WHEREAS, Government Code Sections 7910 requires each local government to establish its appropriations limit each year pursuant to Article XIII B of the California Constitution; and

WHEREAS, in 1990, the voters of California adopted Proposition 111 which amended Article XIII B of the California Constitution; and

WHEREAS, among the changes implemented by Proposition 111 are adjustments to the growth factors used to calculate the annual appropriations limit; and

WHEREAS, Proposition 111 establishes Fiscal Year 1986-87 as the base year for calculating the annual appropriations limit and permits the City to re-establish the annual appropriations limit for all succeeding years based upon the new growth factors; and

WHEREAS, a resolution establishing the annual appropriations limit is to be adopted at a regularly scheduled meeting of the City Council.

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

1. The Council of the City of Guadalupe elects to use the change in California per capita income as the cost of living adjustment factor and the annual population change for the City of Guadalupe as the population adjustment factor.
2. The appropriations limit for the fiscal year 2021-22 is hereby set at \$3,403,929.48 as detailed in Exhibit 1, attached hereto, which is hereby made part of this resolution. Exhibit 1 includes a recalculation of the appropriation limit for fiscal years 2018, 2019, 2020, and 2021 to eliminate an unsupported adjustment of \$29,781.
3. The City reserves the right to adjust or amend the appropriations limit based upon the use of alternative growth factors as authorized by Proposition 111 if such changes or revisions would result in a more advantageous appropriation limit, now or in the future.
4. Notice is hereby given that any judicial action or proceeding to attach, review, set aside, void or annul this action shall be commenced within 45 days of the effective date of this resolution.

PASSED AND ADOPTED at a regular meeting on the 8th of June 2021 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, **Amelia M. Villegas**, City Clerk of the City of Guadalupe, **DO HEREBY CERTIFY** that the foregoing Resolution, being **Resolution No. 2021-41** has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 8, 2021 and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Phillip Sinco, City Attorney



May 2021

Dear Fiscal Officer:

Subject: Price Factor and Population Information

Appropriations Limit

California Revenue and Taxation Code section 2227 requires the Department of Finance (Finance) to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2021, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2021-22. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2021-22 appropriations limit. Attachment B provides the city and unincorporated county population percentage change. Attachment C provides the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code section 2228 provides additional information regarding the appropriations limit. Article XIII B, section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The code section and the California Constitution can be accessed at the following website: <http://leginfo.legislature.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. California Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2021.**

Please Note: The prior year's city population estimates may be revised. The per capita personal income change is based on historical data. Given the stay-at-home orders due to COVID-19, growth in the coming years may be substantially lower than recent trends.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

KEELY MARTIN BOSLER
Director
By:

/s/ Erika Li

Erika Li
Chief Deputy Director

Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2021-22 appropriation limit is:

Per Capita Personal Income

Fiscal Year (FY)	Percentage change over prior year
2021-22	5.73

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2021-22 appropriation limit.

2021-22:

Per Capita Cost of Living Change = 5.73 percent
Population Change = -0.46 percent

Per Capita Cost of Living converted to a ratio:	$\frac{5.73 + 100}{100} = 1.0573$
Population converted to a ratio:	$\frac{-0.46 + 100}{100} = 0.9954$
Calculation of factor for FY 2021-22:	$1.0573 \times 0.9954 = 1.0524$

Fiscal Year 2021-22

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2020 to January 1, 2021 and Total Population, January 1, 2021

County City	<u>Percent Change</u> 2020-2021	<u>--- Population Minus Exclusions ---</u>		<u>Total Population</u> 1-1-2021
		1-1-20	1-1-21	
Santa Barbara				
Buellton	-0.22	5,447	5,435	5,435
Carpinteria	-0.54	13,268	13,196	13,196
Goleta	0.71	32,112	32,339	32,339
Guadalupe	5.03	7,946	8,346	8,346
Lompoc	-0.70	40,701	40,415	42,493
Santa Barbara	-0.18	93,225	93,055	93,055
Santa Maria	0.22	107,205	107,445	107,445
Solvang	-0.74	5,553	5,512	5,512
Unincorporated	-6.02	141,685	133,150	133,351
County Total	-1.84	447,142	438,893	441,172

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

Attachment C
Annual Percent Change in Population Minus Exclusions*
January 1, 2020 to January 1, 2021

County	<u>Percent Change</u> 2020-21	<u>--- Population Minus Exclusions ---</u> 1-1-20	<u>1-1-21</u>
<hr/>			
San Diego			
Incorporated	-0.34	2,801,356	2,791,721
County Total	-0.37	3,282,475	3,270,246
<hr/>			
San Francisco			
Incorporated	-1.66	889,552	874,805
County Total	-1.66	889,552	874,805
<hr/>			
San Joaquin			
Incorporated	1.68	615,166	625,484
County Total	1.48	768,091	779,434
<hr/>			
San Luis Obispo			
Incorporated	-0.34	155,224	154,703
County Total	-1.76	271,921	267,133
<hr/>			
San Mateo			
Incorporated	-0.66	704,906	700,233
County Total	-0.75	770,925	765,113
<hr/>			
Santa Barbara			
Incorporated	0.09	305,457	305,743
County Total	-1.84	447,142	438,893
<hr/>			
Santa Clara			
Incorporated	-0.54	1,858,502	1,848,522
County Total	-0.56	1,945,146	1,934,156
<hr/>			
Santa Cruz			
Incorporated	-6.30	138,059	129,368
County Total	-3.41	270,291	261,073
<hr/>			
Shasta			
Incorporated	0.27	112,634	112,937
County Total	0.17	177,312	177,614
<hr/>			

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

FY2022 TAX APPROPRIATIONS SUBJECT TO THE GANN LIMIT

Appropriations Subject to the Gann Limit*			
3130	Sales And Use Taxes	\$	511,345.00
3136	Local Sales Tax add-on	\$	800,000.00 **
3140	Real Property Transfer Tax	\$	25,000.00
3145	Tax Increments	\$	1,550,000.00
3150	Utility User Tax	\$	450,000.00
3210	Business License	\$	272,000.00
3410	Motor Vehicle In Lieu Tax	\$	-
Total Appropriations subject to the Limit		\$	3,608,345.00

Calculation of the Gann Appropriations Limit			
Prior Year (FY 2021) Gann Limit Revised		\$	3,065,271.56
A.	California per Capita adj		1.0573
B.	Guadalupe City Population adj		1.0503
	Change Factor (A*B)		1.1105
Adjustment Factor			1.1105
Gann Limit for FY 2022		\$	3,403,929.48
Projected Appropriations are above the limit by:		\$	(204,415.52)
(related to the new Meas. N sales tax revenue)			

*Source: FY 2021-22 Adopted Budget

**includes \$625,000 projected from Meas. N

FY 2021 TAX APPROPRIATIONS SUBJECT TO THE GANN LIMIT

REVISED

Appropriations Subject to the Gann Limit*

3130	Sales And Use Taxes	\$	441,000.00
3136	Local Sales Tax add-on	\$	156,000.00
3140	Real Property Transfer Tax	\$	29,000.00
3145	Tax Increments	\$	1,409,600.00
3150	Utility User Tax	\$	441,000.00
3210	Business License	\$	305,000.00
3410	Motor Vehicle In Lieu Tax	\$	-
Total Appropriations subject to the Limit		\$	2,781,600.00

Calculation of the Gann Appropriations Limit

Prior Year (FY 2020) Gann Limit Revised		\$	2,840,846.24
A.	California per Capita adj	1.0373	
B.	Guadalupe City Population adj	1.0402	
	Change Factor (A*B)	1.0790	
Adjustment Factor			1.0790
Gann Limit for FY 2021		\$	3,065,271.56
Projected Appropriations are below the limit by:		\$	283,671.56

*Source: FY 2020-21 Adopted Budget

FY2020 TAX APPROPRIATIONS SUBJECT TO THE GANN LIMIT

REVISED

Appropriations Subject to the Gann Limit*

3130	Sales And Use Taxes	\$	403,000.00
3136	Local Sales Tax add-on	\$	150,000.00
3140	Real Property Transfer Tax	\$	25,000.00
3145	Tax Increments	\$	1,150,500.00
3150	Utility User Tax	\$	421,000.00
3210	Business License	\$	310,000.00
3410	Motor Vehicle In Lieu Tax	\$	-
Total Appropriations subject to the Limit		\$	2,459,500.00

Calculation of the Gann Appropriations Limit

Prior Year (FY 2019) Gann Limit Revised		\$	2,666,207.02
A.	California per Capita adj	1.0385	
B.	Guadalupe City Population adj	1.0260	
	Change Factor (A*B)	1.0655	
Adjustment Factor			1.0655
Gann Limit for FY 2020		\$	2,840,846.24
Projected Appropriations are below the limit by:		\$	381,346.24

*Source: FY 2019-20 Adopted Budget

FY2019 TAX APPROPRIATIONS SUBJECT TO THE GANN LIMIT

REVISED

Appropriations Subject to the Gann Limit*

3130	Sales And Use Taxes	\$	350,000.00
3136	Local Sales Tax add-on	\$	144,000.00
3140	Real Property Transfer Tax	\$	25,000.00
3145	Tax Increments	\$	985,000.00
3150	Utility User Tax	\$	400,000.00
3210	Business License	\$	283,000.00
3410	Motor Vehicle In Lieu Tax	\$	-
Total Appropriations subject to the Limit		\$	2,187,000.00

Calculation of the Gann Appropriations Limit

Prior Year (FY 2018) Gann Limit Revised		\$	2,482,932.21
A.	California per Capita adj	1.0367	
B.	Guadalupe City Population adj	1.0358	
	Change Factor (A*B)	1.0738	
Adjustment Factor			1.0738
Gann Limit for FY 2019		\$	2,666,207.02
Projected Appropriations are below the limit by:		\$	479,207.02

*Source: FY 2018-19 Adopted Budget

FY2018 TAX APPROPRIATIONS SUBJECT TO THE GANN LIMIT

REVISED

Appropriations Subject to the Gann Limit*			
3130	Sales And Use Taxes	\$	327,500.00
3136	Local Sales Tax add-on	\$	114,700.00
3140	Real Property Transfer Tax	\$	9,500.00
3145	Tax Increments	\$	1,170,300.00
3150	Utility User Tax	\$	391,600.00
3210	Business License	\$	288,500.00
3410	Motor Vehicle In Lieu Tax	\$	-
Total Appropriations subject to the Limit		\$	2,302,100.00

Calculation of the Gann Appropriations Limit			
Prior Year (FY 2017) Gann Limit		\$	2,376,511.00
A.	California per Capita adj	1.0369	
B.	Guadalupe City Population adj	1.0076	
	Change Factor (A*B)	1.0448	
Adjustment Factor			1.0448
Gann Limit for FY 2018		\$	2,482,932.21
<i>(removed 17-18 Modification \$29,781, per auditor)</i>			
Projected Appropriations are below the limit by:		\$	180,832.21

*Source: FY 2017-18 Adopted Budget



**REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of June 8, 2021**

Sonia Rios-Ventura

Todd Bodem

Prepared by:
Sonia Rios-Ventura, Los Amigos de Guadalupe
Community Development Manager

Approved by:
Todd Bodem, City Administrator

SUBJECT: Increase the LeRoy Park Construction Contingency.

RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2021-42 authorizing City staff to increase the LeRoy Park construction contingency.

BACKGROUND:

The CDBG contract (17CDBG12099) and authoring Resolution assigns the Mayor as the Council authorize representative on the contract. Under his authority, on March 30, 2021, Mayor Julian requested a budget change from the CDBG program, to move funds from General Administration to the LeRoy Park activity. Under the Quincon construction contract for LeRoy Park, the City approved a two-phase process due to the fact that the LeRoy Park project had to be set in two phases (due to funding limitations) with phase one mainly being the renovation of the community center, and phase two, contingent on additional funding, being all other park amenities. It was requested that \$80,000 from the CDBG general administration (GA) fund be moved to the LeRoy Park activity to help complete the project. On May 19, 2021, the City received confirmation from the Department of Housing and Community Development (which administers the CDBG program) that the budget change had been approved.

	Present Contract Budget Amounts	Change	Revised Contract Budget Amounts
LeRoy Park Activity (03D)	\$5,037,027	+\$80,000	\$5,117,027
LeRoy Park Activity Delivery (03DD)	\$0	\$0	\$0
Planning (20AC)	\$87,345	\$0	\$87,345
General Administration (21A)	\$275,628	-\$80,000	\$195,628

It should be noted that LADG has determined that they are able to complete the administrative work on the 17CDBG12099 contract without using the \$80,000 that was moved to the LeRoy Park activity. Therefore, LADG at the Mayor's request (see attached letter) completed a budget change with the CDBG Program, adding the \$80,000 to the construction of the project.

While the City has the authority to spend the funds, City staff believes they need authority to spend these GA funds for LeRoy Park on phase 2 features. The construction contract was set up to allow any of phase 2 features to be added to the construction schedule as funding became available. However, City staff doesn't have authority to increase the construction contingency, which is the mechanism used to add unfunded features to Quincon's contract.

Additionally, City staff, on the two prior resolutions, excepting the original contract amount for LeRoy Park activity and the additional \$900,000 stated that staff could spend up to \$5,037,027 on LeRoy Park. Since the state has allowed for that amount to be increased by \$80,000, staff needs authority to now spend \$5,117,027. Funds will be used to continue to add features to the overall project, via using the contingency process.

We also recommend that City staff be allowed to add to the contingency as funds become available specifically for the LeRoy Park project.

FISCAL IMPACT:

There is no fiscal impact as funds were moved within the grant limits.

ATTACHMENTS:

1. Resolution No. 2021-42
2. CDBG Budget Change Letter

RESOLUTION NO. 2021-42

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE
AUTHORIZING CITY STAFF TO INCREASE THE LEROY PARK CONSTRUCTION CONTINGENCY**

WHEREAS, on March 30, 2021, Mayor Julian, as the City's authorized representative on the Community Development Block Grant (CDBG) for the LeRoy Park construction project, requested that \$80,000 from the CDBG general administration fund be moved to the LeRoy Park activity to help complete the LeRoy Park project; and

WHEREAS, the current construction contingency is at 5% (\$204,451.80) which amount may permissibly be increased under the State Department of Housing and Community Development's (HCD) CDBG regulations to \$319,235.99 to help complete the project; and

WHEREAS, the City received confirmation on May 19, 2021 from HCD that the requested budget change was approved.

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

Section 1: \$80,000 from the CDBG general administration fund is authorized to be moved to the LeRoy Park activity.

Section 2: The current construction contingency of 5% (\$204,451.80) is hereby increased to 5.8% (\$319,235.99).

Section 3: The City Clerk is hereby authorized to make minor changes herein to address clerical errors, so long as substantial conformance of the intent of this document is maintained. In doing so, the City Clerk shall consult with the City Administrator and City Attorney concerning any changes deemed necessary.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 8th day of June 2021 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2021-42**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 8, 2021, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip Sinco, City Attorney



To: Sandra Veirs
 CDBG Program Representative
 HCD/CDBG
 2020 W. El Camino Ave.
 Suite 500
 Sacramento, CA 95833

March 30, 2021

Subject: 17CDBG12099

The City of Guadalupe is requesting a budget change for the above referenced contract. Due to the fact the project had to be set in two phases we would like to move \$80,000 from GA (21A) to Activity(03D) in order to complete more of the project. The general administration of the grant will not be affected by this change.

	Present Contract Budget Amounts	Change	Revised Contract Budget Amounts
LeRoy Park Activity (03D)	\$5,037,027	+\$80,000	\$5,117,027
LeRoy Park Activity Delivery (03DD)	\$0	\$0	\$0
Planning (20AC)	\$87,345	\$0	\$87,345
General Administration (21A)	\$275,628	-\$80,000	\$195,628

If there are any questions please contact myself, or Sonia Rios-Ventura at (805)356-3906.

Ariston Julian
 Mayor, City of Guadalupe



PLANNING DEPARTMENT

**City of Guadalupe
918 Obispo Street
P.O. Box 908
Guadalupe, CA 93434
Tel (805) 356-3903**

To: Mr. Mayor and City Councilmembers
From: Larry Appel, Contract Planning Director
Date: June 1, 2021 Planning Report Covering May 2021

MINISTERIAL PROJECTS

Zoning Clearances Approved	8
Zoning Clearances Denied	0
Zoning Clearances Appealed	0
Business Licenses Approved	0
Business Licenses Denied	0

DISCRETIONARY PROJECTS

The following projects are in for Planning Department review and have been worked on during August:

- DJ Farms South – Staff reviewing master map and will tentatively schedule it to Council on 6-8-21.
- Pasadera Lot 9 Final Map – awaiting recordation of FM, then a number of new Zoning Clearances will be issued for the first units in Lot 9.
- Sign Ordinance – Comments from GBA being reviewed by City Attorney who will provide comments and edits to the draft ordinance prior to redistribution to GBA and public.
- General Plan Update – Final Admin Draft chapters delivered to Planning in May. Chapters will be reviewed by staff and a tour of the town will be planned for mid-June with EMC.
- General Plan and Rezone of various sites within the City – folding this work into what has been already prepared by EMC
- Pioneer Employee Housing CUP – Zoning Clearance issued on 5-18-21 which allows up to seven (7) employees to live in each unit.
- Olivera Multi-Family project – City Council approved on 5-11-21. Zoning Clearance approved for two detached ADUs on 5-24-21.

If any Councilmember is interested in a particular project or would like to know its status, please let me know and I would be happy to provide the information.

Ministerial Permit Report– May 2021

(Reported 6-1-2021)

Zoning Clearances Approvals

2020-100-ZC	Barajas JADU	4798 Carlin Dr
2021-008-ZC	Wong front paving	860 Pioneer St
2021-032-ZC	Garcia paving	4387 Manzanita
2021-035-ZC	Romero Sunroom	159 Pelican Ln
2021-036-ZC	Flores front paving	263 Pioneer St
2021-037-ZC	Olivera ADUs (2)	1100 Olivera St
2021-039-ZC	Pioneer Emp. Hsng	856/864 Pioneer St
2021-040-ZC	Noriega rear paving	4773 Almaguer

Zoning Clearances Denied

None

Business License Approvals

None

Business License Denials

None

**Guadalupe City Planning Department
Planning Processing Summary for May 2021
(6-1-2021 update)**

<u>Case No.</u>	<u>Name</u>	<u>Submittal Date</u>	<u>Comp. Date</u>	<u>Status</u>	<u>OK for Bldg. Permit Issuance</u>
2017-130-TPM \$\$	DJ Farms South Master TPM	10-12-17	Complete- 09-27-19	Master TPM for property south of RxR is tentatively scheduled to CC on 6-8-21. Owner is interested in processing an amendment to GP/SP.	NO
2020-095-DR \$\$	Olivera Multi-family Housing	09/29/20	COMP sent 3-31-21	Project approved by City Council on May 11 th .	NO
2020-101-LLA	Almaguer LLA/GPZ	Oct 2020	t	GPZ initiation and preliminary approval of LLA both approved at April 27 th Council meeting. GPZ to Council in July.	NO
2019-067-VTTM \$\$	Pasadera Lot 9			Council approves on consent the FM on 5-11 for final approval.	NO
2021-001-CUP \$\$	Pioneer Employee Housing	1-21-21	1-28-21	CUP approved on 4-27, zoning clearance issued on 5-18.	N/A
2018-135-GPZ No\$	General Plan amendment and Rezone of several areas of the City	08/29/18	N/A	Calculations completed for increasing density in Gularte Tract.	N/A
N/A \$\$ thru SB2 grant	General Plan Update	2019 City Council authorization	N/A	Last 7 chapters delivered week of 5-10 with staff review shortly thereafter.	N/A
N/A	Snowy Plover			Council initiated the project on 3-23. Owner working on application submittal.	N/A
2018-133-OA No\$	Round 3 Zoning Ordinance Updates	8/12/19	N/A	Preparing new zoning ordinance Chapter 55 for Home Occupations and Cottage Food Industries (ongoing)	N/A
2018 -133 OA No\$	Sign Ordinance	2/24/20	N/A	City Attorney reviewing comments and suggested edits by GBA before releasing the latest version to the public.	N/A

No\$ = unreimbursed planning work

\$ = projects where a fixed fee has been paid

\$\$ = projects where a variable fee / deposit is made and the applicant is billed for time beyond the initial deposit //



**CITY OF GUADALUPE
BUILDING DEPARTMENT**

STATUS REPORT

MONTH: May, 2021

	This Month	Last Month	Year to Date	Last Year
Visitors	12	8	37	95
Inspections	83	282	1,177	2,904
Building Permits Issued	7	13	48	110
Certificate of Occupancy	2	7	26	40

VISITORS: Permits, Planning application submittals, submitted plan updates, general information

5/3/2021	AD 9	Scheduling and records update.	x				David, 2.5 hrs
5/3/2021	SW 4	4418 Elm, Sewer connection, 3"	x				7 inspections
5/3/2021	SC 7	Lot 63, Shower pan.	x				clear and cool
5/3/2021	F 11	875 Pioneer, Asphalt roof final, left job card under front door	x				5/3/2021
5/3/2021	F 11	mat this morning.	x				
5/3/2021	FR 5	334 Las Flores, Rough framing, sunroom.	x				
5/3/2021	FR 1	334 Las Flores, Rough electrical, sunroom.	x				
5/3/2021	FR 2	334 Las Flores, Roof sheathing, sunroom.	x				
5/3/2021	FN 1	334 Las Flores, Holdowns for sunroom.	x				
5/4/2021	AD 9	Scheduling and records update.					David, 2.75hrs,
5/4/2021	F 2	334 Las Flores, Electrical final, there was faulty gfc outlets,	x				2 inspections, 1 pv plan check.
5/4/2021	F 2	contractor repairs on site were complete at departure.	x				cool and clear.
5/4/2021	F 1	Final building, sunroom.	x				5/4/2021
5/5/2021	AD 9	Office records update, no Pasadera jobs today.	x				David, 2.0 hrs.
5/5/2021	AD 4	Meeting with fire dept for Main St change of ownership that	x				no inspections
5/5/2021	AD 4	required approval for the ventless mini deep fryers in the	x				fog early, then clear.
5/5/2021	AD 4	commercial kitchen, fryers are listed and approved, also have	x				5/5/2021
5/5/2021	AD 4	current and charged ansul fire extinguishing systems ready.	x				
5/6/2021	AD 9	Scheduling and records update.	x				David, 2.25 hrs,
5/6/2021	FN 3	Guerrero St, 1st lift, 341' ok to pour, this completes	x				1 inspection,
5/6/2021	FN 3	the length of the street east-west, next section site wall/ r. wall	x				fog then clearing.
5/6/2021	FN 3	with be north-south direction.	x				5/6/2021
5/7/2021	AD 9	Scheduling and records update.					David, 2.5 hrs,
5/7/2021	MS 4	Site visit Pasadera, job card signoff for Guerrero site wall/r.wall	x				1 site visit,
5/7/2021	F 1	4829 Hernandez, Final building.	x				7 inspections.
5/7/2021	F 2	4829 Hernandez, Final electrical	x				fog, than clearing
5/7/2021	F 3	4829 Hernandez, Final mechanical	x				5/7/2021
5/7/2021	F 4	4829 Hernandez, Final plumbing	x				
5/7/2021	F 6	4829 Hernandez, Smokies and carbon monox alarms tested in	x				
5/7/2021	F 6	new structure and existing sfd.	x				
5/7/2021	F 11	Roof inspection complete for existing sfd, new addition, and	x				
5/7/2021	F 11	roof inspection complete for existing zero lot line duplex	x				
5/7/2021	F 11	next door, new area on roof is very good new construction.	x				
5/10/2021	AD 9	Scheduling and records update.	x				David, 2.5 hrs,
5/10/2021	AD 1	4448 Holly, Site visit with owner Francisco for correct window	x				1 inspection, 2 site visits.

5/10/2021	AD 1	flashing installation.		x					fog, then clearing.
5/10/2021	MS 4	Leroy Park, Site visit with super Gary.		x					5/10/2021
5/10/2021	F 10	Arroyo Seco from Buena Vista to Manzanita, 1,055 ' of		x					
5/10/2021	F 10	landscaping complete, includes 7' 6" wide decomposed granite		x					
5/10/2021	F 10	walkway and bark chips next to block wall, also vinca vines.		x					
5/11/2021	AD 9	Scheduling and records update.		x					David, 2.25 hrs,
5/11/2021	FR 8	4442 Holly, DWV, cancel at office, reschedule of tomorrow.		x					2 inspections, 1 site visit.
5/11/2021	FR 6	4418 Elm, Exterior gas piping, 40' of 1" plastic pipe, no pressure		x					clear and warm.
5/11/2021	FR 6	today.		x					5/11/2021
5/11/2021	F 10	Guadalupe Cemetary, ADA parking questions but head guy		x					
5/11/2021	F 10	Carlos not on site today.		x					
5/11/2021	SC 9	Leroy Park, Scratch coat partially complete, some in front of		x					
5/11/2021	SC 9	building not started.		x					
5/12/2021	AD 9	Scheduling and records update.		x					David, 4.5 hrs,
5/12/2021	AD 6	217 Pt. Sal Dunes, Plan check 3.6kw roof mount pv system.		x					7 inspections, 1 pv plan check,
5/12/2021	FR 4	4442 Cedar, Rough plumbing		x					3 site visits , code enforcement assist,
5/12/2021	FR 8	4442 Cedar, DWV not full, can check later.		x					warm and clear.
5/12/2021	FR 6	4442 Cedar, Gas piping.		x					5/12/2021
5/12/2021	FR 10	4442 Cedar, Gas pressure test.		x					
5/12/2021	FR 10	4442 Cedar, Rough electrical, basic layout is ok, will need to		x					
5/12/2021	FR 10	install 1 more 110 volt smoke in vaulted section of new		x					
5/12/2021	FR 10	section of vaulted ceiling.		x					
5/12/2021	FR 2	4448 Holly, Roof framing and nailing.		x					
5/12/2021	FR 9	4448 Holly, Shear walls, straps and holdowns.		x					
5/12/2021	MS 4	Guadalupe Cemetary, Site visit with Carlos for ADA parking.		x					
5/12/2021	MS 4	spray painting, access and parking sign.		x					
5/12/2021	MS 3	866 Guadalupe St, Meeting with M. Cash, P. Schmitz,		x					
5/12/2021	MS 3	unpermitted and too tall cmu block wall on north property line,		x					
5/12/2021	MS 3	survey issue and rebar scan are the building dept concerns,		x					
5/12/2021	MS 3	the retaining wall footings and pre-grout had no inspections.		x					
5/12/2021	MS 4	Pasadera, no jobs today, Arroyo Seco r. wall/site will have		x					
5/12/2021	MS 4	pre-grout ready for inspections tomorrow.		x					
5/13/2021	AD 9	Scheduling and records update.							David, 3.5 hrs,
5/13/2021	FR 2	4472 Cedar, Roof sheathing rot repairs complete.		x					4 inspections, 1 site visit.
5/13/2021	F 10	4472 Cedar, Roof strip complete.		x					overcast and cool.
5/13/2021	SW 3	Guerrero, east to west 550' of rock burrito at new		x					5/13/2021
5/13/2021	SW 3	retaining wall/site wall, more tomorrow.		x					
5/13/2021	FN 3	Arroyo Seco, 462' 2nd lift pre-grout ok to pour, more later in		x					
5/13/2021	FN 3	project.		x					
5/13/2021	MS 4	Guadalupe Cemetary, Site visit with Carlos, ADA parking stall		x					
5/13/2021	MS 4	and sign.		x					

5/14/2021	AD 9	Scheduling and records update.								
5/14/2021	F 1	4460 3rd St, Final building (carport).			x				David, 3.5 hrs,	
5/14/2021	F 11	4460 3rd St, Roof covering, asphalt roof complete.			x				3 inspections, 1 site visit.	
5/14/2021	F 11	Guerrero, east to west 440' of rock burrito at new r.wall/			x				overcast and cool.	
5/14/2021	F 11	site wall, the entire length of Guerrero is ready for backfill			x				5/14/2021	
5/14/2021	F 11	in 2 weeks.			x					
5/14/2021	FR 8	4448 Cedar St, DWV test, leaking, reschedule for Monday.					x			
5/14/2021	MS 4	Guadalupe Cemetary, Site visit with Carlos for ADA sign and			x					
5/14/2021	MS 4	additional blue/white paint for parking stalls.			x					
5/17/2021	AD 9	Scheduling and records update.								
5/17/2021	FR 5	4382 Hacienda Dr, Roof framing pv mounting brackets.			x				David, 4.5 hrs,	
5/17/2021	SW 6	4382 Hacienda Dr, Conduit on roof, wall.			x				8 inspections,	
5/17/2021	FN 2	4382 Hacienda Dr, Grounding electrode ok.			x				cool and windy	
5/17/2021	F 2	4382 Hacienda Dr, Final pv.			x				5/17/2021	
5/17/2021	FN 2	4382 Hacienda Dr, Grounding electrode ok.			x					
5/17/2021	FR 8	4448 Cedar, DWV test, cancel at site, owner Mario unable to get					x			
5/17/2021	FR 8	test done today.					x			
5/17/2021	FR 1	1057 Gularate. Etag request, owner to see Alice about new house					x			
5/17/2021	FR 1	number, PGE wil not connect meter without valid address.					x			
5/17/2021	FN 3	Arroyo Seco 140' pre-grout 2nd lift of to grout, continues south			x					
5/17/2021	FN 3	to the rail road tracks, 2nd lift should be complete by Thursday								
5/17/2021	FN 3	to the rail road tracks.			x					
5/18/2021	AD 9	Scheduling and records update.								
5/18/2021	FR 4	4442 Cedar, Rough plumbing.			x				David, 2.0 hrs,	
5/18/2021	FR 8	4442 Cedar, DWV test ok.			x				5 inspections,	
5/18/2021	FR 5	4442 Cedar, Rough framing.			x				cool and windy	
5/18/2021	FR 10	4442 Cedar, Gas pressure test.			x				5/18/2021	
5/18/2021	FN 5	Lot 59 to 62 Manzanita including ADA ramp, lot 63 to 66 Lazo,			x					
5/18/2021	FN 5	including ADA ramp, 620' of new sidewalk complete.			x					
5/19/2021	AD 9	Scheduling and records update.								
5/19/2021	FR 2	4513 11th St. Roof framing and nailing.			x				David, 2.0 hrs	
5/19/2021	FR 9	4513th St, Shear nailing, holdowns and straps.			x				3 inspections	
5/19/2021	FN 3	Arroyo Seco, 243' pre-grout, 2nd lift is complete, the entire			x				very windy	
5/19/2021	FN 3	length Arroyo Seco from Buena Vista to the railroad tracks is			x				5/19/2021	
5/19/2021	FN 3	complete, Guerrero pre-grout is next on agenda starting			x					
5/19/2021	FN 3	next week for lot 9 that is 75 sfd's.			x					
5/20/2021	AD 9	Scheduling and records update.								
5/20/2021	AD 6	5116 Blue Heron, plan check 4.2 kw roof mount pv.			x				David, 2.5 hrs	
									1 inspection, 2 plan checks	



Public Works/Engineering Report June 2021

Development

Pasadera

On May 25, staff provided a list of items necessary for completion in Lot 5 to begin dedication of the streets and sidewalks to the City. In addition, staff developed conditions of approval associated with Master Vesting Tentative Parcel Map 29,063 (DJ Farms South) on May 24.

Escalante Meadows

City staff met with Escalante Meadows staff on May 9, 13, 16, and 22 to continue working towards determining how transit and active transportation projects may help the competitiveness of a grant on which Escalante Meadows is currently working. City staff helped secure support letters from both Caltrans and the County of Santa Barbara.

General Plan Update

On May 18, Public Works staff provided input to the Planning Department on the draft circulation element of the General Plan. On May 25, Public Works staff provided input to the Planning Department on the draft air quality and safety and public facilities elements.

Encroachment Permits

In May, staff reviewed five encroachment permit applications.

General

Staffing

Engineering intern extraordinaire Blake Thomas's last day was May 28. Since Blake started working for the City in January 2021, he completed the Water Vulnerability Study and updated the Public Works Emergency Response Plan, as required by the America's water Infrastructure Act (AWIA), drafted the Sanitary Sewer Management Plan (SSMP) and Fats, Oil, and Grease (FOG) program, completed a pedestrian survey for the sidewalk associated with the ATP Cycle 3 project, and two truck counts, one each on Obispo and Almaguer Avenue for the 2021 Road Rehabilitation Project, organized 30 years' worth of files remaining from the retired Facilities Manager, reviewed proposals for the 2021 Road Rehabilitation design project, observed various stages of the construction of the Obispo water line project, conducted a bus stop evaluation, and performed a

comprehensive City-wide sidewalk inspection. \$3,000 of his wages were contributed to the City from the American Public Works Association (APWA). Because of his excellent work, the City paid an additional \$1,600 of his wages using unspent funds available from the retirement of the Public Works Facilities Manager.

Special projects

Public Works staff worked on numerous special projects in the month of May including: addressing sound and microphone and Zoom equipment issues in Council Chambers, fixing City Hall irrigation, evaluating an ant infestation in the Finance Department, addressing a raccoon problem at City Hall, responding to multiple customer complaints regarding landscaping on W. Main St., looking into ways to notify staff of tripped breakers at the City parking lot electric vehicle chargers, replacing a stop sign at 11th and Guadalupe Street, replacing bidirectional arrow on Gularte, purchasing and installing magnetic locks on the bathrooms at O'Connell Park, assessing drainage issues at LeRoy Park, installing bird spikes in the rafters and arranging for the cleaning and painting of the floor at the Amtrak station, developing a Lockout/Tagout safety program (including training), installing a new heater control at the Senior Center, repairing a broken water valve on West Main Street irrigation, helping evaluate new bus routing and bus stops, overseeing road repairs on Gularte Lane, checking all the irrigation lines at O'Connell Park, conducting gopher eradication at O'Connell Park, and coordinating the testing of the hood suppression systems at City Hall and Senior Center. All of these special projects have been completed on top of Public Works normal duties of keeping public facilities clean and maintained.

On May 12, Nicol Manzanares from TEC, The Energy Coalition, whose energy efficiency programs are funded from rate payers, shared information on CC-LEAP, Central Coast Leaders in Energy Action Program, and So-Cal REN, Southern California Regional Energy Network programs that provide technical assistance in evaluating City facilities for energy-saving opportunities.

City Hall Phone Internet Service

On May 27, City staff worked with Spectrum to establish new phone/Internet service for the next 36 months. The system will be changed over at the expiration of our existing contract with Impulse in August. The new service will save us \$6,800 the first 12 months and \$1,500 per year thereafter. This will transition City Hall Internet service from coaxial cable (100 Mbps download/15 Mbps upload) to fiber (100 Mbps download/100 Mbps upload). The faster upload speed facilitates regular off-site backup of City files, improves efficiency of access to City files by remote workers, and improves video streaming for community access to public meetings.

IRWMP

On May 13, the City received the fully executed subgrant agreement from the County of Santa Barbara for the \$302,000 IRWMP implementation grant for partial payment of the effluent pump station rehabilitation project.

On May 20, the City received word that the development of our water master plan was approved to be covered under the remaining funds in the disadvantaged community planning (DACI) grant. The consultant was given the green light to proceed with the development of this plan.

Water and Wastewater Rate Study

Staff met with the consultant on May 21 and 24 to review financial data and discuss initial rate structure proposals that will meet the City's water and wastewater expenses for the upcoming 5 years.

Parks

LeRoy Park Community Center

City staff met with the contractor, inspector, and consultant for weekly coordination site meetings on May 5, 7, 12, 19.

Playground Equipment Inspection

Our insurer, California Joint Powers Insurance Agency (CJPIA) recommends that our playground structures be certified. CJPIA has provided the City a certified contact person to provide the certification free of charge. Playground inspection for Paco and Tognazzini Parks is scheduled for June 2.

Solid waste

Waste Management is holding a free community drop-off event for Guadalupe residents on Saturday, June 12 at the HSS recycling center at 1850 West Betteravia Road in Santa Maria. This event is for residential customers only. Customers are required to bring a picture ID and a Waste Management bill with matching address to participate. Guadalupe residents can get rid of household trash, scrap metal, green waste, bulky waste and certain household hazardous waste for free. For safety, participants are required to come prepared to unload their own items, wear facial masks at all times, and maintain social distancing.

Staff participated in an edible food recovery group comprising jurisdictions in Santa Barbara County on May 13. Quantifying edible food recovery within our jurisdiction is a requirement of SB 1383, California's Short-lived Climate Pollutant Reduction.

Streets

Gularte Lane

Gularte Lane road and storm drain repairs were completed May 7.

Street Rehabilitation

Blake Thomas, Public Works intern, performed a traffic count on Obispo Street to make sure that the 2021 road rehabilitation project takes into full consideration truck loading experienced on this section of street. A similar truck count occurred on Almaguer Street on May 6. On May 25, staff met with the design consultant discuss the 35% design review and finalize project details based on deflectometer and coring testing. The scope of the project and recommended road treatments were discussed to make sure that the project would stay within the budgeted amount.

Local Road Safety Plan (LRSP)

The City opened proposals for the LRSP on May 6. More information on this project is contained in a staff report from the May 25 City Council meeting. The consultant was notified to proceed with the project on May 26.

Transit

On May 4, SMOOTH and Public Works staff toured the current and recommended bus stops in the City of Guadalupe. All the stops were evaluated for their condition, ease of access, and redundancy. The bus drove the new proposed route and verified that it could be completed within the recommended half hour.

In May, staff purchased and installed bird spikes in the rafters and arranged for the cleaning and sealing of the floor at the Amtrak station.

Staff submitted a grant application for the National Regional Transit Assistance Program (NRTAP) in advance of the May 10 deadline in the amount of \$100,000 for bus stop improvements. The City should find out by June 18 whether we are awarded this grant.

Water

Tognazzini Well Evaluation

Staff issued a scope of work to four vendors to evaluate the source of sanding from Tognazzini Well. Two vendors responded by the due date with quotes ranging from \$5,350 to \$8,200. The project was awarded to the low bidder, All American Drilling. The well was videoed on May 19, and on May 25 the City received a report with conditions and recommendations. To restore flow from this well is estimated to cost approximately \$115,000. This is not cost effective for the small size of this well.

West Main Street Waterline Upgrade Project

Although this project is now ready to go out to bid for construction, constructing it at this time will create conflicts with the sewer trunk main project and cause considerable traffic issues. Therefore, it will be bid after the sewer trunk main project is nearly complete.

Water Vulnerability Assessment

On May 19, City staff certified its Risk and Vulnerability Water Assessment and Emergency Response Plan with the Environmental Protection Agency as required by the American Water Infrastructure Act of 2018. Fourteen potential security improvements to the water system were identified in the risk assessment. The first one to be addressed is the code for the public works yard. The gate code had not been changed for over a decade. It was changed on May 17.

Elevated Tank

The elevated tank was inspected May 28.

Water Master Plan

The City received word on May 24 that the Integrated Regional Water Management Program Disadvantaged Community Planning (IRWMP DAPI) grant was amended to include preparation of the Water Master Plan. The consultant was notified to proceed with the project on May 24. This plan is scheduled to be completed in 14 weeks.

Wastewater

Process

No violations occurred at the wastewater treatment plant during the month of May. Staff has arranged a pilot mechanism for removing the grit from the Biolac system to complete much overdue maintenance. They will put that process in the place on June 9 to determine if it works.

Collections system

No system overflows occurred in the month of May.

2021 Trunk Main Improvement Project

The 2021 Trunk Main Improvement Project was advertised for construction and inspection services on May 14. This project involves upsizing 3,000 feet of sewer main and is vital for meeting current and future capacity issues, fix broken pipe, and move sewer trunk main from private property into the public right-of-way. The project is anticipated to start in July 2021 and take 100 working days to complete. This project will impact Snowy Plover, Mahoney, Carlin, Lindy, Wong, 5th, Campodonico, and 6th streets, as well as Paco Park.

Effluent Pump Station

This project was advertised for construction on May 21. Bids are scheduled to be opened on June 29.

City of Guadalupe		Capital Improvement Projects Budget - Fiscal Year 20-21	May 2021
Project Numbers	PROJECT DESCRIPTIONS	2020-21 TOTAL	Update
100	Buildings		
089-101	Public Works Corporation Yard Building	\$ 300,000	On hold.
089-104	Financial Accounting Software	\$ 156,000	Installation in progress.
089-105	General Plan Update	\$ 164,220	Awarded in August. Kickoff meeting in October.
200	Parks		
089-201	Leroy Park (Community Center and Site)	\$ 3,850,000	Construction underway.
089-202	O'Connell Park Improvement	\$ 200,000	Actual available \$177,000.Funding being considered for Leroy Park
300	Streets, Sidewalks, Bicycle Facilities		
089-302	Street Maintenance FY 20/21	\$ 411,500	Completed November 30.
089-304	Street Rehabilitation FY 20/21	\$ 902,400	35% design review complete.
089-306	Guadalupe and Obispo Streets Pedestrian Improvements	\$ 406,000	Complete. Grant reimbursement complete.
089-307	La Guardia and Gualarte Lanes Pedestrian Improvements	\$ 179,537	Exploring alternatives
400	Water		
089-401	Recoat Elevated Tank (Design and Construction)	\$ 490,000	Inspection completed May 28.
089-403	Well Abandonment (9th St., 5th St., Obispo)	\$ 100,000	5th St well abandoned in April. 9th and Obispo Wells on hold until after Water Master Plan completed
089-405	Obispo and West Main Waterlines	\$ 1,000,000	Obispo Street waterline complete. West Main Caltrans permit obtained in April.
500	Wastewater		
089-503	Effluent Irrigation Pump Station Rehabilitation (Construction)	\$ 522,821	Out to bid for construction.
089-504	Hwy 1 Lift Station	\$ 1,000,000	Deferred to FY 22-23
089-505	Sewer Main Improvements	\$ 1,400,000	Out to bid for construction.
089-506	Collection System Cleaning	\$ 60,000	Clay's lease agreement
089-507	Aeration Basin Improvements	\$ 150,000	Aeration basins online March
089-508	WWTP Site Improvements	\$ 106,000	Additional effluent spray field pipe = \$10,262.74, nozzles = \$2,864.81
	Transfer to CIP fund 089:	\$ 11,398,478	
	Completed.		



Agenda Item No. 12

REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE Agenda of June 8, 2021

William Bill Scott

Prepared by:
Bill Scott, Contract City Planner

Todd Bodem

Approved by:
Todd Bodem, City Administrator

SUBJECT:

Public hearing to consider a Master Vesting Tentative Parcel Map 29,063, to subdivide an 85.1 gross-acre parcel into four lots for future residential subdivisions in the southerly portion of the DJ Farms Specific Plan (APN 113-080-018).

EXECUTIVE SUMMARY:

In October 2017, the applicant G. B. Land South, filed Planning Application 2017-130-TPM; for a four-lot Parcel Map, 29,063. The Parcel Map is called a “Master Map” because it establishes large parcels as the initial step from which future subdivisions will be created. The lots created by this Parcel Map will serve as the foundation for the future neighborhoods of *Pasadera South*. Three of the parcels; Lots 1, 3, and 4, would accommodate future single-family detached residential homes consistent with the Land Use Plan of the DJ Farms Specific Plan. Lot 2, is proposed by the applicant to accommodate a stormwater retention basin.

RECOMMENDATION:

That the City Council receive a presentation from staff and consider Master Tentative Parcel Map 29,063 by the following the procedures a-c below:

- a. Presentation of staff report (Bill Scott, Contract City Planner) followed by questions of staff from City Council;
- b. Conduct a public hearing to consider any comments from the applicant and the public; and
- c. Adopt Resolution No. 2021-43 to conditionally approve the Master Tentative Parcel Map 29,063.

BACKGROUND:

DJ Farms Specific Plan

In November 2012, the City of Guadalupe approved the DJ Farms Specific Plan (Specific Plan) as the guiding document for phased development of a mixed-use community consisting of up to 802 single-family residential dwellings supporting commercial, school, park, and infrastructure

on a 209-acre area.

The Specific Plan area is bounded by Highway 166 on the north; Highway 1 and Union Pacific Railroad Tracks on the west and agricultural lands to the east and south. Railroad tracks, owned by Union Pacific Railroad (UPRR) and leased by the Santa Maria Valley Railroad (SMVRR) traverse through the central portion of the Specific Plan area, in a northwesterly-southeasterly direction.

A Final Map entitled Tract No. 29,064 was recently approved by the City Council. Tract 29,064 completed last of the major discretionary approvals required in the northerly portion of the Specific Plan area. The Project Developer is now preparing the 85.1-acres on the south side of the railroad tracks for development. The Specific Plan envisions up to 352 homes in those neighborhoods identified as *Pasadera South*.

Master Parcel Map –29,063

The four-lot Parcel Map would subdivide a portion of Lot 10 of the original Rancho Guadalupe Map, recorded in Book “B” of Maps at Page 442, Santa Barbara County Records. A Table describing the size and future use of each of the four-lots to be created by Master Map 29,063 is provided in the discussion below.

DISCUSSION:

The primary issues identified with this Master Tentative Parcel Map is site access. The land is currently in active agricultural production but will cease once development is permitted.

Site Access

The adopted Specific Plan is the guiding document for development of the 209-acre area. As noted above, the project developer is nearing completion of the 124-acre portion north of the railroad tracks through construction of homes on Lot 9. Future development will also include a new school site for the Guadalupe Unified School District. Now the applicant is preparing the southern 85.1-acres for future development. Thus, the developer is requesting consideration of this Master Parcel Map as a foundational step for the future subdivisions south of the railroad line. No construction could occur until the parcels created through this parcel map process are further subdivided through subsequent Tract Maps.

Guadalupe Municipal Code Section 17.32.030(C.) specifies: *All lots shall have vehicular access to a street*. Currently there is no public street access to the lots created by Tentative Parcel Map 29,063. However, the Parcel Map is designed to the precise specifications of two of the key elements of the Specific Plan: a) the Land Use Plan, and b) the Circulation Plan. Each lot meets the specifications of the Land Use Plan (Figure III-3). Before any future subdivision can be completed the future roadway network will be in place to the specifications of the Circulation Plan (Figure IV-3).

The future Obispo Street collector street is shown on the Map to provide primary access to the four lots. Although no street currently exists, the properties will be served by the network of roadways as identified on Figure IV-3. The future Obispo Street bridge will contain 44-feet of

paving width from, curb-to-curb; and the bridge will include: 8-foot bike lanes in each direction; and six-foot wide sidewalks on both sides of the roadway.

Recent transmittals from UPRR state the Obispo Street bridge has been “conditionally approved” by the Railroad. However, the Project Engineer, has stated structural engineering design will take approximately six-months and construction of the bridge would take an additional six-months to complete. In the interim, the Project Developer is working to establish temporary access routes to allow construction and emergency access in the southerly area until the bridges are completed. Staff will condition this access prior to issuance of zoning clearance for any physical development of the site.

A unique circumstance is presented since the bridge must be completed before the roadways can be physically connected. Initial comments from the City Engineer concluded an established temporary access route would be sufficient to provide the developer the opportunity to proceed with limited site work such as earthwork, grading and roadways. Those preliminary comments specifically stated:

A temporary emergency access road, the extension of Obispo Street over the Santa Maria Valley Railroad right-of-way, either at-grade or another configuration approved by the City Engineer, shall be constructed (or maintained) southwesterly from Obispo Street onto the Subject Property.

Likewise, in October 2019, the Planning Department concluded: *given the circumstances, with the proximity of the railroad easements, the Parcel Map could proceed as complete for processing, but the recorded easement must be completed prior to recordation of the Final Map.*

At the request of the applicant, the Department of Public Works and the Planning Department have brought this Map forward, mainly to save time for the applicant. Once this Master Tentative Parcel Map has been approved, the applicant could pursue recordation of the associated Final Map. Then, Lots 1, 3 and 4 created by this Parcel Map, would be prepared for future subdivisions through the Tentative Map process. Lot 4 is planned by the Developer for a stormwater basin. In the interim, the Project Developer is continuing to work on completion of the ridges; and to seek approval of a short-term access route from the Railroad. If short-term access is approved, then some degree of preliminary site work may be possible.

Police and Fire Department Comments

An email transmittal from Fire Department Captain Pat Schmitz has expressed that no occupancy should be allowed until a satisfactory means of access is provided in case of an emergency. The Public Safety Officer has concurred stating no building construction should begin until an adequate emergency access route is provided.

This Map has been conditioned to support those safety concerns. As noted above, the Map is conditioned to prohibit any building construction until an approved temporary access route has been approved by the Railroad and endorsed by the City. Furthermore, no building construction is possible until the parcels created by this parcel map have been further subdivided into

“buildable lots” through subsequent Tract Maps. At that time, the design of each subdivision will be thoroughly evaluated by City Departments as a part of the City’s Discretionary Review process.

Specific Plan Conformance

As noted, each lot created will have public street access. The Obispo Street extension will provide primary access into this southerly portion of the Specific Plan area. Future Obispo Street and its secondary street network will meet the specifications of the Specific Plan.

To the east, the Arroyo Seco Road bridge will be constructed to resolve emergency access into the southerly Specific Plan area. However, the second bridge created a through street where the Specific Plan had originally envisioned for emergency access only. The bridge and the through street will result in a slight change from the Circulation Diagram in the Specific Plan. However, staff has determined the change to be minor. The second bridge will resolve the needed alternative emergency access; and furthermore, the Project Engineer has stated the second bridge is projected to improve the distribution of traffic trips within the Specific Plan area. Thus, the bridge and roadway modification are found to be supportive of and in conformance with the Circulation Plan objectives of the Specific Plan.

Lots Created by TPM 29,063

As noted above, no immediate development would result from the Master Tentative Parcel Map. TPM 29,063 will establish the foundation for the future Pasadera South subdivisions. Based on the *current** Specific Plan designations, future land uses of the four Lots created would be as follows:

Lots Created - Tract 29,063

Lots Created	Lot 1	Lot 2	Lot 3	Lot 4
Acres	21.81 ac.	9.16 ac.	27.22 ac.	26.83 ac.
Primary Use	Single-Family 5,000 sq. ft. Lots	Natural Area - Stormwater Basin	Single-Family 6,000 sq. ft. Lots	Single-Family 5,000 and 7,000 sq. ft. Lots
Current SP Zoning	R-1-5000	PF (Public Facilities)	R-1-6000	R-1-5000 18.6-ac. R-1-7000 8.2-ac.
No. Lots of Yielded	99 Residential Lots	One PF Lot	103 Residential Lots	122 Residential Lots

**Note:* The Table reflects existing zoning designations under the Specific Plan. Due to the future construction of the Arroyo Seco bridge, the applicant is proposing a future Specific Plan amendment to modify the zoning designations and lot sizes on Lots 3 and 4.

The applicant has indicated that the owners may want to process a specific plan amendment to reduce the size of some of the proposed larger lots. The initial development envisioned over 800 residential units, but due to design issues and the need to construct a second bridge, several of the original units were unable to be built. The SP amendment could be processed concurrently with any subsequent tract map but would need to be approved prior to a motion to approve the tract map, assuming that the lots would be smaller than currently identified on the specific plan.

Conclusion

As discussed above, the Obispo Street bridge is conditionally approved by the Railroad and its design and construction is estimated to take approximately one year. Approval of this Master

Parcel Map will allow the developer to complete this initial discretionary process and “possibly” proceed with limited site work *if* satisfactory temporary access is achieved. Staff believes, as conditioned, the four-lot Parcel Map should safely proceed to provide the Project Developer with a degree of flexibility in the timing and staging of the future development of Pasadera South.

CEQA Compliance

A Final Environmental Impact Report (FEIR) (SCH 1993111025) 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 Specific Plan.

The current project is essentially the same project assessed in the Project EIR. The proposed Vesting Tentative Parcel Map (VTPM) would implement the adopted Specific Plan and it would not substantially alter the project previously analyzed in the Certified Final EIR and the Addendum to the Final EIR.

California Environmental Quality Act, CEQA Section 15182 (Projects Pursuant to a Specific Plan) provides that a project shall be exempt from further environmental review where a public agency has prepared an EIR on a specific plan after January 1, 1980; and where the project meets the requirements of Section 15162 (Subsequent EIRs and Negative Declarations), an EIR or negative declaration need not be prepared for a project undertaken pursuant to and in conformity to that Specific Plan. Staff believes that the Master Vesting Tentative Parcel Map 29,063 (Planning Application PA2017-130-TPM) is consistent with the certified EIR for the Specific Plan, in accordance with the California Environmental Quality Act (CEQA), Section 15182 (Projects pursuant to a Specific Plan) and is therefore exempt from further environmental review because the project meets the requirements of Section 15162 (Subsequent EIRs and Negative Declarations). The Planning Director will file a Notice of Determination upon approval of the project.

Public Outreach.

This is a public hearing item. Notices of the VTPM 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.

Associated Actions and Agreements

DJ Farms Specific Plan: Adopted on November 13, 2012 by the City Council (City Council Resolution 2012-29).

Final Environmental Impact Report: (FEIR) (SCH 1993111025) assessed potential environmental impacts of the project and a Mitigation Monitoring Program was established November 13, 2012.

Development Agreement: DA 2012 effective November 13, 2012 - Ordinance 2012-411. DA

Amendment No 1, dated November 25, 2014 - Ordinance No. 2014-428; and DA Amendment no. 2, dated June 25, 2014 – Ordinance No. 2015- 427. (Excerpts are attached to the City Council Resolution and incorporated).

Pasadera Landscape and Lighting District: The Pasadera Landscape and Lighting District was established by the City Council on October 10, 2017. The formation of the District allows for the levy and collection of assessments from the County tax rolls levy that are necessary to service and maintain local parks, landscaping and lighting improvements associated with and resulting from the development associated with the project.

ATTACHMENTS:

1. Resolution No. 2021-43
 - Exhibit A – City Council Findings
 - Exhibit B - Conditions of Approval
 - Exhibit C - Tentative Parcel Map Tract 29,063
2. Excerpts from Development Agreement
3. Land Use Plan/Location Map
4. DJ Farms Circulation Plan

RESOLUTION NO. 2021-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE CONDITIONALLY APPROVING VESTING TENTATIVE PARCEL MAP 29,063 AND ADOPTION OF THE FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. SECTION 15182 AND SECTION 15162.

WHEREAS, in October 2017, GB Land South LLC (the Subdivider), had filed Planning application PA2017-130-TPM for a Vesting Tentative Parcel Map 29,063; to subdivide approximately 85.1 acres into four lots for future development in the southerly portion of the DJ Farms Specific Plan (Specific Plan) community; and

WHEREAS, on November 13, 2012 the City Council, by Resolution No. 2012-29; adopted the Revised version of the Specific Plan. The Specific Plan promotes the development of a mixed-use community consisting of up to 802 residential dwelling units, 250,000 square-feet of commercial uses, 12.5-acres for a school and 15.9-acres for neighborhood serving parks and recreational facilities; and

WHEREAS, no immediate development would result from the four parcels created by said Master Parcel Map. The larger parcels created by TPM 29,063 are identified as: Lot-1 (21.81-acres), Lot 2 (9.16-acres), Lot-3 (27.22-acres) and Lot 4 (26.83-acres); and said Lots 1, 3 and 4 will be subdivided subsequently in accordance with the zoning specified for the lot, with Lot 2 serving as a retention basin; and

WHEREAS, in accord with the specifications of the Specific Plan, three of the lots; Lots 1, 3, and 4 are zoned respectively by the Specific Plan: R-1-5000; R-1-6000; and R-1-5000 (18.6-acres) and R-1-7000 (8.2-acres); for future residential subdivision; and Lot 2 is zoned PF for public facility and natural open space uses; and

WHEREAS, Union Pacific Railroad (owner) and Santa Maria Valley Railroad (lessor) rights-of-way bisect the Specific Plan area and serve to add a barrier between the DJ Farms North and DJ Farms South communities; thus, the Specific Plan identifies two access routes to connect the communities; the Obispo Street bridge provides primary access; and the Specific Plan identified an at-grade railroad crossing on the east side of Specific Plan area; and

WHEREAS, the Union Pacific Railroad has conditionally approved the Obispo Street bridge; but the Railroad declined a temporary Arroyo Seco at-grade crossing; and therefore, the Project Developer will add a second bridge to provide access between the North and South Specific Plan communities; and

WHEREAS, the Parcel Map is designed to the precise specifications of the Specific Plan Land Use Plan and Circulation Plan; however, roadway construction is planned to occur with the completion of said bridges; and in the interim to the completion of said bridges, temporary access across the railroad tracks shall be provided only upon approval of the City Engineer prior to the commencement of any grading or construction activity on any lot created by said Tentative Parcel Map; and

WHEREAS, no other significant change in the adopted roadway network is required to accommodate the bridge. The Arroyo Seco bridge will be aligned with the planned roadway network; and therefore, the modification is deemed to be minor in magnitude and in keeping with the adopted Specific Plan; and

WHEREAS, the scale, scope, and impact of the second Arroyo Seco bridge was evaluated by the Planning Department and the second bridge found to result in no significant impact to the environment. The Project Engineer has concluded the second bridge would improve the distribution of vehicle trips in the Specific Plan community; and

WHEREAS, on June 8, 2021, the Guadalupe City Council held a duly noticed public hearing to consider Master Vesting Tentative Parcel Map 29,063; and the City Council opened the public hearing and invited testimony of the proposed project; and

WHEREAS, notice for the public hearing was published in the Santa Maria Times on May 28, 2021; and notices were mailed to individual property owners within 300-feet of the project site on May 28, 2021 as required by the Subdivision Map Act and the Municipal Code of the City of Guadalupe; and

WHEREAS, The California Environmental Quality Act (CEQA) requires state and local governmental agencies to inform decision makers and the public about potentially significant environmental effects of a proposed project, and ways to minimize those environmental effects, and

WHEREAS, on November 13, 2012 the Guadalupe City Council certified the Final EIR and Addendum to the EIR (SCH 1993111025) (City Council Resolution Number 2012-27); and the City Council adopted CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP) for the Specific Plan; and

WHEREAS, California Environmental Quality Act, CEQA Section 15182 (Projects Pursuant to a Specific Plan) provides that a project shall be exempt from further environmental review where a public agency has prepared an EIR on a specific plan after January 1, 1980; and where the project meets the requirements of Section 15162 (Subsequent EIRs and Negative Declarations), an EIR or negative declaration need not be prepared for a project undertaken pursuant to and in conformity to that Specific Plan; and

WHEREAS, the City Council finds the Master Vesting Tentative Parcel Map 29,063 (Planning Application PA2017-130-TPM) is consistent with the certified EIR for the Specific Plan, in accordance with the California Environmental Quality Act (CEQA), Section 15182 (Projects pursuant to a Specific Plan) is exempt from further environmental review because the project meets the requirements of Section 15162 (Subsequent EIRs and Negative Declarations) and

WHEREAS, the City Council directs the Planning Director to file a Notice of Determination upon approval of the project.

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

Section 1. The recitals and findings set forth above are true and correct and incorporated herein by reference.

Section 2. The City Council does hereby find and determine as follows:
a. None of the findings for denying Vesting Tentative Parcel Map 29,063, set forth I Guadalupe Municipal Code Section 17,20.060(B), can be made based on 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 3. Vesting Tentative Parcel Map 29,063, Exhibit B, is approved subject to the Conditions of Approval set forth in Exhibit A of this resolution.

Section 4. 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 5. The project shall be subject to the Development Agreements stipulations; Exhibit C – Excerpts from Development Agreements – Exhibit B Financial and Infrastructure Requirements.

Section 6. The project shall be subject to the Mitigation Monitoring Program, Exhibit D.

Section 7. Acceptance of Conditions. The property owner's and business owner(s) shall submit affidavits of acceptance of the conditions of approval for this project, including and acknowledgement that failure to comply with the conditions of approval shall constitute grounds for revocation or other enforcement prior to AP2017-103 VTTM 29,063 becoming effective.

Section 8. This Resolution shall become effective immediately.

PASSED, APPROVED AND ADOPTED at a regular meeting on the 8th day of June 2021 by the following vote:

MOTON:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2021-43** has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 8, 2021, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip Sinco, City Attorney

**FINDINGS FOR APPROVAL
MASTER VESTING TENTATIVE PARCEL MAP TRACT 29,063
(2021-130-TPM)**

1.0 CEQA Findings

1.1 CONSIDERATION OF THE CEQA REVIEW AND FULL DISCLOSURE

The City Council has considered the A Final Environmental Impact Report (FEIR) (SCH 1993111025) 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.

The current project is the essentially same project assessed in the Project EIR. The proposed Vesting Tentative Parcel Map (VTPM) would implement the adopted Specific Plan and it would not substantially alter the project previously analyzed in the Certified Final EIR and the Addendum to the Final EIR.

The Mitigation Monitoring and Reporting Program (MMRP) of the EIR. Mitigation measures that are applicable to the proposed VTPM have been incorporated as Conditions of Approval. Staff will continue to review the MMRP to ensure that all mitigation measures are incorporated and considered during each future discretionary and development stage. This Vesting Tentative Parcel Map has been found to follow CEQA and the MMRP.

1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore the activity is not subject to CEQA.

1.3 LOCATION OF DOCUMENTS

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

2.0 City Council Findings

2.1 TENTATIVE PARCEL MAP FINDINGS

A. Pursuant to City of Guadalupe Municipal Code, Section 17.20.060, the Guadalupe City Council hereby makes all of the following findings:

1. The proposed map is consistent with the City of Guadalupe General Plan and the DJ Farms Specific Plan;
2. The design or improvement of the proposed subdivision is consistent with applicable General Plans and Specific Plans;
3. The site is physically suitable for the type of future development;
4. The site is suitable for the proposed density of development;
5. The design of the subdivision or the proposed improvements are *not* likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. That the design of the subdivision or the proposed improvements are *not* likely to cause serious health problems;
7. That the design of the subdivision or the type of improvements will *not* conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision;
8. The design of the subdivision or the proposed improvements meet minimum standards by the City Council.

ATTACHMENT 1, EXHIBIT B

CONDITIONS OF APPROVAL VESTING TENTATIVE PARCEL MAP 29,063 (2017-130-TPM)

GENERAL CONDITIONS

1. Project Description: Subject to the conditions set forth below, this permit authorizes the subdivision of an 85.1-acre parcel into four lots by Application No. 2017-130-TPM, as shown on the Master Vesting Tentative Parcel Map 29,063 on file with the City of Guadalupe. The VTPM is a first step to implement the southerly portion of the DJ Farms Specific Plan. No immediate development would result from Master Tentative Parcel Map 29,063. The project would subdivide an 85.1-acre parcel into four large lots as the foundational map for future subdivisions. The uses and configuration of each of the Lots created by Tentative Parcel Map 29,063 is to the specifications of the DJ Farms Specific Plan Land Use Plan and Zoning Map as follows: Lot 1 is 21.81-acres in size and is zoned by the Specific Plan for R-1-5000 single-family detached residential uses; Lot 2 is 9.16-acres in size and is zoned for PF (Public Facilities: use, Lot 3 is 27.22-acres in size and is zoned R-1-6000 for single-family detached residential use; and Lot 4 is 26.83-acres in size and is zoned R-1-5000 and R-1-7000 for future single-family detached residential use. Whereas, no roadways currently exist within Master Tentative Parcel Map 29,063, the 85.1-acre area shall be served by the network of roadways as shown on the Circulation Plan in the DJ Farms Specific Plan. As shown on the Circulation Plan the Obispo Street bridge, over Union Pacific Railroad right-of-way will provide the primary roadway access into the southerly Specific Plan area. The right-of-way alignment of the future Obispo Street extension is shown on the Map. While the bridge is structural design review and construction, this Map is conditioned to require the project proponent to provide written authorization from UPRR or other verification to the City Engineer authorizing the use of a temporary at-grade crossing for temporary access during construction. Approval by the City Engineer is required prior to issuing any temporary at-grade access to DJ Farms South building or grading permits. Deviations may require amendments to the permit, including additional CEQA review. Deviations without the above-described approval will constitute a violation of the permit approval.
2. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attach hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve

Applicant of the obligation of this condition. Applicant's acceptance of this permit approval or commencement of construction or operations under the approval shall be deemed to be acceptance of all conditions of approval.

3. In the event that any condition imposing a fee, exaction, or dedication is challenged by the project sponsors in an action filed in a court of law or threaten to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
4. In accordance with Sections 17.28.010 of the City Municipal Code, a final parcel map shall be recorded within a period of 18 months after the approval of the tentative parcel map by the City Council.

CITY ENGINEER CONDITIONS

All the following conditions shall be completed to the satisfaction of the City Engineer prior to recordation of the final Parcel map, unless otherwise stated herein or as agreed by the City Engineer. All references to the Specific Plan are to the Revised DJ Farms Specific Plan, adopted by the city of Guadalupe City Council resolution number 12 – 2012 – 411, August 2012.

5. All engineering submittals prepared by applicant's engineer shall be signed and sealed by a California licensed civil engineer.
6. Consistency with the Specific Plan, Development Agreement and Environmental document is mandatory for approval, except as listed below.
7. The developer shall enter into a subdivision agreement with the City, subject to the City's approval. If approved by the City, bonds may be submitted as a guarantee for construction of infrastructure improvements prior to the approval and recordation of the final map.
8. The final Parcel 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.
9. Public infrastructure improvements shall be designed and constructed in accordance with the City of Santa Maria standards, except that roads shall be designed for the following minimum Traffic Indexes (T.I.): T.I = 6.0 for residential streets, T.I. = 7.5 for local collectors. The infrastructure designs must be approved by the City Engineer prior to recordation of the final map. Due to the addition of overland bridge at the end of Arroyo Seco, Arroyo Seco and Street A shall have a TI of 7.5, consistent with collector streets.
10. The Public Improvement Plans shall clarify with proposed easements where the water main(s) and access will be in relation to the Santa Maria Valley Railroad. The Specific Plan shows two crossings of the Santa Maria Valley Railroad of 12" water main to create loop scenario, once at the Obispo Street Bridge and a secondary where Arroyo Seco Road crosses the SMVRR right-of-way. The Specific Plan notes an Emergency access Only across

SMVRR at the same location of the water main crossing; however, an above grade crossing equivalent to the Obispo Street bridge is required by Union Pacific Railroad (UPRR).

11. The project shall comply with all Municipal Separate Storm Sewer System (MS4) requirements. Low Impact Development, best management practices and similar regulations and guidelines shall be met. The design shall comply with the Santa Barbara County Post Construction Requirements, Stormwater Technical Guide, and all future updates.
12. A letter from UPRR or other verification of existing access authorizing the use of the at-grade crossing at Arroyo Seco for temporary access during construction, approved by City Engineer, is required prior to issuing any DJ Farms South building or grading permits.
13. The masonry wall, along with double row screen trees, per Figure III – 1 of the Specific Plan shall be constructed along the southern edge of the DJ Farms development prior to the issuance of the first occupancy clearance.
14. Per the Specific Plan, there will be a minimum 50-foot setback from the centerline of the railroad track to habitable structures and a solid masonry wall separating the railroad from residential uses.
15. Street C to maintain 56-foot ROW with 6' sidewalks on both sides of the street as modified from the Specific Plan for residential development ONLY.
16. No certificate of occupancy shall be issued until adequate fire flows are verified.
17. Developer shall provide a lump sum of \$50,000 per bridge upon acceptance of the bridge by the City to be placed in account to be used specifically for bridge maintenance, such as graffiti.
18. For consistency with the Specific Plan, Street C is to have a 12-inch water line and 8-inch sewer line, not an 8-inch water line and 6-inch sewer line as shown.
19. Signed Twitchell Yield transfer paperwork shall be complete prior to final map recordation for APN 113-080-018.

PLANNING DEPARTMENT CONDITIONS

20. Site Access: The applicant has proposed to establish temporary access to the project site while the permanent bridges are in the review and construction process. The proposed point of access is an at-grade crossing across the UPRR right-of-way.
 - a. Prior to the start of any construction activity on any lot approved by this parcel Map, the applicant shall provide written approval for access across the UPRR as follows:

Emergency Access: Temporary emergency access shall be provided in case of a fire or other emergency.

 - No building permit shall be issued, and not building construction shall commence until suitable emergency access to the site(s) is provided to the satisfaction of the City of Guadalupe Public Safety Director and the Fire Department.
 - During each phase of building construction, emergency water tanks shall be provided on the south side of the railroad tracks to the satisfaction of the Public

Safety Director and the Fire Department. As an alternative to the water tanks, the installation of the City waterline and Fire Department approved location of fire hydrant shall be in place prior to the issuance of building permits.

- b. Construction Access: Prior to the start of any construction activity on any parcel approved by this Parcel Map, the applicant shall provide written approval from Union Pacific Railroad, or a satisfactory alternative, to the satisfaction of the City.
- c. The access bridge easement shall be recorded in the Office of the County Recorder prior to recordation of a Final Map, for the future subdivisions of Lots 1, 3 and 4, unless otherwise specified by the City Engineer.

21. **Public Street Improvements:** Prior to the approval of any occupancy permit on any of the lots created by this Parcel Map, public streets; including but not limited to the Obispo Street bridge, the Obispo Street extension, and all local connecting streets, shall be constructed to the specifications of the City. The street network alignments shall be in conformance with the Circulation Plan (Figure IV-III) in the DJ Farms Specific Plan.

22. **Biological Resources:** Prior to construction, a US Fish and Wildlife Service approved biologist shall survey the Page 4 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.
- 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.

23. **Archaeological Resources:** 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.

- a. 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.
- b. 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.

24. **Geology Soils:** 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). Or updates by a licensed Geotechnical Engineer.

25. **Erosion Control:** 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:

- a. Limit disturbance of soils removal to the minimum area necessary for access and construction.
- b. Re-vegetate disturbed areas with a mix of seeds best suited for the climate and soil conditions, and native to the region;
- c. Cover and protect stockpiled soils during periods of rainfall;
- d. 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;

- e. Adhere to construction schedules designed to avoid periods of heavy precipitation or high winds; and
 - f. Ensure that all exposed soil is provided with temporary drainage and soil protection when construction ceases during the winter periods.
26. **Soils Remediation:** 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.
27. **Oil Well Closure:** *The following shall be implemented to the satisfaction of the Planning Department, prior to commencement of any building construction for lot 3.*
- a. To bring the abandoned Union Sugar Oil Well No. 16-1 and sump area to compliance with federal, state, and local requirements, the applicant shall remediate soils around the well as defined and recommend in the Phase II Environmental Site Assessment (Earth Systems Pacific, March 2003). The well shall be abandoned consistent with current State and local requirements, and the applicant shall provide appropriate access to the abandoned well head recommended by Earth Systems Pacific.
 - b. If significantly contaminated soil and/or ground water, other than what has been identified and mitigated in the DJ Farms Specific Plan EIR, is encountered during removal of on-site debris or during excavation and/or grading both on and off-site, the construction contractors shall stop work and immediately inform the City of Guadalupe Fire Department. 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.
28. **Oil Well Abandonment:** *The following condition is advisory; and specific measures shall be implemented, to the satisfaction of the Department of Oil, Gas and Geothermal Resources (DOGGR) prior to commencement any construction activities on Lot 3.*
- The well identified a Sugar oil well No. 16-1 may require re-abandonment depending on the exact location of the well in relation to proposed construction. The project developer shall submit proposed development plans to the Division for review and a recommendation for re-abandonment.
 - The Division recommends the owner of the property identify the exact location of the well. Surveyed location should be provided to the Division in Latitude and Longitude NAD 83 decimal format. The division advises that the well be inspected and tested

for liquid and gas leakage prior to or during construction activities. Any wells found to be leaking shall be reported immediately.

- The Division categorically advises against building over, on or in any way impeding access to oil, gas, and geothermal wells. The site planning and building placement for any future development proposal shall identify and locate the oil well site; and shall incorporate any building setback from the oil well site as prescribed by DOGGR.
- The requirements of this condition are attached hereto and are incorporated by reference as Exhibit "A" and shall be implemented to the satisfaction of the Planning Division prior to recordation of a Final Map for any Subdivision on Lot 3.

29. **Veterans Street Names:** The applicant is reminded that future subdivisions shall strive to incorporate, as a priority, street names for local veterans, from the approved list of veterans' names provided by the City.

30. **Traffic Calming:** To promote and encourage pedestrian and bicycle movements, consistent with Specific Plan Policy C-9, future Subdivisions shall incorporate facilities that promote a pedestrian friendly and bicycle friendly environment.

- In anticipation of the development of a school site within the Specific Plan area, the applicant shall design and install pedestrian, bicycle, and traffic calming facilities as appropriate that are consistent with the "safe route to school" guidelines contained in the Caltrans Traffic Manual.

31. **Off-Street Parking:** Off-street residential parking shall be provided in accordance with Section 18.60.030 of the City of Guadalupe Zoning Ordinance as follows:

- In single-family residential zones, all such parking spaces shall be covered by a fully enclosed garage.
- Driveway approaches shall be a minimum of twenty-feet in length from garage face to back o sidewalk, unless alternatives are provided in accordance with the Specifications as shown on Figures II-5 through II-7 in the DJ Farms Specific Plan.
- Parking required by this condition shall be subject to design review and approval by the Zoning Administrator/Planning Director or their designee.

32. **Air Quality/Dust Control:** 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.
- 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. 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:

33. **Agricultural Buffer:** 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.
 - 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.
 - All required perimeter walls and fences shall be installed or constructed by the Project developer prior to issuance of the occupancy permit for each phase of development.
34. **Right-to-Farm Notification:** 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.
35. **Noise Mitigation:** 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. 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.
 - Construction Noise: 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:
 - Noise generating construction activities will be limited to weekdays between the hours of 7:00am and 7:00pm.
 - Construction schedule showing dates and location of activities.
 - List of equipment to be used during each major construction phase and sound level estimates for each phase.

- Truck routing to minimize noise at existing noise sensitive uses.
 - Location of stationary equipment to minimize noise at sensitive uses.
 - 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.
36. **Noise Vibration Buffer:** No habitable structures within the project area shall be constructed within 100-feet of the UPRR track centerline; or within 60-feet of the SMVRR track centerline. Final maps for the project shall illustrate these distances for review by the City of Guadalupe.
37. **Public Landscape/Tree Planting:** To the maximum extent practicable, street trees shall be utilized along either utility strip areas for small trees; and within front yards for larger trees as specified by Page IV-10 (Street Tree Landscaping) in the DJ Farms Circulation Plan.
- To minimize maintenance costs, Tree varieties should exhibit little to no fruit disposition; no obstructive canopies; and non-aggressive root systems.
 - The Project Landscape Architect, Project Developer and City Planning shall work with to identify and maximize landscaped areas, where feasible, along street frontages, bridge approaches, pedestrian walkways, and public spaces.
 - Native Area: The Landscape Plan for the Lor 2 basin shall incorporate native plant materials, in keeping with Figure III-2 (Native Area) in the DJ Farms Specific Plan. A rustic split rail wood fence or equivalent shall be provided around the native plant area.
 - Agricultural Buffers: The agricultural buffer shall provide two-rows of large trees along the perimeter walls and fences as shown on Figure III-1 in the DJ Farms Specific Plan.
 - All requisite perimeter walls and fencing shall be constructed to the satisfaction of the Planning Department, prior to issuance of an occupancy permit for the first building of each phase of development.
 - Landscape Plans: Landscape Plans shall be provided to the satisfaction of the Planning Department, prior to the recordation of a Final Map for each Lot approved by this Tentative Parcel Map.
38. **Lighting Plan:** 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. Prior to issuance of subsequent Final Maps for Lots 1, 3, and 4.

39. **Sewer Improvements:** 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.

End of Conditions

EXHIBIT C

Tentative Parcel Map Tract 29,063

DJ FARMS SOUTH

MASTER VESTING TENTATIVE PARCEL MAP 29,063

SHEET 1 OF 1

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 113-090-018
 TOTAL ACRES: 85.02 AC
 NUMBER OF MASTER LOTS: 4

OWNER'S CERTIFICATE

WE HEREBY CONSENT TO THE DIVISION OF REAL PROPERTY SHOWN ON THIS VESTING TENTATIVE PARCEL MAP AS BASED ON AN ALTA SURVEY DONE BY PENFIELD AND SMITH DATED AUGUST 2003.

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DESIGN OF THIS SUBDIVISION WILL IN NO WAY CONFLICT WITH THE EASEMENTS REQUIRED BY THE PUBLIC-AT-LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THIS SUBDIVISION.

UTILITIES

WATER: CITY OF GUADALUPE
 ELECTRICITY: PACIFIC GAS & ELECTRIC
 SEWER: CITY OF GUADALUPE
 TELEPHONE: FRONTIER COMMUNICATIONS
 CABLE TV: CHARTER COMMUNICATIONS

LEGAL DESCRIPTION

AS STATED IN THE PRELIMINARY TITLE REPORT DATED SEPTEMBER 5, 2017:

THAT CERTAIN PARCEL OR TRACT OF LAND IN THE CITY OF GUADALUPE, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A PORTION OF THE MAP ENTITLED "MAP OF THE SUBDIVISION OF THE DJ FARMS SOUTH, SANTA BARBARA COUNTY AND SAN JUAN COUNTY, CALIFORNIA, AS SHOWN ON BOOK 374 PAGE 358 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 7, 1989 IN BOOK 674 PAGE 445 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 7, 1989 IN BOOK 674 PAGE 445 OF OFFICIAL RECORDS, AND LINGUALLY CONVEYED TO SOUTHERN PACIFIC RAILROAD COMPANY BY DEED RECORDED AUGUST 24, 1966 AS INSTRUMENT NUMBER 27548 IN BOOK 2763 PAGE 201 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SUBDIVISION NUMBER 10, RANCHO GUADALUPE, AS SHOWN ON THE MAP OF LAGO RANCHO LIVING SOUTHERLY OF THAT PORTION OF SAID MENTIONED MAP ENTITLED "MAP OF THE SUBDIVISION OF THE DJ FARMS SOUTH, SANTA BARBARA COUNTY AND SAN JUAN COUNTY, CALIFORNIA, AS SHOWN ON BOOK 374 PAGE 358 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 7, 1989 IN BOOK 674 PAGE 445 OF OFFICIAL RECORDS, AND LINGUALLY CONVEYED TO SOUTHERN PACIFIC RAILROAD COMPANY BY DEED RECORDED AUGUST 24, 1966 AS INSTRUMENT NUMBER 27548 IN BOOK 2763 PAGE 201 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED FROM NORTHERN BLENHEIM, THE COLLECTION OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, TO ALBERT BODDES, A MARRIED MAN, AND MAXWELL B. SANDERS, A MARRIED MAN, RECORDED MARCH 24, 1972 AS INSTRUMENT NUMBER 10191 IN BOOK 2392, PAGE 258 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THE STRIP OF LAND LYING BETWEEN STATE HIGHWAY NUMBER 1, 66 FEET IN WIDTH, AND THE SOUTHERN PACIFIC COMPANY RAILROAD RIGHT-OF-WAY, 100 FEET IN WIDTH, WITHIN SAID SUBDIVISION 10.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERAL, GASOLINE, ASPHALTUM, AND OTHER HYDROCARBONS OF WHATEVER CATEGORY IN AND UNDER SAID LAND.

SAID LAND IS SET FORTH AS LOT "B" IN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 5, 2002 AS INSTRUMENT NO. 02-11547 OF OFFICIAL RECORDS.

EXISTING EASEMENTS

1. GRANTED TO UNION OIL OF CALIFORNIA
 PURPOSE: WASTE WATER PIPE LINE, APPURTENANCES, INGRESS AND EGRESS
 RECORDED: OCTOBER 28, 1906 AS INSTRUMENT NO. 1336
 AFFECTS: 10' STRIP OF LAND SOUTHWEST OF RAILROAD RIGHT OF WAY.
 THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED AUGUST 31, 2015 AS INSTRUMENT NO. 2015-46628 OF OFFICIAL RECORDS.

2. GRANTED TO UNION OIL OF CALIFORNIA
 PURPOSE: PIPE LINE
 RECORDED: AUGUST 22, 1951 AS INSTRUMENT NO. 12490
 BOOK 1011 PAGE 51 OF OFFICIAL RECORDS
 AFFECTS: 10' STRIP OF LAND SOUTHWEST OF RAILROAD RIGHT OF WAY.
 THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED AUGUST 31, 2015 AS INSTRUMENT NO. 2015-46628 OF OFFICIAL RECORDS.

FLOOD INSURANCE RATE MAP INFORMATION

THIS PROJECT LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

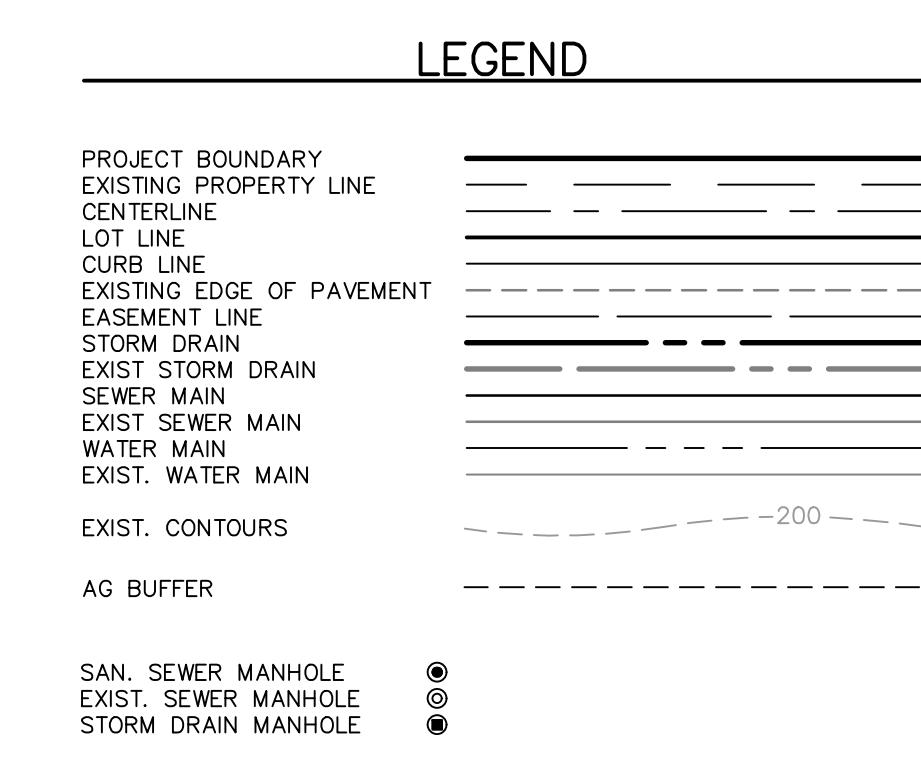
FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) AND FLOOD INSURANCE RATE MAP (F.I.R.M.) CERTIFICATE

COMMUNITY NUMBER: 060333 PANEL NUMBER: 0155F
 DATE OF F.I.R.M.: SEPTEMBER 30, 2005 F.I.R.M. ZONE: X

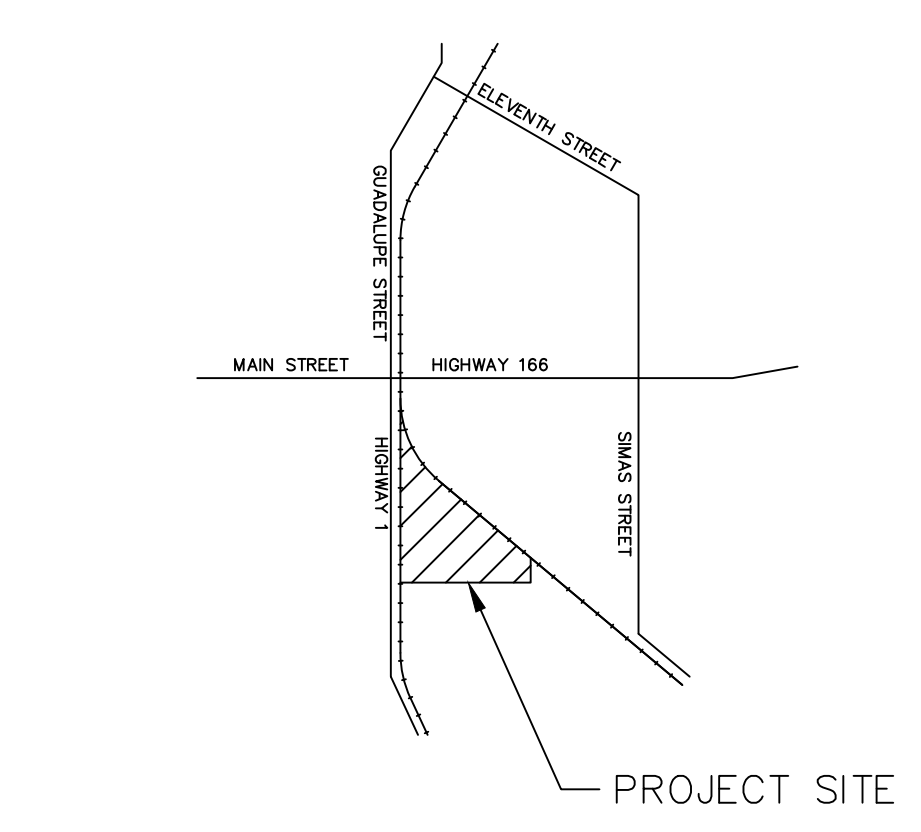
I CERTIFY THAT THE INFORMATION ON THIS CERTIFICATE REPRESENTS MY BEST EFFORTS TO INTERPRET THE DATA AVAILABLE. I UNDERSTAND THAT ANY FALSE STATEMENT MAY BE PUNISHABLE BY FINE OR IMPRISONMENT UNDER 18 U.S.C. SECTION 1001.

(LORI M. SPEER, SENIOR ENGINEER, R.C.E. 68448
 2624 AIRPORT DRIVE, SANTA MARIA, CA 93455
 PHONE (805) 934-5767)

PHASE	PRIMARY ACCESS	STORM DRAINAGE FACILITIES	SANITARY SEWER	WATER	SECONDARY ACCESS
PHASE I Master Parcel Map Recreation	<ul style="list-style-type: none"> Provide access via Arroyo Seco farm road crossing and to each new lot created by the proposed development. Obispo Street Bridge plans shall be under review by Union Pacific Railroad and the City of Guadalupe. 	<ul style="list-style-type: none"> Master Parcel Map shall dedicate Lot 2 for Regional Basin/Open Space. 	<ul style="list-style-type: none"> Construct or bond for the sanitary sewer main stubbed to each lot and sized per the Approved DJ Farms Specific Plan. 	<ul style="list-style-type: none"> Construct or bond for the water mains stubbed to each lot and sized per the Approved DJ Farms Specific Plan. 	<ul style="list-style-type: none"> N/A - NO DEVELOPMENT PROPOSED
PHASE II Master Parcel Map Lots 1 & 2	<ul style="list-style-type: none"> Obispo Street Bridge shall be bonded for prior to the Subdivision Tract Map for Lot 1 recording. Construction of the Obispo Street Bridge shall be completed prior to issuance of first certificate of occupancy. Developer shall set up an assessment district for maintenance of the Obispo Street Bridge prior to first certificate of occupancy. Construction of Obispo Street to the Lot 1 development entrance shall be constructed prior to issuance of first certificate of occupancy. Interior access roads shall be constructed or bonded for prior to re-creation of the Tract Map. Interior access roads shall be constructed prior to issuance of first certificate of occupancy. 	<ul style="list-style-type: none"> Construct Regional Basin, in accordance with the approved Hydrology Study and Grading Plan. Construct storm drain lines and inlets throughout Lot 1 per the Approved Hydrology Study and slab storm drain lines under any access roads proposed for pavement. 	<ul style="list-style-type: none"> Construct sewer mains throughout Lot 1 and connect under the SMWR to existing sewer stub into the lift station north of the railroad and stub sewer mains under any access roads proposed for pavement. 	<ul style="list-style-type: none"> Construct water mains throughout Lot 1 and connect under the SMWR to existing water main at the intersection of Moravia and Obispo Street. Stub water mains under any access roads proposed for pavement. 	<ul style="list-style-type: none"> A bridge connecting north and south Arroyo Seco shall be approved by the City of Guadalupe and UPRR as the Possessor/development secondary access.
PHASE III Master Parcel Map Lot 4	<ul style="list-style-type: none"> Obispo Street Bridge shall be bonded for prior to the Subdivision Tract Map for Lot 4 recording. Construction of the Obispo Street Bridge shall be completed prior to issuance of first certificate of occupancy. Developer shall set up an assessment district for maintenance of the Obispo Street Bridge prior to first certificate of occupancy. Construction of Obispo Street to the Lot 4 development entrance shall be constructed prior to issuance of first certificate of occupancy. Construction of the interior access roads shall be constructed or bonded for prior to re-creation of the Tract Map. Interior access roads shall be constructed prior to issuance of first certificate of occupancy. 	<ul style="list-style-type: none"> Construct Regional Basin, in accordance with the approved Hydrology Study and Grading Plan. Construct storm drain lines and inlets throughout Lot 4 per the Approved Hydrology Study and slab storm drain lines under any access roads proposed for pavement. 	<ul style="list-style-type: none"> Construct sewer mains throughout Lot 4 and connect under the SMWR to existing sewer stub into the lift station north of the railroad and stub sewer mains under any access roads proposed for pavement. 	<ul style="list-style-type: none"> Construct water mains throughout Lot 4 and connect under the SMWR to existing water main at the intersection of Moravia and Obispo Street. Stub water mains under any access roads proposed for pavement. 	<ul style="list-style-type: none"> A bridge connecting north and south Arroyo Seco shall be approved by the City of Guadalupe and UPRR as the Possessor/development secondary access.
PHASE IV Master Parcel Map Lot 3	<ul style="list-style-type: none"> Obispo Street Bridge shall be bonded for prior to the Subdivision Tract Map for Lot 3 recording. Construction of the Obispo Street Bridge shall be completed prior to issuance of first certificate of occupancy. Developer shall set up an assessment district for maintenance of the Obispo Street Bridge prior to first certificate of occupancy. Construction of Obispo Street to the Lot 3 development entrance shall be constructed prior to issuance of first certificate of occupancy. Construction of the interior access roads shall be constructed or bonded for prior to re-creation of the Tract Map. Interior access roads shall be constructed prior to issuance of first certificate of occupancy. Construction of the interior access roads shall be constructed or bonded for prior to re-creation of the Tract Map. Interior access roads shall be constructed prior to issuance of first certificate of occupancy. 	<ul style="list-style-type: none"> Construct Regional Basin, in accordance with the approved Hydrology Study and Grading Plan. Construct storm drain lines and inlets throughout Lot 3 per the Approved Hydrology Study and slab storm drain lines under any access roads proposed for pavement. 	<ul style="list-style-type: none"> Construct sewer mains throughout Lot 3 and connect under the SMWR to existing sewer stub into the lift station north of the railroad and stub sewer mains under any access roads proposed for pavement. 	<ul style="list-style-type: none"> Construct water mains throughout Lot 3 and connect under the SMWR to existing water main at the intersection of Moravia and Obispo Street. Stub water mains under any access roads proposed for pavement. 	<ul style="list-style-type: none"> A bridge connecting north and south Arroyo Seco shall be approved by the City of Guadalupe and UPRR as the Possessor/development secondary access.

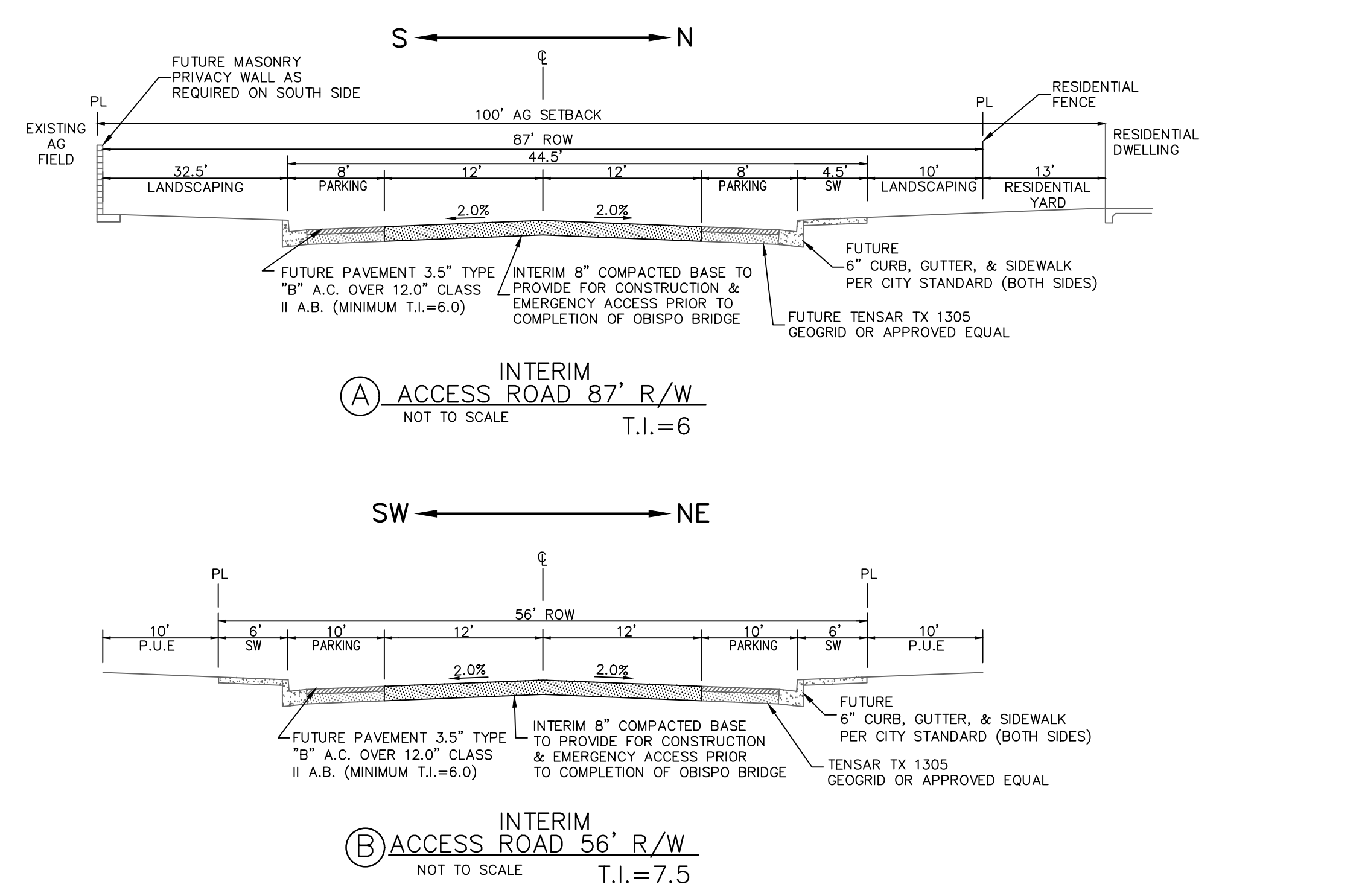
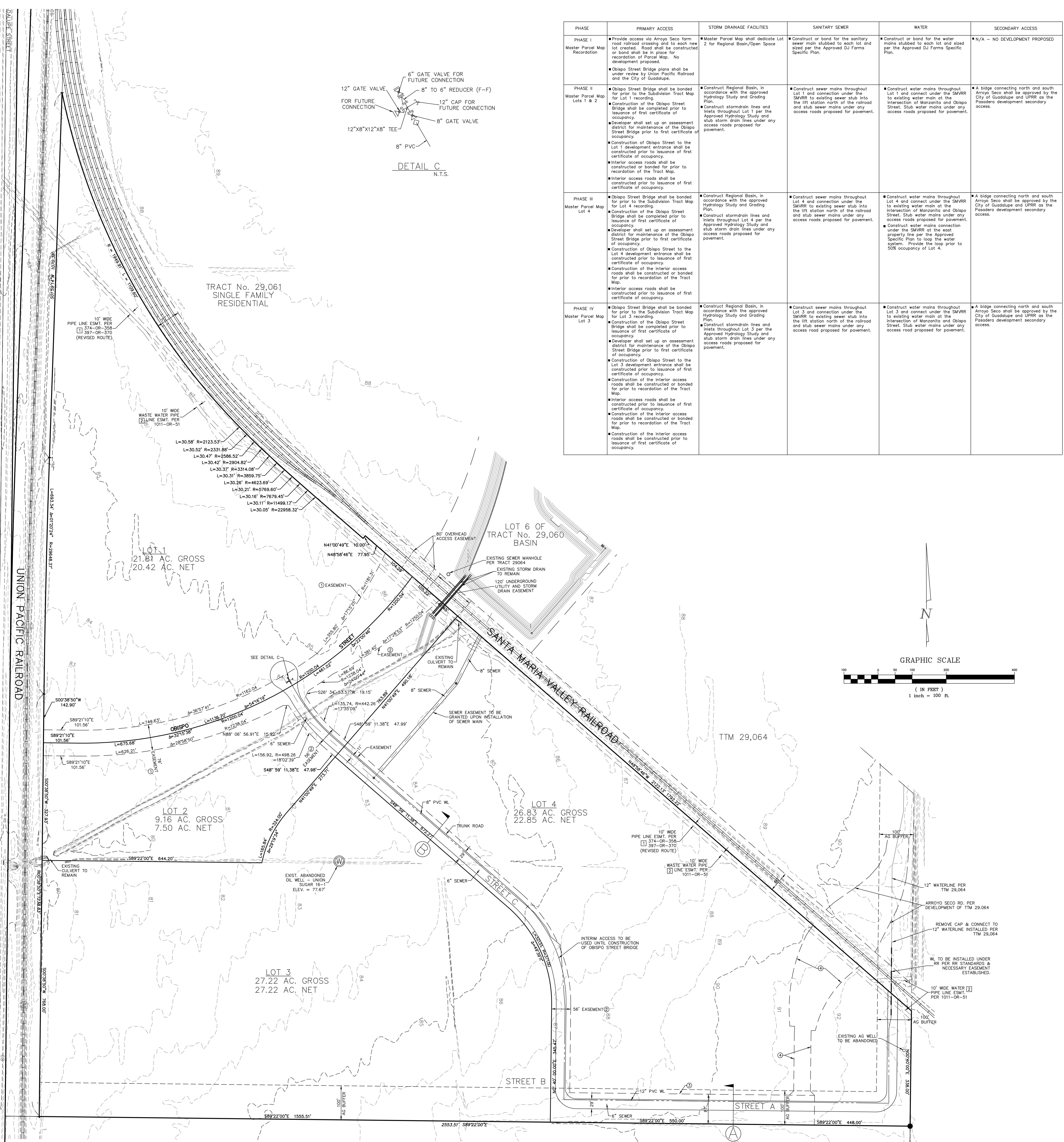
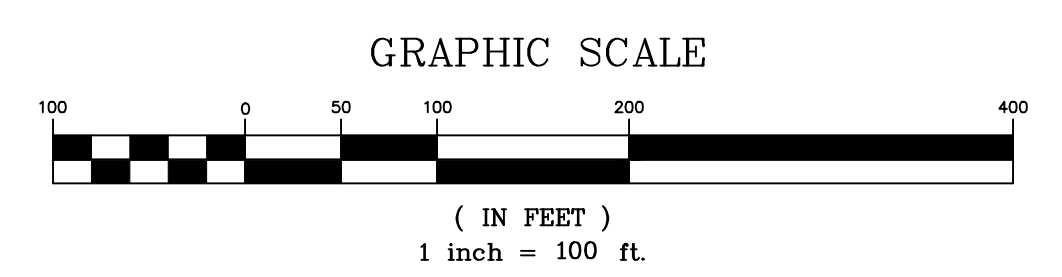


BOUNDARY AND TOPO INFORMATION
 THE BOUNDARY AND TOPO INFORMATION SHOWN ON THIS VESTING TENTATIVE PARCEL MAP IS BASED ON AN ALTA SURVEY DONE BY PENFIELD AND SMITH DATED AUGUST 2003.



- PROPOSED EASEMENTS**
- GRANTED TO: CITY OF GUADALUPE
 PURPOSE: STREET & UTILITY EASEMENT (OBISPO STREET)
 RECORDED: PROPOSED EASEMENT
 - GRANTED TO: CITY OF GUADALUPE
 PURPOSE: STREET & UTILITY EASEMENT (STREET B)
 RECORDED: PROPOSED EASEMENT
 - GRANTED TO: CITY OF GUADALUPE
 PURPOSE: STREET & UTILITY EASEMENT (STREET A)
 RECORDED: PROPOSED EASEMENT
 - GRANTED TO: CITY OF GUADALUPE
 PURPOSE: STREET & UTILITY EASEMENT (ARROYO SECO ROAD)
 RECORDED: PROPOSED EASEMENT

- GENERAL NOTES**
- PARCEL MAP TRUNK ROAD AND UTILITIES
 BONDS SHALL BE IN PLACE FOR THE PREPARATION OF PUBLIC IMPROVEMENT PLANS FOR THE TRUNK ROADS AND UTILITIES SHOWN PRIOR TO THE RECORDING OF THE FINAL MASTER PARCEL MAP.
 - PHASING OF INFRASTRUCTURE AND PUBLIC IMPROVEMENT PLANS
 A. THE PREPARATION OF PUBLIC IMPROVEMENT PLANS FOR THE AREAS WITHIN THIS VESTING TENTATIVE PARCEL MAP, OTHER THAN THE TRUNK ROAD AND UTILITIES, SHALL OCCUR AT SUCH TIME THAT THE INDIVIDUAL PARCELS CREATED BY THIS MAP ARE FURTHER SUBDIVIDED OR DEVELOPED. ALL OF THE INFRASTRUCTURE AND ROAD IMPROVEMENTS AS INDICATED WITHIN THE BOUNDARIES OF THIS TENTATIVE PARCEL MAP SHALL BE DESIGNATED WHEN DEVELOPMENT OF THE INDIVIDUAL FOUR (4) LOTS OCCUR. THE FUTURE DESIGN OF THE INDIVIDUAL PARCELS' PUBLIC IMPROVEMENTS SHALL BE GUIDED BY THE FINAL MASTER PARCEL MAP'S PROPOSED STREET DESIGN.
 - CONSTRUCTION OF IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE REVISED DJ FARMS SPECIFIC PLAN, DEVELOPMENT AGREEMENT NO. 2912-001 BETWEEN THE CITY OF GUADALUPE AND RCT 2003, LLC, AND THE CERTIFIED EIR FOR THE DJ FARMS SPECIFIC PLAN.
 - OFFER-TO-DEDICATE PUBLIC ROADS
 ALL PUBLIC ROADS INDICATED ON THE VESTING TENTATIVE PARCEL MAP AND LOCATED WITHIN THE PROPOSED FOUR LOTS ARE OFFERED FOR DEDICATION TO THE CITY OF GUADALUPE WITH THE PARCEL MAP TO BE RECORDED.



DATE 06/01/21

UPO URBAN PLANNING CONCEPTS, INC.
 URBAN DESIGN • LAND PLANNING • ENVIRONMENTAL ANALYSIS
 2624 Airport Drive, Santa Maria, California 93455 (805) 934-5760

BETHEL engineering
 2624 Airport Drive, Santa Maria, California 93455 (805) 934-5767

LORI M. SPEER, P.E. LC. NO. 68449

EXCERPTS FROM THE DEVELOPMENT AGREEMENT

TRACT 29,063

Excerpts from Development Agreement as Amended
December 12, 2012 Ord 2012-411;
Amendment #1 -November 25, 2014 Ord 2014-428, and
Amendment #2 June 25, 2015 Ord 2015-437
Exhibit B of Development Agreements on File at the City of
Guadalupe City Clerk's Office

EXCERPT FROM DA-BETWEEN CITY OF GUADALUPE AND RCT2003, LLC
EFFECTIVE DATE OF DA: DECEMBER 13, 2012
LIFE OF THE DA: 25 YEARS – DECEMBER 13, 20137

EXHIBIT B – CONSOLIDATED AMENDMENTS

Ord #2012-411, Ord# 2014-428, and Ord#2015-437

NOTE: Should any descriptions occur – refer to adopted ordinances.

Section 1. FIRE/POLICE/CITY HALL FACILITIES

~~a. DEVELOPER shall pay toward the costs incurred by CITY for modernization of the existing City Hall facility the amount \$2,500,000.00. DEVELOPER shall make Advance Payments totaling \$750,000 in accordance with Section 5.3.7 of the Development Agreement. The balance of \$1,750,000.00 shall be due and payable to the City in a lump sum prior to City approval of the final tentative map for development on the portion of the Property to the south of the Santa Maria Railroad line. Said payment shall be made a condition of approval of the final tentative map. The balance of \$1,750,000.00 shall bear interest at the rate of two percent (2%) per annum from and after the final Advance Payment, until fully paid. Notwithstanding anything to the contrary in this section, DEVELOPER shall not be obligated to make the \$1,750,000.00 payment as a condition of approval for construction of any bridge over the Santa Maria Railroad line. AMENDED TO READ~~

a. DEVELOPER shall pay toward the costs incurred by CITY for modernization of the existing City Hall facility the amount \$2,250,000.00. DEVELOPER shall make Advance Payments totaling \$750,000 in accordance with Section 5.3.7 of the Development Agreement. The balance of \$1,500,000.00 shall be due and payable to the City in a lump sum prior to City approval of the final tentative map for development on the portion of the Property to the south of the Santa Maria Railroad line. Said payment shall be made a condition of approval of the final tentative map. The balance of \$1,500,000.00 shall bear interest at the rate of two percent (2%) per annum from and after the final Advance Payment, until fully paid. Notwithstanding anything to the contrary in this section, DEVELOPER shall not be obligated to make the \$1,500,000.00 payment as a condition of approval for construction of any bridge over the Santa Maria Railroad line. (DA Amendment #1 November 25, 2014, Ordinance No. 2014-428.)

b. DEVELOPER shall pay CITY \$30,000 to fund a detailed City Hall renovation study, which will include an improvement prioritization plan. The payment shall be due and payable to the City in a lump sum not later than 45 days after Final Approval.

Section 2. WATER SOURCES AND FACILITIES

DEVELOPER shall pay toward the costs incurred by CITY for construction of the Obispo Street Tank for blending, the new well at the Obispo Street site and the new elevated tank, the amount of \$763.00 per unit of residential development. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

DEVELOPER shall also build additional well(s) and water storage for CITY, as follows:

a. ~~Within 60 days after the final map of any portion of the Project proposed for home construction has~~

~~recorded, DEVELOPER shall begin the pre-construction process and thereafter diligently prosecute to completion the drilling, construction, completion and putting in operable condition, the first of two wells within the area designated on Exhibit "G" with a yield of a minimum of 262 Acre-Feet/year, at the rate of 600 gallons/minute for 7 hours/day in accordance with reasonable CITY established design standards and mode of operation. AMENDED TO READ:~~

Within 60 days after the final map of any portion of the Project proposed for home construction has recorded, DEVELOPER shall begin the pre-construction process and thereafter diligently prosecute to completion the drilling, construction, completion and putting in operable condition, the first of two wells within the area designated on Exhibit "G" with a yield of a minimum of 262 Acre-Feet/year, at the rate of 600 gallons/minute for 7 hours/day in accordance with reasonable City established design standards and mode of operation. This includes construction and placing into functional operation the infrastructure necessary to connect this well to the City's water processing facility on Obispo Street. Upon completion of the well and infrastructure connecting the well to the City's water processing facility, DEVELOPER shall dedicate the well and associated infrastructure to CITY, and CITY shall accept the well and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the well and associated infrastructure. (DA Amendment #1 November 25, 2014, Ordinance No. 2014-428.)

b. After the first Project related well is installed the CITY and DEVELOPER shall conduct necessary and appropriate water quality testing to determine whether it is necessary to acquire additional surface water in order to meet State of California water quality standards and, if it is necessary, determine how much additional surface water is needed. If, as a result of said testing, CITY and DEVELOPER determine that in order to meet said water quality standards it is clearly necessary to acquire additional surface water to supplement first Project related well DEVELOPER shall purchase supplemental surface water from a third party, which may include but not be limited to the Carpinteria Water District, and acquire on behalf of CITY, surface water rights for up to 75 Acre-Feet/year.

c. At an off-Project site designated on Exhibit "G" DEVELOPER shall begin the pre-construction process and thereafter diligently prosecute to completion the drilling, construction, completion and putting in operable condition the second of two wells with a yield of a minimum of 262 Acre-Feet/year, at the rate of 600 gallons/minute for 7 hours/day in accordance with reasonable CITY-established design standards and mode of operation DEVELOPER shall commence this work promptly after certificates of occupancy are issued for not less than 700 single family homes in the Project. In addition, the City shall provide the land and/or drilling rights at the second well site at no cost to DEVELOPER. In the event that it becomes necessary to obtain an alternative second well site the CITY shall obtain the land and drilling rights and provide these at no cost to DEVELOPER. Notwithstanding anything to the contrary in this Section, however, if the well required in Section 2(a) above produces a minimum 1000 gallons/minute for a monthly average of 8.25 hours/day, DEVELOPER shall not be required to design, construct, or contribute to the well required by this Section.

After the second Project related well is installed, or if DEVELOPER is obligated to construct only one well as set forth in the preceding paragraph and the 75 Acre-feet/year set forth in Section 2 above is insufficient to meet State of California water quality standards, the CITY and DEVELOPER shall conduct necessary and appropriate water quality testing to determine whether it is necessary to acquire additional surface water in order to meet State of California water quality standards and, if it is necessary, determine how much additional surface water is needed. If, as a result of said testing, CITY and DEVELOPER determine that in order to meet said water quality standards it is clearly necessary to acquire additional surface water to supplement second Project related well DEVELOPER shall purchase supplemental surface water from a

third party, which may include but not be limited to the Carpinteria Water District, and acquire on behalf of CITY, surface water rights for up to 75 Acre-Feet/year.

d. In making the above determination (as well as for any other purpose) DEVELOPER shall not be responsible for the use of water by any other new buildings or projects, and DEVELOPER'S responsibility for production and quality of water serving the PROJECT ends one year after the issuance of certificates of occupancy for all residential units authorized under the Specific Plan within PROJECT, or when all residential zones authorized under the Specific Plan are fully built-out if fewer units than the maximum allowed are constructed. In addition, it should be noted that the water quality being produced by the recently installed Obispo Street well meets or exceeds State Water Standards and thereby does not require any additional water for blending. Notwithstanding all the provisions relating to additional surface water contained herein, it is quite possible that the new well(s) installed by DEVELOPER may produce water which meets State of California water quality standards and thus not require the purchase of any additional surface water for blending to meet applicable state water quality standards. Notwithstanding anything to the contrary contained herein, the maximum amount of surface water that DEVELOPER shall be required to obtain from a third party is 150 AF/year.

e. If and when the Project begins to use supplemental surface water obtained from a third party, each water user in the Project shall pay CITY its portion of the annual Central Coast Water Authority ("CCWA") costs for all such supplemental water. Each separate residence and each commercial space shall be deemed a "water user" from the time it first receives water service and shall continue thereafter to be a "water user" even in the event that the premises become unoccupied or the water charges are not paid.

f. ~~Promptly after certificates of occupancy are issued for not less than 450 single family homes in the Project DEVELOPER shall install at DEVELOPER's cost an above-ground steel water storage tank in the Project at the location shown in the Project Specific Plan or another location within the project that is mutually agreed upon by CITY and DEVELOPER. The tank capacity shall be the size determined by CITY and DEVELOPER to be necessary for fire suppression purposes in the Project, including all other city storage tanks. In no event shall said new water storage tank exceed 1,000,000 gallons.~~
AMENDED TO READ:

Not later than the issuance of certificates of occupancy for any homes or other structures in the Project, DEVELOPER shall, at DEVELOPER's cost, construct and place into functional operation an above-ground steel water storage tank, pump station and associated infrastructure, connecting the tank to the City's existing water system in accordance with improvement plans approved by the City Engineer. The tank shall be constructed on City property located at 303 Obispo Street, the precise location to be determined by the City Engineer. The tank capacity shall be not less than 350,000 gallons to ensure adequate fire suppression capacity for the Project when added to all other city storage tanks. Upon completion of the construction of the tank, pump station and associated infrastructure, DEVELOPER shall dedicate the tank, pump station and associated infrastructure to CITY, and CITY shall accept the tank, pump station and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the tank, pump station and associated infrastructure.

Not later than the issuance of a certificate of occupancy for the 450th single family home within the Project, DEVELOPER shall, at DEVELOPER's cost, construct and place into functional operation a second above-ground steel water storage tank, pump station and associated infrastructure.

Exhibit C – Staff Report October 8, 2019 of AP2019-067,
VTTM 29,064

Consolidated Development Agreement Amendments
Prepared September 7, 2019

Excerpts from Development Agreement as Amended
December 12, 2012 Ord 2012-411;
Amendment #1 -November 25, 2014 Ord 2014-428, and
Amendment #2 June 25, 2015 Ord 2015-437
Exhibit B of Development Agreements on File at the City of
Guadalupe City Clerk's Office

EXCERPT FROM DA-BETWEEN CITY OF GUADALUPE AND RCT2003, LLC
EFFECTIVE DATE OF DA: DECEMBER 13, 2012
LIFE OF THE DA: 25 YEARS – DECEMBER 13, 20137

EXHIBIT B – CONSOLIDATED AMENDMENTS

Ord #2012-411, Ord# 2014-428, and Ord#2015-437

NOTE: Should any descriptions occur – refer to adopted ordinances.

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d. In making the above determination (as well as for any other purpose) DEVELOPER shall not be responsible for the use of water by any other new buildings or projects, and DEVELOPER'S responsibility for production and quality of water serving the PROJECT ends one year after the issuance of certificates of occupancy for all residential units authorized under the Specific Plan within PROJECT, or when all residential zones authorized under the Specific Plan are fully built-out if fewer units than the maximum allowed are constructed. In addition, it should be noted that the water quality being produced by the recently installed Obispo Street well meets or exceeds State Water Standards and thereby does not require any additional water for blending. Notwithstanding all the provisions relating to additional surface water contained herein, it is quite possible that the new well(s) installed by DEVELOPER may produce water which meets State of California water quality standards and thus not require the purchase of any additional surface water for blending to meet applicable state water quality standards. Notwithstanding anything to the contrary contained herein, the maximum amount of surface water that DEVELOPER shall be required to obtain from a third party is 150 AF/year.

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f. ~~Promptly after certificates of occupancy are issued for not less than 450 single family homes in the Project DEVELOPER shall install at DEVELOPER's cost an above-ground steel water storage tank in the Project at the location shown in the Project Specific Plan or another location within the project that is mutually agreed upon by CITY and DEVELOPER. The tank capacity shall be the size determined by CITY and DEVELOPER to be necessary for fire suppression purposes in the Project, including all other city storage tanks. In no event shall said new water storage tank exceed 1,000,000 gallons.~~
AMENDED TO READ:

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Not later than the issuance of a certificate of occupancy for the 450th single family home within the Project, DEVELOPER shall, at DEVELOPER's cost, construct and place into functional operation a second above-ground steel water storage tank, pump station and associated infrastructure.

~~connecting the tank to the City's existing water system in accordance with improvement plans approved by the City Engineer. The tank shall be constructed on City property on Obispo Street, the precise location to be determined by the City Engineer. The tank capacity shall be not less than 350,000 gallons to ensure adequate fire suppression capacity for the Project when added to all other city storage tanks. Upon completion of the construction of the tank, pump station and associated infrastructure, DEVELOPER shall dedicate the tank, pump station and associated infrastructure to CITY, and CITY shall accept the tank, pump station and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the tank, pump station and associated infrastructure. (DA Amendment #1 November 25, 2014, Ordinance No. 2014-428) AMENDED TO READ~~

Not later than the issuance of certificate of occupancy for the fifty-first home in the Project, DEVELOPER shall, at DEVELOPER's cost, construct and place into functional operation an above-ground steel water storage tank and associated infrastructure, connecting the tank to the City's existing water system in accordance with improvement plans approved by the City Engineer. The tank shall be constructed on City property located at 303 Obispo Street, the precise location to be determined by the City Engineer. The tank capacity shall be not less than 700,000 gallons to ensure adequate fire suppression capacity for the Project when added to all other city storage tanks. Associated infrastructure shall include, but not be limited to, construction of a 10-inch potable water supply line in Obispo Street from Third Street to Amber Street. DEVELOPER shall be entitled to 234 residential unit credits against the Water Department Building and Equipment impact fees in Section 3 of this Exhibit B for the cost of the potable water supply line. Upon completion of the construction of the tank and associated infrastructure, DEVELOPER shall dedicate the tank and associated infrastructure to CITY, and CITY shall accept the tank and associated infrastructure. CITY shall thereafter assume responsibility for the operation and maintenance of the tank and associated infrastructure. (DA Amendment #2 June 2015- Ord#2015-437)

g. CITY shall obtain permits to operate the two wells installed by DEVELOPER. DEVELOPER shall dedicate and CITY shall accept the well located in the Project, the streetscape Irrigation improvements and the storage tank installed by DEVELOPER pursuant to this Section 2, and thereafter CITY shall assume responsibilities for their maintenance and operations. CITY shall assume responsibility for maintenance and operation of the well installed by DEVELOPER outside the Project when it has been completed and delivered to CITY.

h. DEVELOPER shall pay to CITY the sum of \$50,000, which shall be used by CITY to fund a revised Water Master Plan. Said payment shall be due and payable to the City in a lump sum prior to DEVELOPER's submission of water system engineering plans for any phase of the Project, and the revised Water Master Plan shall be approved by the City prior to review of any water system engineering plans submitted by DEVELOPER for the Project.

Section 3. WATER DEPT. (NEW BUILDING & EQUIPMENT)

DEVELOPER shall pay toward the costs incurred by CITY for construction of a new water department building and equipment the amount of \$427.00 per unit of residential development. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, whichever date occurs first.

Section 4. WASTE WATER TREATMENT PLANT FACILITIES

CITY shall repair and modernize CITY's Wastewater Treatment Plant as reasonable and necessary to serve the Project, and DEVELOPER shall pay toward the cost of the repair and modernization as set forth herein below. Within 60 days after the final map of any portion of the Project proposed for home construction has recorded, DEVELOPER shall also begin the process to install and pay for construction of a gravity sewer line as shown on Exhibit "G" from the Project site to the CITY's Wastewater Treatment Plant. The size of said offsite sewer line is significantly oversized from that which is needed to serve the Project. Upon the completion of installation of said sewer line CITY shall grant DEVELOPER sewer fee credits in an amount equal to the cost attributable to such oversizing in lieu of a reimbursement agreement. As used herein, "sewer fee credits" shall mean a credit applicable against the \$3,750 per unit sewer fee as set forth in this Section. For example, if the cost attributable to sewer line oversizing is \$18,750, DEVELOPER shall be granted five (5) sewer fee credits to be applied to five future homes within the Project.

CITY shall make every reasonable effort to phase repairs and modernization on the wastewater treatment plant so it will be able to continuously serve all units constructed and all units in current construction at the Project DEVELOPER shall pay CITY a fee of \$3,750 for each unit of residential development to be applied to the cost of the repair and modernization of the waste water treatment plant. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, whichever date occurs first. In addition, DEVELOPER shall pay CITY a one-time additional lump sum payment of \$500,000 making Developers total contribution \$3,500,000. This lump sum of \$500,000 is to be applied to said repairs and modernization when certificates of occupancy have been issued for 500 single family homes in the Project. In consideration of DEVELOPER'S agreement to pay the foregoing waste water fees, the CITY agrees that it shall not impose any form of moratorium on sewer connections within the Project.

DEVELOPER shall use reasonable efforts to obtain the appropriate rights for, and pay for the design and construction costs for one boring for a sewer line under the existing railroad crossing located to the west of the Project and for the reasonable cost of CITY engineering review and inspection of the boring for the sewer line. In the event that DEVELOPER is unable to obtain the rights to bore under said railroad crossing, CITY shall assist DEVELOPER in its efforts to obtain the rights to bore under said railroad crossing. However, if DEVELOPER is not able to obtain written permission, DEVELOPER shall complete the improvements pursuant to Government Code Section 66462 at such time as the CITY acquires an interest in the land that will permit the improvements to be made. DEVELOPER shall guarantee performance of this obligation with adequate security under Government Code Section 66499. DEVELOPER and the CITY may also cooperate to determine an alternative sewer line location. Upon DEVELOPER's installation of said sewer line the CITY shall grant DEVELOPER sewer fee credits in an amount equal to the difference between the cost of the upgraded sewer line, as requested by the CITY, and the cost of sewer line needed to support the Project, in lieu of a reimbursement agreement.

Section 5. WATERLINES

DEVELOPER shall install at DEVELOPERS cost, only those waterlines and connections necessary to supply water to PROJECT as described within the Revised Master Water Plan. The CITY and DEVELOPER shall each have the right to approve the Revised Master Water Plan's recommendations (approval by each party shall not be unreasonably withheld). It will not be the DEVELOPERS responsibility to repair or improve any existing water supply systems within the CITY. DEVELOPER shall commence work on the above described waterlines only as needed to supply water to Project.

Section 6. CITY HALL (EQUIPMENT)

DEVELOPER shall pay \$80.00 per unit of residential development toward the costs incurred by CITY in obtaining necessary equipment for CITY Hall. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

Section 7. PARKS & DRAINAGE FACILITIES

DEVELOPER shall dedicate to CITY approximately 9.45 acres of the Project for parks with development and improvements. The types of improvements shall be jointly approved by the CITY's Recreation Commission and DEVELOPER and shall be limited to those typically found in an outdoor park such as BBQ pits, swings and other outdoor play equipment and a maximum of one restroom structure (one for men and one for women). It shall not include any type of gymnasium or other enclosed structures (other than the restrooms). The specifications for the improvements shall be the same as those used by the City of Santa Maria.

DEVELOPER shall also dedicate to CITY approximately 12.5 acres of open space for drainage within the Project as set forth in the Project Specific Plan. The number and general location of the parks and drainage land shall be as set forth in the Project Specific Plan. DEVELOPER's development, improvement and dedication of said park and drainage acreage shall occur promptly after DEVELOPER has obtained certificates of occupancy for not less than 350 single family homes in the Project.

DEVELOPER shall further dedicate to CITY five (5) acres for CITY's proposed sale to the Guadalupe School District for joint use recreational facilities, the precise location of which shall be as set forth in the Vesting Tentative Map. The DEVELOPER shall make said dedication to the CITY concurrent with its dedication of the 12.5 acres to GUSD pursuant to the terms of the School Agreement. In consideration of DEVELOPER's agreement to dedicate this 5-acre joint use parcel, together with the agreement to dedicate the above described approximately 9.45 acres of land for parks, CITY agrees that DEVELOPER shall not pay any park fees for the project.

~~At DEVELOPER's cost, DEVELOPER will construct a 15-space parking lot within Jack O'Connell Park, at a location designated by CITY, using plans previously prepared by CITY. The parking lot will be constructed promptly after DEVELOPER has obtained certificates of occupancy for not less than 350 single family homes. AMENDED TO READ~~

At DEVELOPER's cost, DEVELOPER will construct road improvements for the City at a location designated on Exhibit G and approved by CITY's engineer. The road improvements shall consist at a minimum of a 3" asphalt overlaying a 6" base. The improvements shall be commenced concurrently with the repair and replacement of roadway due to installation of main sewer line from Project. (DA Amendment #2 June 2015- Ord#2015-437)

Section 8. LIBRARIES

DEVELOPER shall pay \$200.00 per unit of residential development toward the costs incurred by CITY in developing library facilities. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

Section 9. ONSITE & OFFSITE IMPROVEMENTS

DEVELOPER shall pay costs, and build frontage improvements along Highway 166 based on the design and timing called out within the Master Tentative Map, excepting that transition improvements shall be provided east of property line as shown in Exhibit "G"

Promptly after DEVELOPER has obtained certificates of occupancy for not less than 350 single family homes, DEVELOPER shall construct at DEVELOPER's cost the replacement of the current wall at the Treasure Park development, between Flower Avenue and Obispo Street, with a 6-foot high masonry wall fronting Highway 166 as shown in Exhibit "G". Wall construction is to match interior Project walls. DEVELOPER shall use reasonable efforts (but shall not be required to incur any additional cost) to obtain written permission from homeowners and process all permitting involved with masonry wall and storm drainage improvements as shown in Exhibit "G" on north side of Highway 166 fronting the Project. If requested by DEVELOPER the CITY shall assist DEVELOPER in its efforts to obtain such written permission and/or permits. However, if DEVELOPER is not able to obtain written permission and/or all necessary permits as set forth above, DEVELOPER shall complete the improvements pursuant to Government Code Section 66462 at such time as the CITY acquires an interest in the land that will permit the improvements to be made. DEVELOPER shall guarantee performance of this obligation with adequate security under Government Code Section 66499.

DEVELOPER shall pay CITY \$313.00 per unit as a traffic fee. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

DEVELOPER shall pay for and install storm drainage improvements on the north side of Highway 166 fronting the Project as shown in Exhibit "G".

CITY shall fully support DEVELOPER in all negotiations with CalTrans regarding any improvements. This support will include DEVELOPER not having to pay any additional fee to CalTrans and/or pay for any additional improvements (beyond those stated within the Master Tentative Map) on Highway 166.

CITY shall cooperate with DEVELOPER in working with the appropriate entities, including but not limited to the California Public Utilities Commission and the Union Pacific Railroad, in the processing of applications and permits for on-site railroad crossings of the Santa Maria Railroad.

CITY shall timely install and/or upgrade all off-site infrastructures serving the Project that is not to be performed by DEVELOPER, and obtain all inspections and permits required for such off-site infrastructure so that it can serve the Project as it is developed.

CITY shall take all steps and procedures necessary to ensure that future developments in the City are required to reimburse DEVELOPER as set forth in this Agreement.

Section 10. WATER METER CONNECTION

DEVELOPER shall install all water meter services within the Project and pay \$250.00/unit of residential development toward the costs incurred by CITY in inspecting and otherwise establishing water meter connections. Said fee shall be paid 140 days after issuance of a building permit for each unit or prior to issuance of the certificate of occupancy, which ever date occurs first.

Section 11. STATE WATER PURCHASE

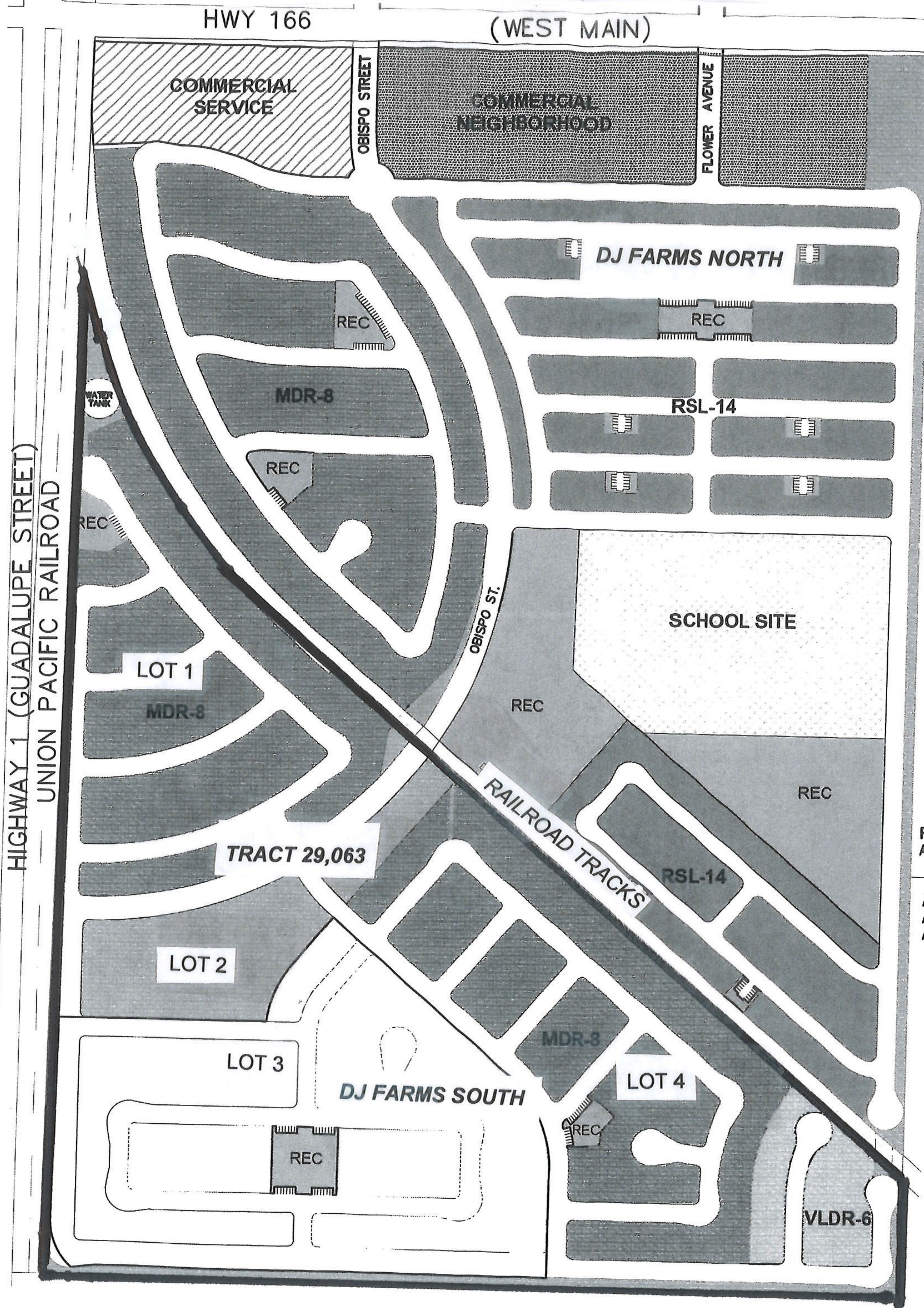
If required to make purchases of supplemental surface water under Section 2 herein, DEVELOPER shall pay for the reasonable and necessary costs associated with the installation of upgraded mechanical devices know as "Turn Outs" necessary to regulate flows of State water at the mainline Northeast of Guadalupe.

Section 12. DELAY

In the event that DEVELOPER uses its reasonable efforts but nonetheless is delayed in obtaining any of the permits and/or permission required for any of the actions described above the time required to commence and/or complete construction shall be automatically extended for a period equal to the period of such delay

END










LAND USE MAP/LOCATION MAP



FERINI RANCH INC.
APN 113-080-023

ADAM
AGRICULTURAL
APN 113-080-010

1" = 500'

 VLDR-6 VERY LOW DENSITY RESIDENTIAL 4.6 ACRES	 MDR-8 MEDIUM DENSITY RESIDENTIAL 71.4 ACRES	 COMMERCIAL SERVICE 6.9 ACRES	 PUBLIC FACILITIES 13.1 ACRES
 LDR-7 LOW DENSITY RESIDENTIAL 25.4 ACRES	 RSL-14 HIGH DENSITY RESIDENTIAL 44.6 ACRES	 COMMERCIAL - NEIGHBORHOOD 14.6 ACRES	 RECREATION 15.9 ACRES
		 SCHOOL 12.5 ACRES	

BETHEL
engineering

UPOC URBAN
PLANNING
CONCEPTS, INC.
URBAN DESIGN • LAND PLANNING • ENVIRONMENTAL ANALYSIS

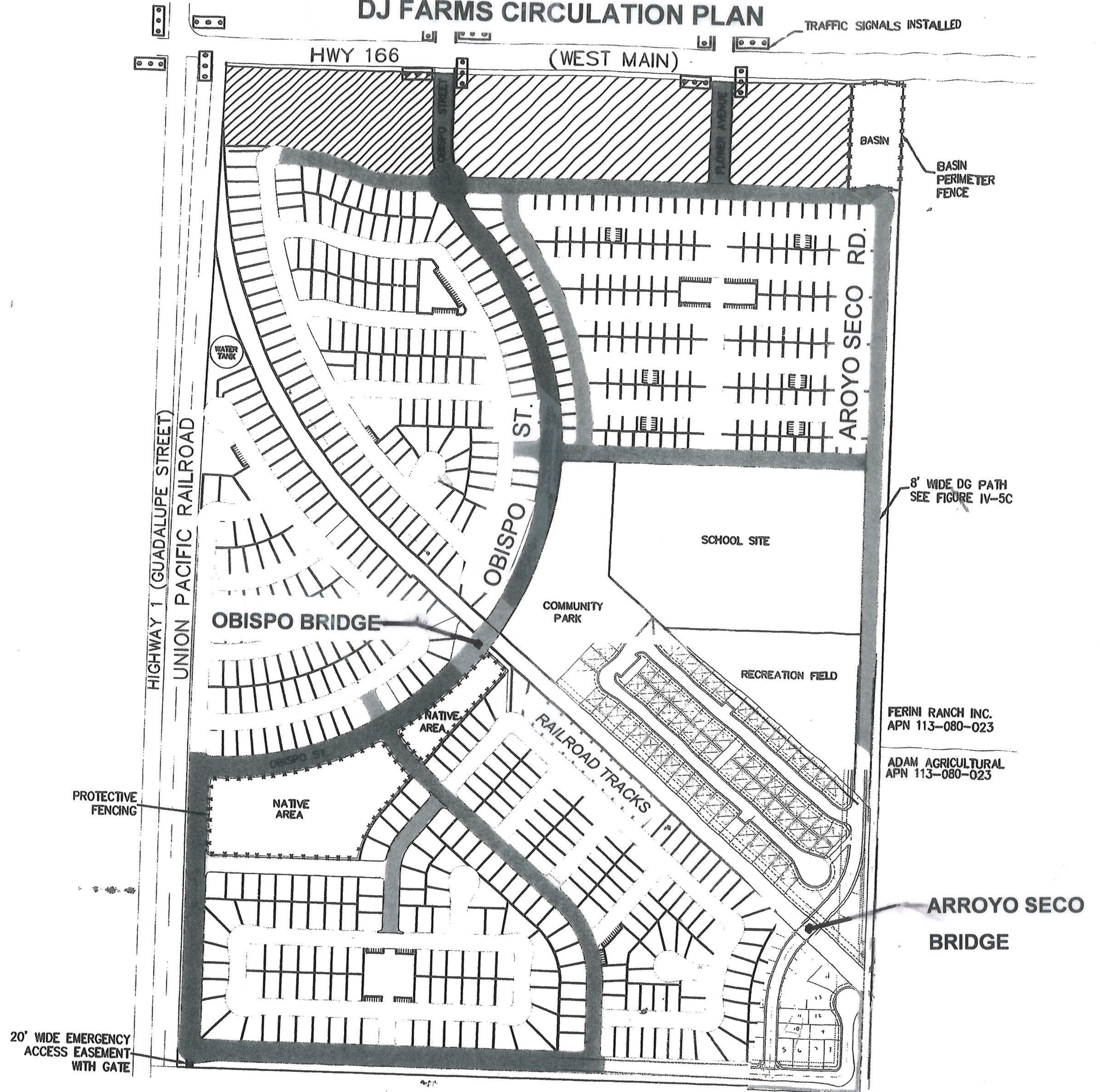
D. J. FARMS SPECIFIC PLAN

LAND USE

FIGURE III-3

DJ FARMS CIRCULATION PLAN

TRAFFIC SIGNALS INSTALLED



20' WIDE EMERGENCY ACCESS EASEMENT WITH GATE

PROTECTIVE FENCING

OBISPO BRIDGE

ARROYO SECO BRIDGE

	80' ROW (FIGURE IV-4)		58' ROW (FIGURE IV-5B)		BRIDGE
	76' ROW (FIGURE IV-5A)		52' ROW (FIGURE IV-6)		TRAFFIC SIGNAL
	84' ROW (FIGURE IV-5C)		49' ROW (FIGURE IV-7)		

1" = 500'

BETHEL engineering
UPOC URBAN PLANNING CONCEPTS, INC.
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D. J. FARMS SPECIFIC PLAN

CONCEPTUAL ROAD PLAN

FIGURE IV-3



REPORT TO THE CITY COUNCIL OF THE CITY OF GUADALUPE
Agenda of June 8, 2021

Todd Bodem

Prepared by:
Todd Bodem, City Administrator

SUBJECT: City of Guadalupe 75th Anniversary Celebration.

RECOMMENDATION:

It is recommended that the City Council provide a letter of support for the City of Guadalupe 75th Anniversary celebration for the California Department of Transportation (CalTrans) street closure application.

BACKGROUND:

This year, the City of Guadalupe will celebrate 75 years as an incorporated municipality in the County of Santa Barbara. Several community groups are planning an event to celebrate the 75th year of the City. An event is planned for August 8, 2021, which is tentatively to include a parade and an open streets festival. The plan is to have the street closed to vehicles but open for residents to move along the street by biking, walking, etc. The Event Planning Committee will be submitting an application to CalTrans encroachment permit, and for a City permit to use Highway 1 from Main and Guadalupe Street to 12th Street and Guadalupe Street. (See attached attachment 1, proposed parade route).

The event planner intends to invite agencies to host informational booths, health booths, educational booths, and Guadalupe organizations to showcase the history and beauty of our City. The hope is to have a community event in which we can celebrate the resilience of the City of Guadalupe. The theme for this event will be Guadalupe: *"A Diamond from the Rough."*

The Event Planning Committee is seeking support from the City Council to submit the encroachment permit from CalTrans to continue the planning for the celebration. The Event Planning Committee leaders are:

- a. **Liliana Cardenas** - Festival (Location, Booths, Entertainment, Application, Fee)
- b. **Jose Nichols** - Parade (Parade, Route, Application)
- c. **Shirley Boydston** - Promotion (News Releases, Flyers, Social-media, Community Outreach, Event Sponsors/supporters)

DISCUSSION:

Los Amigos de Guadalupe, along with the following organizations, are part of this effort to plan a 75th anniversary celebration:

- Guadalupe Lions Club
- Guadalupe Kiwanis Club
- Rancho de Guadalupe Historical Society
- FSA Little House by the Park
- Comité Cívico Mexicano
- Guadalupe Business Association
- Community Health Centers of the Central Coast
- Community Environmental Council
- Friends of the Library

It is the Event Planning Committee's hope that they can close Guadalupe street on August 8th from 9 a.m. to around 9 p.m. The celebration will start with a parade pursuant to the attached parade route, and after the parade, it will become a street festival to have local vendors and live entertainment.

To submit the request to close Guadalupe Street highway 1, the Event Planning Committee needs a letter from the City stating that they support this event.

ATTACHMENTS:

1. Tentative Parade Route Map
2. Resolution No. 2021-44
3. Letter of Support

Attachment 1



RESOLUTION NO. 2021-44

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY GUADALUPE
SUPPORTING THE 75TH ANNIVERSARY EVENT PLANNING COMMITTEE ENCROACHMENT PERMIT
APPLICATION TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION TO USE HIGHWAY 1 FROM
MAIN AND GUADALUPE STREET TO 12TH AND GUADALUPE STREET BY PROVIDING A LETTER OF
SUPPORT**

WHEREAS, seventy-five years ago on August 3, 1946, the y of Guadalupe became an incorporated municipality in the County of Santa Barbara;

WHEREAS, Guadalupe is known as “The Gateway to the Dunes.” The City has a current population of about 8,000 and is primarily Hispanic in culture and ethnic mix at the present time, but historically, its population was extremely diverse reflecting early immigrants to the area such as Swiss-Italian, German, Portuguese, Filipino, Chinese, Japanese, African American, Hawaiian and Hispanic residents, all contributing to the flavor of the community, and the City still has these populations residing in the City; and

WHEREAS, on August 8, 2021, the City of Guadalupe will have a celebration commemorating its 75th anniversary as an incorporated City. The day will start off with plenty of food and game booths, live bands, festival, and parade; and

WHEREAS, the Event Planning Committee is seeking support from the City Council for an encroachment permit application to the California Department of Transportation (CalTrans) to use Highway 1 from Main Street to 12th Street and Guadalupe Street; and

WHEREAS, a draft letter was attached as Exhibit A hereto for the Council’s review and approval.

NOW, THEREFORE BE IT RESOLVED, By the City Council of the City of Guadalupe, that the draft letter attached as Exhibit A hereto is hereby approved and directs City staff to provide a copy of this letter signed by all members of the City Council to the Event Planning Committee as soon as possible.

PASSED, APPROVED AND ADOPTED at a regular meeting on The 8th of June 2021 by the following vote:

MOTION:

AYES:

NOES:

ABSENT:

ABSTAIN:

I, Amelia M. Villegas, City Clerk of the City of Guadalupe DO HEREBY CERTIFY that the foregoing Resolution, being **Resolution No. 2021-44**, has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the City Council, held June 8, 2021, and that same was approved and adopted.

ATTEST:

Amelia M. Villegas, City Clerk

Ariston Julian, Mayor

APPROVED AS TO FORM:

Philip Sinco, City Attorney

Exhibit A



June 8, 2021

Department of Transportation
Encroachment Permit Office
Attn: Mr. Peter A. Hendrix
50 Higuera Street
San Luis Obispo, CA 93401-5415

SUBJECT: City of Guadalupe 75th Anniversary Celebration.

Dear Mr. Peter A. Hendrix

At the June 8, 2021, Guadalupe City Council meeting, Council unanimously approved support for the California Department of Transportation (CalTrans) Street closure application (see Exhibit A. Resolution in support of this event) for the City of Guadalupe 75th Anniversary celebration.

This year, the City of Guadalupe will celebrate 75 years as an incorporated municipality in the County of Santa Barbara. Several community groups are planning an event to celebrate the 75th year of the city. An event is planned for August 8, 2021, which is tentatively to include a parade and an open streets festival.

The plan is to have the street closed to vehicles but open for residents to move along the street by biking, walking, etc. The Event Planning Committee will submit applications to CalTrans for an encroachment permit, and to the city for the use Highway 1 from Main and Guadalupe Street to 12th Street and Guadalupe Street.

The event planners intend to invite agencies to host informational booths, health booths, educational booths, and other Guadalupe organizations to showcase the history and beauty of our city. The hope is to have a community event in which we can celebrate the resilience of the City of Guadalupe. The theme for this event will be Guadalupe: "A Diamond from the Rough."

The City Council support the Event Planning Committee to submit the encroachment permit from CalTrans to continue the planning for the celebration.

Los Amigos de Guadalupe, along with the following organizations, are part of this effort to plan a 75th anniversary celebration:

- Guadalupe Lions Club
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- Community Environmental Council
- Friends of the Library

It is the Event Planning Committee's hope that they can close Guadalupe Street on August 8, 2021, from 9 a.m. to around 9 p.m. The celebration will start with a parade pursuant to the attached parade route, and after the parade, it will become a street festival to have local vendors and live entertainment.

With this letter, the City of Guadalupe City Council support the Event Planning Committee's application to close Guadalupe Street highway 1, for this wonderful event.

Sincerely,

Ariston D. Julian, Mayor

Tony Ramirez, Mayor pro tem

Gilbert Robles, Council member

Eugene Costa Jr., Council member

Liliana Cardenas, Council member